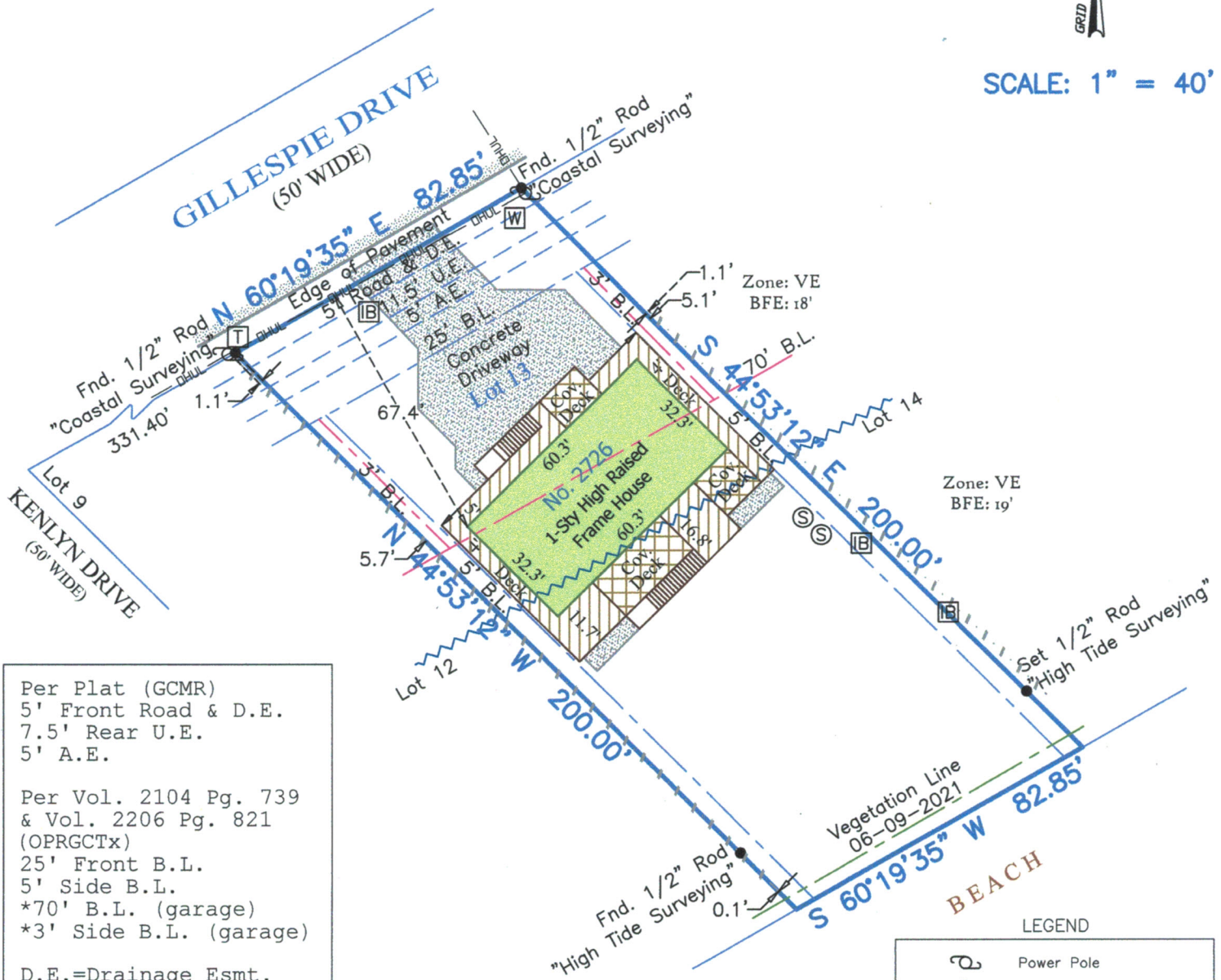




SCALE: 1" = 40'



Per Plat (GCMR)
 5' Front Road & D.E.
 7.5' Rear U.E.
 5' A.E.

Per Vol. 2104 Pg. 739
 & Vol. 2206 Pg. 821
 (OPRGCTx)
 25' Front B.L.
 5' Side B.L.
 *70' B.L. (garage)
 *3' Side B.L. (garage)

D.E.=Drainage Esmt.
 U.E.=Utility Esmt.
 A.E.=Aerial Esmt.
 B.L.=Building Line

LEGEND	
	Power Pole
	Sanitary Sewer
	Telephone Box
	Water Meter
	Irrigation Box
	Overhead Utility Esmt.
	Wood Fence
	Approx. FEMA Flood Line as of August 15, 2019

Survey of Lot Thirteen (13) of SANDY SHORES, a subdivision in Galveston County, Texas, according to the map or plat thereof recorded in Volume 1616, Page 201 and transferred to Plat Record 7, Map No. 102, both of the Map Records in the Office of the County Clerk of Galveston County, Texas.

