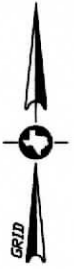


1156 Gulf Supply Road, Crystal Beach, TX 77650

ELIJAH FRANKS SURVEY  
ABSTRACT NO. 64



SCALE: 1" = 60'

LEGEND

	Overhead Utility Esmt.
	12" Culvert
	Approx. FEMA Flood Line as of August 15, 2019
	Power Pole
	Guy Wire
	Telephone Box
	Fnd. 1/2" Rod "Coastal Surveying"

Per Vol. 1313/Pg. 371 and Vol.1319/Pg.277 OPRGCTx Subject to 12' B.L.

May be Subject to 5' U.E. Centered on Property Line (2.5' per side)

B.L. = Building Line  
U.E. = Utility Esmt.



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. 0163 G, effective date August 15, 2019, this property lies within Zone VE with a Base Flood Elevation of 14' and 15' (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 "HGCS D 64" (PID AW6988) N:13,744,577.67 / E:3,366,638.74.

5) Title Company: First American Title  
GF No.: 2783404-H080  
SUBJECT TO SCHEDULE B: Restrictions:  
(10.a) Vol. 254/Pg. 150 GCMR and Plat Rec. 3/Map No. 22 GCMR; and Vol. 689/Pg. 555 OPRGCTx and (10.d) Front Building Line of Twelve (12) feet Per Vol. 1313/Pg. 371 and Vol. 1319/Pg. 277 OPRGCTx.

For: Coastal Acre Properties LLC

PLAT OF SURVEY

Survey of Lots Thirty-Three (33), Thirty-Four (34), Thirty-Five (35), Thirty-Six (36), Thirty-Eight (38), Thirty-Nine (39), and Forty (40), of BEACH FRONT ADDITION, a subdivision in Galveston County, Texas, according to the map or plat thereof recorded in Volume 254, Page 150 and transferred to Plat Record 3, Map No. 22, 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.



SEACOAST  
SURVEYORS

409-684-6400  
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

*Michael Hoover*  
Michael Hoover  
Registered Professional  
Land Surveyor No. 5423



SURVEY DATE:	December 5, 2022
FILE No.:	1635-0000-0040-000
DRAFTING:	DR
JOB No.:	22-1132