

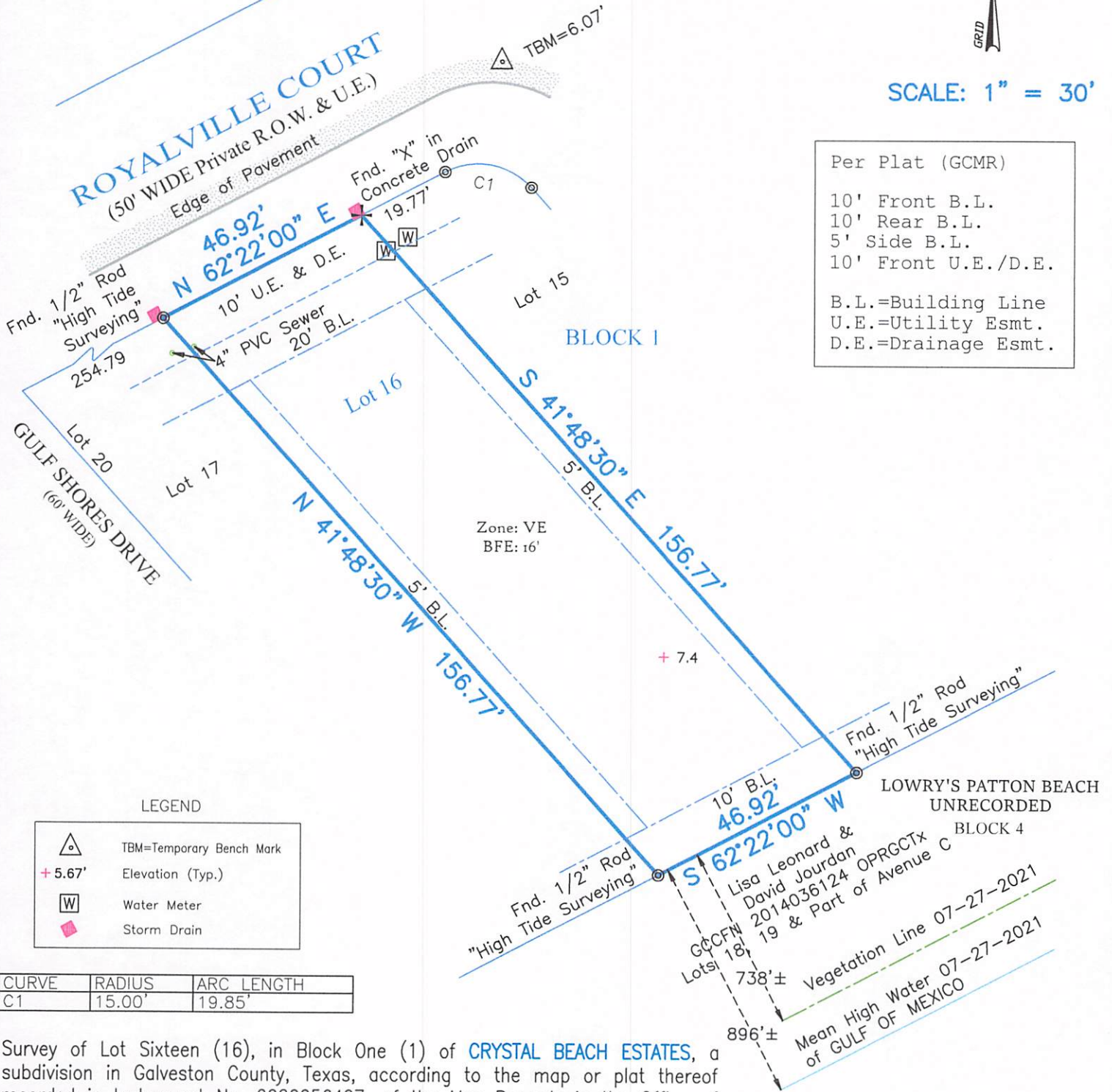
1982 Royalville Court, Crystal Beach, TX 77650

JONES SHAW SURVEY
Abstract No. 179



SCALE: 1" = 30'

BLOCK 1



Per Plat (GCMR)

- 10' Front B.L.
- 10' Rear B.L.
- 5' Side B.L.
- 10' Front U.E./D.E.

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

Survey of Lot Sixteen (16), in Block One (1) of **CRYSTAL BEACH ESTATES**, a subdivision in Galveston County, Texas, according to the map or plat thereof recorded in Instrument No. 2020056427, 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**

409-684-6400

975 West Lazy Lane / Crystal Beach, Texas 77650
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Texas Firm Registration No.: 10194703
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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. 0309 G, effective date August 15, 2019, this property lies within Zone VE with a Base Flood Elevation of 16' (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) Title Company: Capital Title
File No: 22-649922-KC
- SUBJECT TO SCHEDULE B: (1) Restrictions: Instrument No. 2020056427 GMCR and GCCFN 2021031070 OPRGCTx.

For: August Design and Construction

SURVEY DATE:	January 18, 2022
FILE No.:	2887-0001-0016-000
DRAFTING:	ms
JOB No.:	22-0050