



SCALE: 1" = 30'

LEGEND

	Power Pole
	Guy Wire
	Overhead Utility Esmt.
	Wire Fence

C1=	R45.00' A45.60'
C2=	R45.00' A4.00'
L1=	S 45°54'24" E 119.96'

Per Plat (GCMR)	16' Front B.L. & U.E.
	(cul-de-sac)
	8' Rear U.E.
Per 8213868 (OPRGCTx)	15' Rear B.L.
	5' Side B.L.
	B.L.=Building Line
	U.E.=Utility Esmt.

Survey of Lot Ten (10) and part of Lot Nine (9), in Block Three (3) of SAND CASTLE BEACH II, a subdivision in Galveston County, Texas, according to the map or plat thereof recorded in Volume 17, Page 38, of the Map Records of Galveston County, Texas, and that part of Lot Nine (9) being described by metes and bounds on attached Exhibit A;

I hereby certify that on the below date, the herein described property, together with improvements located thereon, was surveyed on the ground and under my direction, and that this map, together with dimensions as shown hereon, accurately represents the facts as found on the ground this date.

Michael Hoover

Michael Hoover
Registered Professional
Land Surveyor No. 5423



NOTES:

- 1) This property does lie within the 100 Year Flood Plain as established by the Federal Emergency Management Agency.
 - 2) This property is subject to any restrictions of record and may be subject to setbacks from power lines as established by OSHA (call your power company).
 - 3) All bearings shown hereon are based upon the Texas Coordinate System of 1983, South Central Zone 4204.
 - 4) Title Company: South Land Title GF No. CB1965677
- SUBJECT TO: (10.e) BPSUD Esmt. GCCFN(s) 2009031431, 2009031432 & 2013070122 OPRGCTx (blanket esmt.) and (10.k) OSSF GCCFN(s) 2004066167 & 2004066168 OPRGCTx (blanket esmt.)

For: Ken Ballard

SURVEY DATE:	February 20, 2019
FILE No.:	6271-0003-0010-000
DRAFTING:	ms
JOB No.:	19-5112

CRYSTAL BEACH OFFICE
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Subject to Restrictions Recorded in Vol. 17/Pg. 38 GCMR and GCCFN(s) 8213868, 2001062275 and 2001062883 OPRGCTx.