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
 Registered Professional
 Land Surveyor No. 5423



CRYSTAL BEACH OFFICE
 Registration Number: 10194364
 (409) 684-6400 www.hightidelandsurveying.com
 975 LAZY LANE WEST | CRYSTAL BEACH, TX 77650
 Mailing | P.O. BOX 16142 | GALVESTON, TX 77552

NOTES:

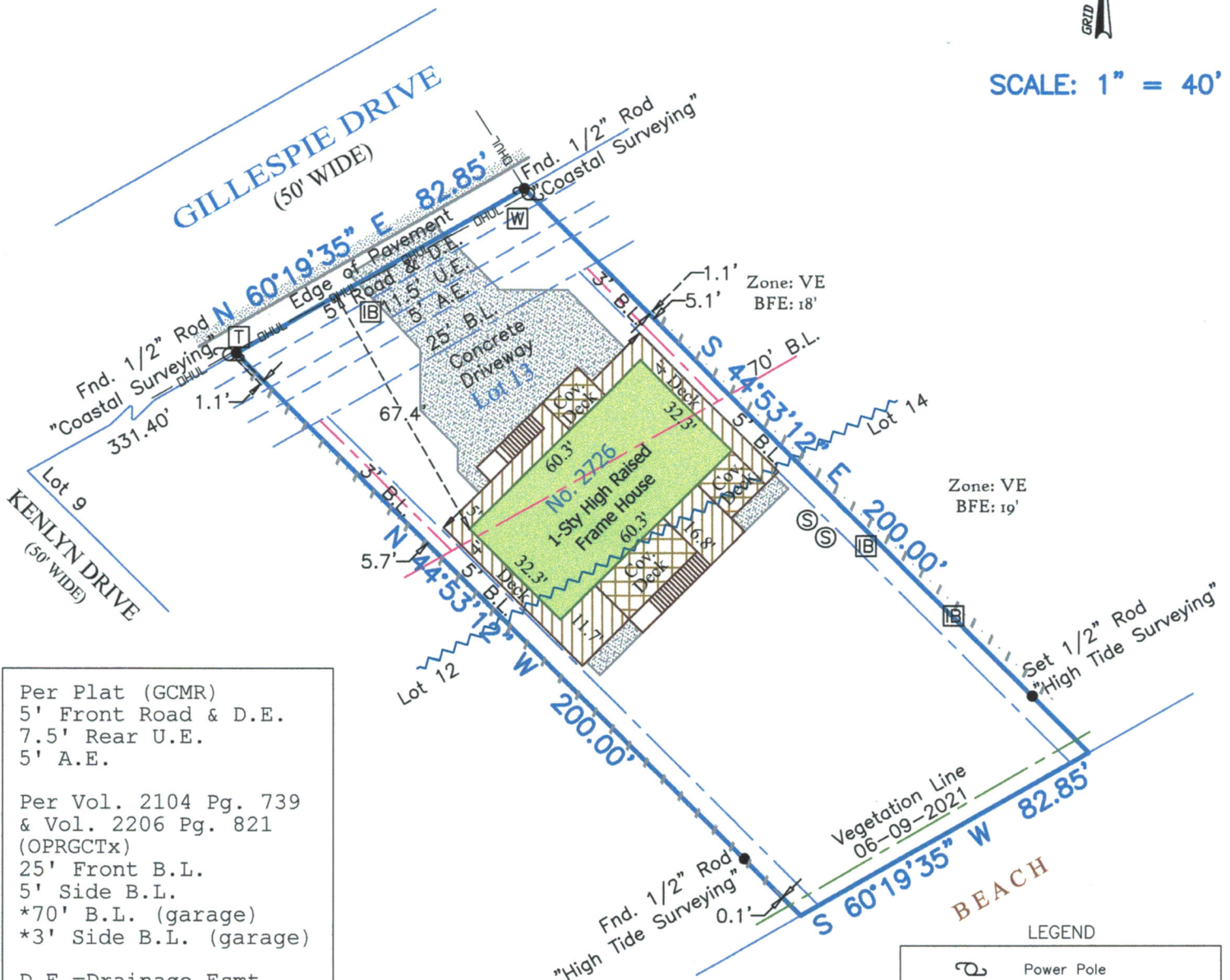
- 1) This property does lie within the 100 Year Flood Plain as established by the Federal Emergency Management Agency.
 - 2) According to the FEMA FIRM Community Number 48167C, Panel No. 0328 G, effective date August 15, 2019, this property lies within Zone VE with a Base Flood Elevation of 18' & 19' (as measured to the lowest horizontal structural member).
 - 3) 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).
 - 4) All bearings shown hereon are based upon the Texas Coordinate System of 1983, South Central Zone 4204.
 - 5) Title Company: South Land Title GF No. CB2184357
- SUBJECT TO SCHEDULE B: (1) Restrictions: Vol. 1616/Pg. 201 & Plat Rec. 7/Map No. 102 GCMR and Vol. 2104/Pg. 739 & Vol. 2206/Pg. 821 OPRGCTx, (10.k) BPSUD Esmt. GCCFN 2010022105 OPRGCTx (blanket esmt) & (10.l) OSSF GCCFN 2010016316 OPRGCTx (blanket esmt). DOES NOT APPLY: (10.h) Drainage Esmt.

SURVEY DATE:	June 09, 2021
FILE No.:	6285-0000-0013-000
DRAFTING:	ms
JOB No.:	21-0546

For: Armor Investments Group LLC



SCALE: 1" = 40'



Per Plat (GCMR)
 5' Front Road & D.E.
 7.5' Rear U.E.
 5' A.E.

Per Vol. 2104 Pg. 739
 & Vol. 2206 Pg. 821
 (OPRGCTx)
 25' Front B.L.
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D.E.=Drainage Esmt.
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 B.L.=Building Line

LEGEND

- Power Pole
- Sanitary Sewer
- Telephone Box
- Water Meter
- Irrigation Box
- Overhead Utility Esmt.
- Wood Fence
- Approx. FEMA Flood Line as of August 15, 2019

Survey of Lot Thirteen (13) of SANDY SHORES, a subdivision in Galveston County, Texas, according to the map or plat thereof recorded in Volume 1616, Page 201 and transferred to Plat Record 7, Map No. 102, both of the Map Records in the Office of the County Clerk of Galveston County, Texas.

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

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NOTES:

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