



SCALE: 1" = 20'

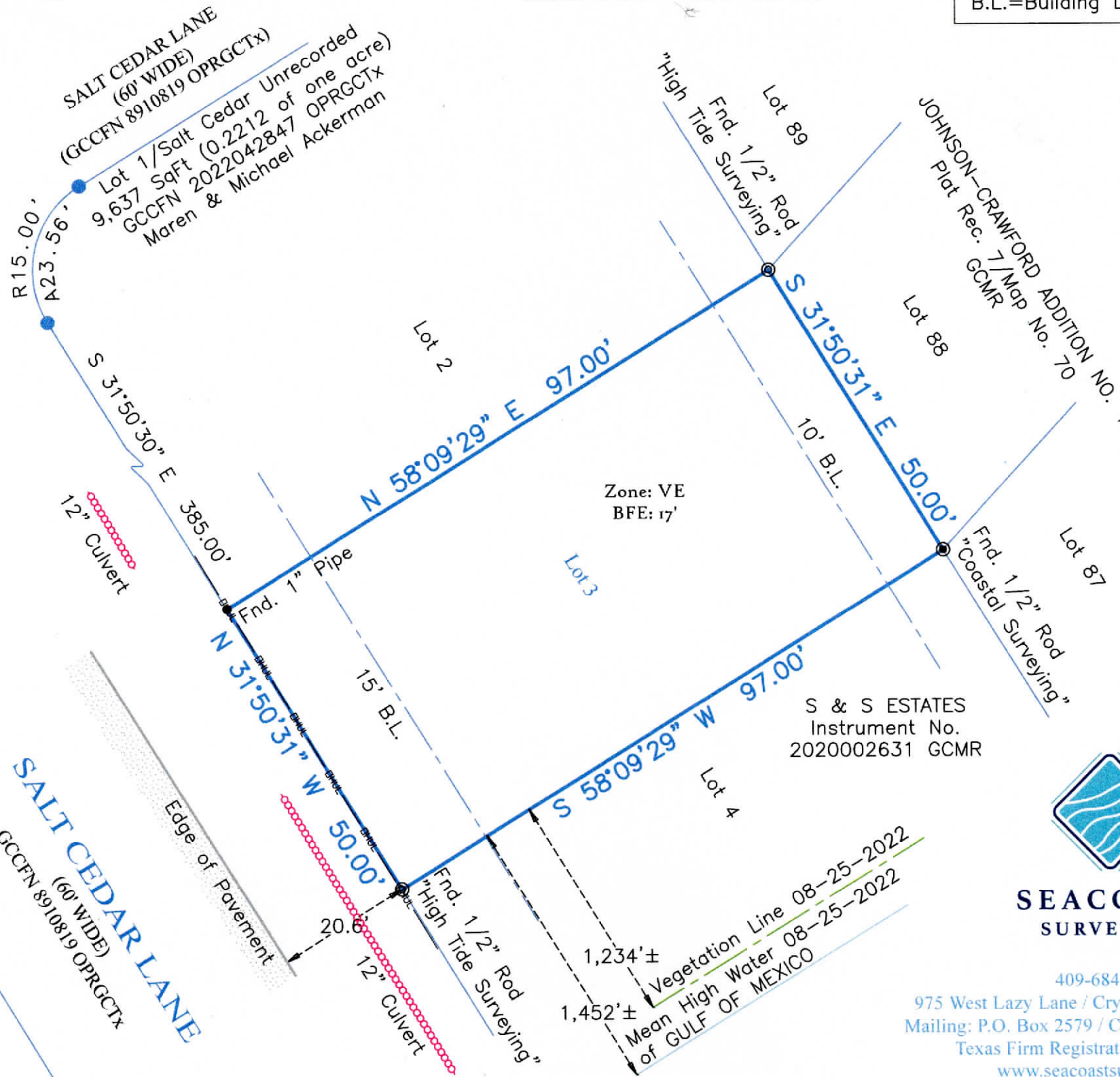
838 Salt Cedar Lane, Port Bolivar, TX 77650
ABRAHAM VAN NORDSTRAND SURVEY
ABSTRACT NO. 203

LEGEND

— OHUL — Overhead Utility Esmt.

Per Plat (GCMR)
15' Front B.L.
10' Rear B.L.

B.L.=Building Line



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 "HGCS 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 OPRGTX, (10.k) Roadway Esmt. GCCFN 8910819 OPRGTX.
Does Not Apply: (10.l) Pipeline Esmt. GCCFN 2003026386 OPRGTX.
- For: Texas Re Investments

PLAT OF SURVEY

Survey of Lot Three (3), 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
Michael Hoover
Registered Professional
Land Surveyor No. 5423



**SEACOAST
SURVEYORS**

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SURVEY DATE:	November 30, 2022
FILE No.:	6251-0001-0003-000
DRAFTING:	ms
JOB No.:	22-1120

SALT CEDAR LANE
GCCFN 8910819 OPRGTX
(60' WIDE)
SALT CEDAR
UNRECORDED