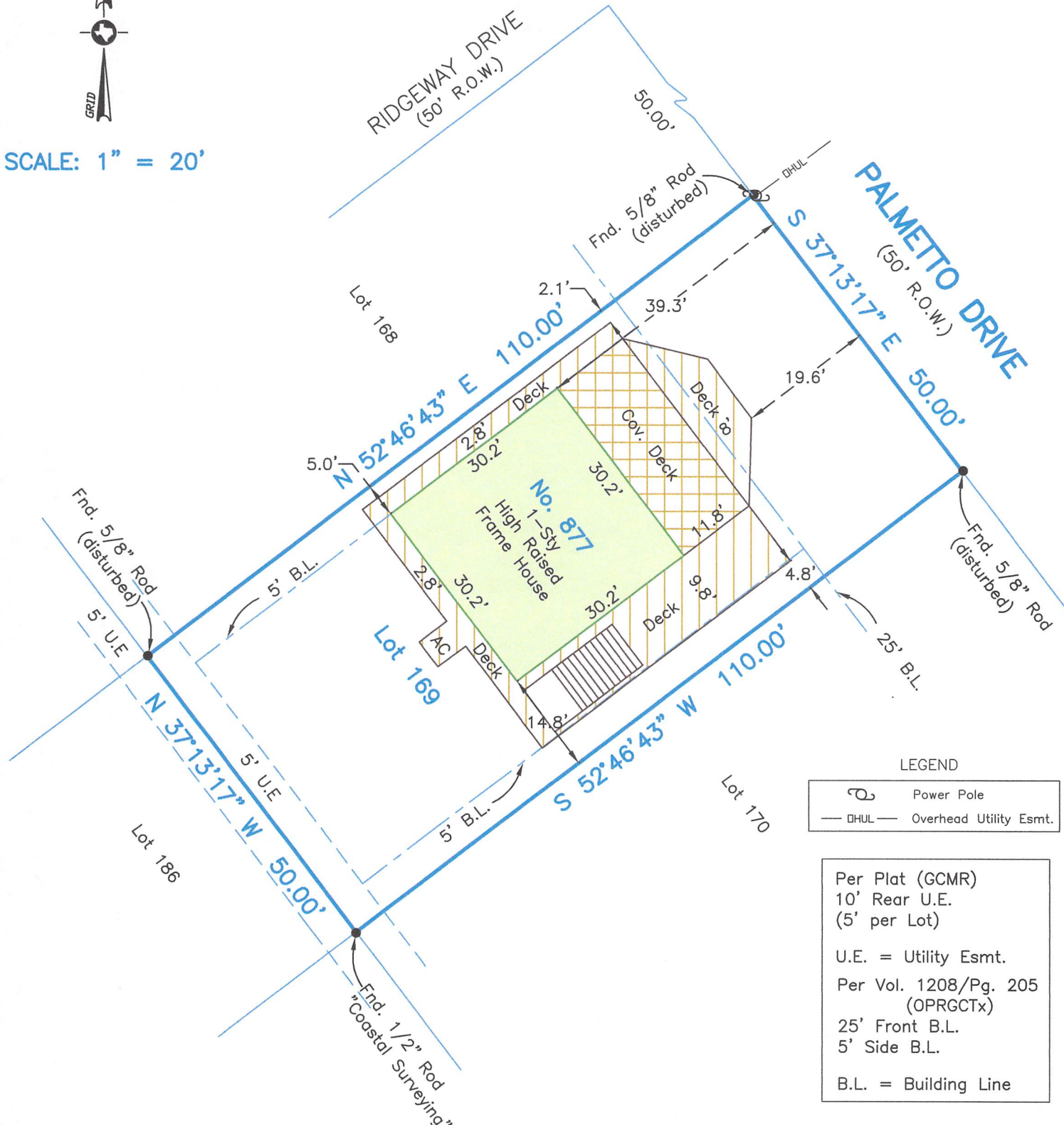




SCALE: 1" = 20'



LEGEND

- Power Pole
- Overhead Utility Esmt.

Per Plat (GCMR)
 10' Rear U.E.
 (5' per Lot)

U.E. = Utility Esmt.
 Per Vol. 1208/Pg. 205
 (OPRGCTx)
 25' Front B.L.
 5' Side B.L.

B.L. = Building Line

Survey of Lot 169 of EMERALD BEACH, a subdivision in Galveston County, Texas, according to the map or plat thereof recorded in Volume 254-A, Page 79, Deed Records, later transferred to Volume 7, Page 15, of the Map and/or Plat Records 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

Subject to Restrictions Recorded in
 Vol. 254-A/Pg. 79, Vol. 7/Pg. 14
 and Vol. 7/Pg. 15 GCMR
 Vol. 1208/Pg. 205 and
 GCCFN 2016072617 OPRGCTx

NOTES:

- 1) This property does lie within the 100 Year Flood Plain as established by the Federal Emergency Management Agency.
 - 2) 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).
 - 3) All bearings shown hereon are based upon the Texas Coordinate System of 1983, South Central Zone 4204.
 - 4) Title Company: Texas National Title GF No. T-107769
- SUBJECT TO: (10.2) BPSUD Esmt. GCCFN 2007028760 OPRGCTx (blanket esmt.), (10.3) BPSUD Esmt. GCCFN 2012063291 OPRGCTx (blanket esmt.) and (10.4) OSSF GCCFN 2012055584 OPRGCTx (blanket esmt.)
 Borrower: John Arthur Bay



CRYSTAL BEACH OFFICE
 Registration Number: 10194364

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 975 LAZY LANE WEST | CRYSTAL BEACH, TX 77650
 Mailing | P.O. BOX 16142 | GALVESTON, TX 77552

SURVEY DATE:	May 08, 2018
FILE No.:	3200-0000-0169-000
DRAFTING:	ms
JOB No.:	18-5335