904 Salt Cedar Lane, Port Bolivar, TX 77650 ABRAHAM VAN NORDSTRAND SURVEY ABSTRACT NO. 203 Per Plat (GCMR) **LEGEND** 15' Front B.L. Power Pole 10' Rear B.L. 10' North Side B.L. Guy Wire SCALE: 1" = 20- THUL — Overhead Utility Esmt. Salt Cedar Unrecorded B.L.=Building Line Jot 1 | Salt (0.22/12 of OPRCCTX 6,00 R15.00 n, or thouse K. Eoltz Knd. 1. 285.00 Zone: VE BFE: 17' S & S ESTATES Instrument No. SALT CED AR LANK GCCEN 8910819 OPRICTIT 2020002631 GCMR **SEACOAST** SURVEYORS 409-684-6400

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. 0315 G, effective date August 15, 2019, this property lies within Zone VE with a Base Flood Elevation of 17' (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 and are tied to NGS Mark "HGCSD 64" (PID AW6988) N:13,744,577.67 / E:3,366,638.74.
- 5) Title Company: American Title GF No. 3080922-03782

Subject to Schedule B: (1) Restrictions: Instrument No. 2020002631 GCMR and GCCFN 892177 OPRGCTx, (10.k) Roadway Esmt. GCCFN 8910819 OPRGCTx.

Does Not Apply: (10.I) Pipeline Esmt. GCCFN 2003026386 OPRGCTx.

For: Texas Re Investments

PLAT OF SURVEY

Survey of Lot One (1), Block One (1), of S & S ESTATES, a subdivision in Galveston County, Texas, according to the map or plat thereof recorded in Instrument No. 2020002631 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



SURVEY DATE:	November 30, 2022
FILE No.: 62	251-0001-0001-000
DRAFTING:	ms
JOB No.:	22-1120

975 West Lazy Lane / Crystal Beach, Texas 77650 Mailing: P.O. Box 2579 / Crystal Beach, Texas 77650 Texas Firm Registration No.: 10194703 www.seacoastsurveyors.com