

LINE	BEARING	DISTANCE
L1	N 62°49'41" E	83.36'

CURVE	RADIUS	ARC LENGTH
C1	58.00'	59.58'
C2	58.00'	241.79'
C3	58.00'	301.36'

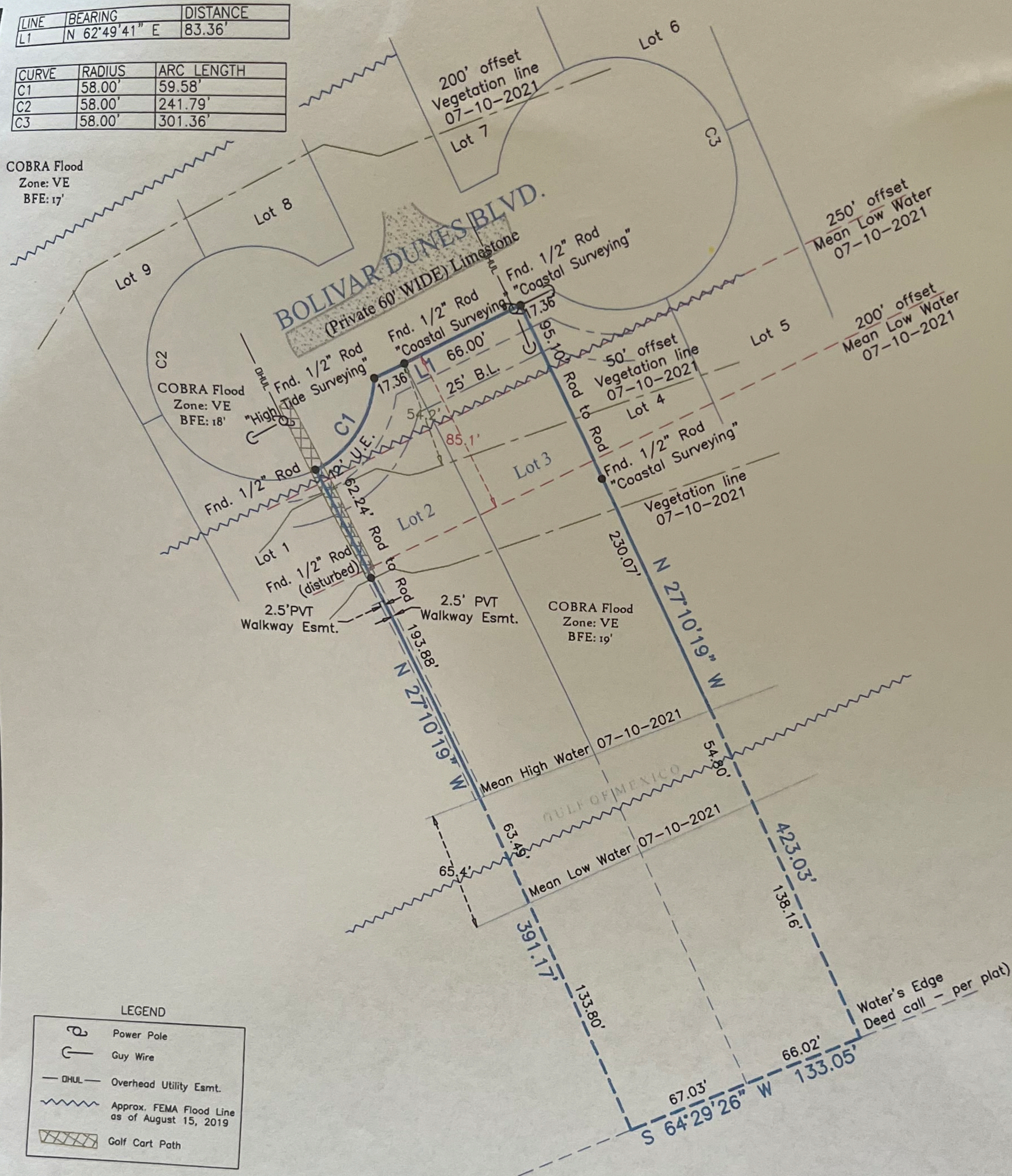
COBRA Flood
Zone: VE
BFE: 17'

