

Per Plat GCMR
 15' U.E.
 (7.5 on each side.)
 Per Vol. 1529/Pg. 13
 OPRGCTx
 5' Side B.L.
 25' Front B.L.
 75' Garage B.L.
 Per Vol. 2403/Pg. 69
 15' Esmt.
 B.L. = Building Line
 U.E. = Utility Esmt.

1189 Pompano Drive, Crystal Beach, TX 77650
1193 Pompano Drive, Crystal Beach, TX 77650

MINOR KNOWLTON SURVEY
 ABSTRACT NO. 141



SCALE: 1" = 30'

GENERAL NOTES:

- 1) This survey has been prepared with the benefit of a Title Report prepared by Hometown Title, GF Number HT23206-KW, with an effective date of April 27, 2023. No additional research regarding the existence of easements, restrictions of any kind, or other matters of record has been performed by the surveyor.
- 2) This property does lie within the 100 Year Flood Plain as established by the Federal Emergency Management Agency. According to the FEMA FIRM Community Number 48167C, Panel No. 0327 G, with an effective date August 15, 2019, this property lies within Zone VE, with a Base Flood Elevation of 12' (as measured to the lowest horizontal structural member).
- 3) All bearings shown hereon are based upon the Texas Coordinate System of 1983, South Central Zone 4204, and are tied to NGS Mark "TXGM REF MON 2" (PID DR8251) (N: 13,703,575.9; E: 3,312,955.72). All coordinates shown hereon are reported in grid. All area quantities are reported in surface.
- 4) This property may or may not have access to wet utilities (sanitary sewer (wastewater) and water). It is beyond the scope of this survey to determine with certainty if these services are currently available. The surveyor recommends contacting the local providers for further information:
 - a) Sanitary sewer (wastewater): Undine (formerly Bolivar Utility Services): 1830 Hwy 87, Port Bolivar, Texas 77550. (409) 684-9941
 - b) Water: Bolivar Peninsula Special Utility District (BPSUD) 1840 Hwy 87, Crystal Beach, Texas 77650. (409) 684-3515
- 5) This property may or may not have access to electric service. It is beyond the scope of this survey to determine with certainty if this service is currently available. The surveyor recommends contacting the local provider for further information: Entergy Texas, Region Engineering - East: 1-800-368-3749; 1-409-981-3260
- 6) Schedule "B" items:
 (A) Vol. 1529/Pg. 13 and Vol. 2404/Pg. 409 OPRGCTx.

PLAT OF SURVEY

Survey of Lots Twenty-Six (26) and Twenty-Seven (27), in Block Seven (7), of **SINGING SANDS SUBDIVISION NO. 2**, a subdivision in Galveston County, Texas, according to the map or plat thereof recorded in Volume 254-A, Page 88 and transferred to Plat Record 8, Map No. 59, both of the Map Records in the Office of the County Clerk of Galveston County, Texas.

David Tufano and Michelle Tufano

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
 Mailing: P.O. Box 2579 / Crystal Beach, Texas 77650
 Texas Firm Registration No.: 10194703
 www.seacoastsurveyors.com

SURVEY DATE:	May 09, 2023
FILE No.:	6551-0007-0026-000
DRAFTING:	ms/dr
JOB No.:	23-0354