COBRA Flood
Zone: VE
BFE: 18'

COBRA Flood
Zone: VE
BFE: 19'



SCALE: 1" = 60'



LEGEND

	Power Pole
	Guy Wire
	Overhead Utility Esmt.
	Approx. FEMA Flood Line as of August 15, 2019
	Golf Cart Path

Per Plat (GCMR)
 12' Front Pvt. D.E.
 25' Front B.L.
 5' Pvt. Walkway
 (2.5' per Lot)
 D.E.=Drainage Esmt.
 B.L.=Building Line

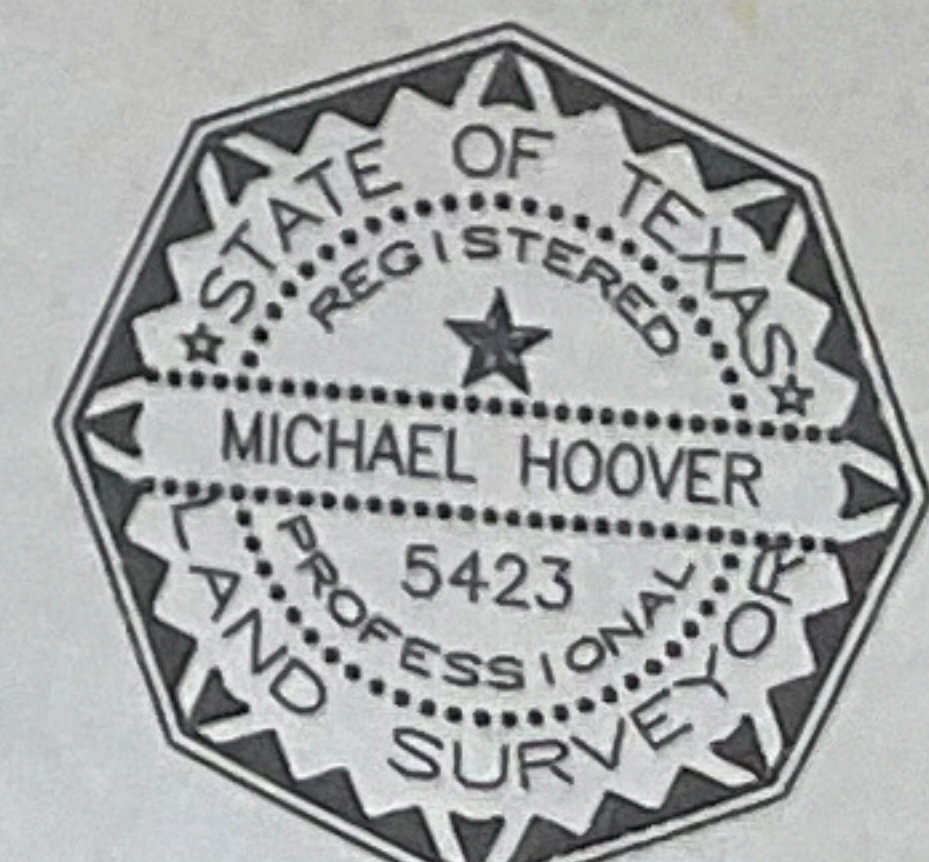
- NOTES:
- 1) This property does lie within the 100 Year Flood Plain as established by the Federal Emergency Management Agency and lies within the designated coastal barriers.
 - 2) According to the FEMA FIRM Community Number 48167C, Panel No. 0331 C, effective date August 15, 2019, this property lies 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) Surveyed without benefit of a Title Report.

Survey of Lots Two (2) and Three (3) of DUNES AT BOLIVAR, a subdivision in Galveston County, Texas, according to the map or plat thereof recorded in Volume 18, Page 1166, 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
 Michael Hoover
 Registered Professional
 Land Surveyor No. 5423



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SURVEY DATE:	July 10, 2021
FILE No.:	3096-0000-0002-000
DRAFTING:	ms
JOB No.:	