

3001 Vista Del Mar Court, Crystal Beach, TX 77650

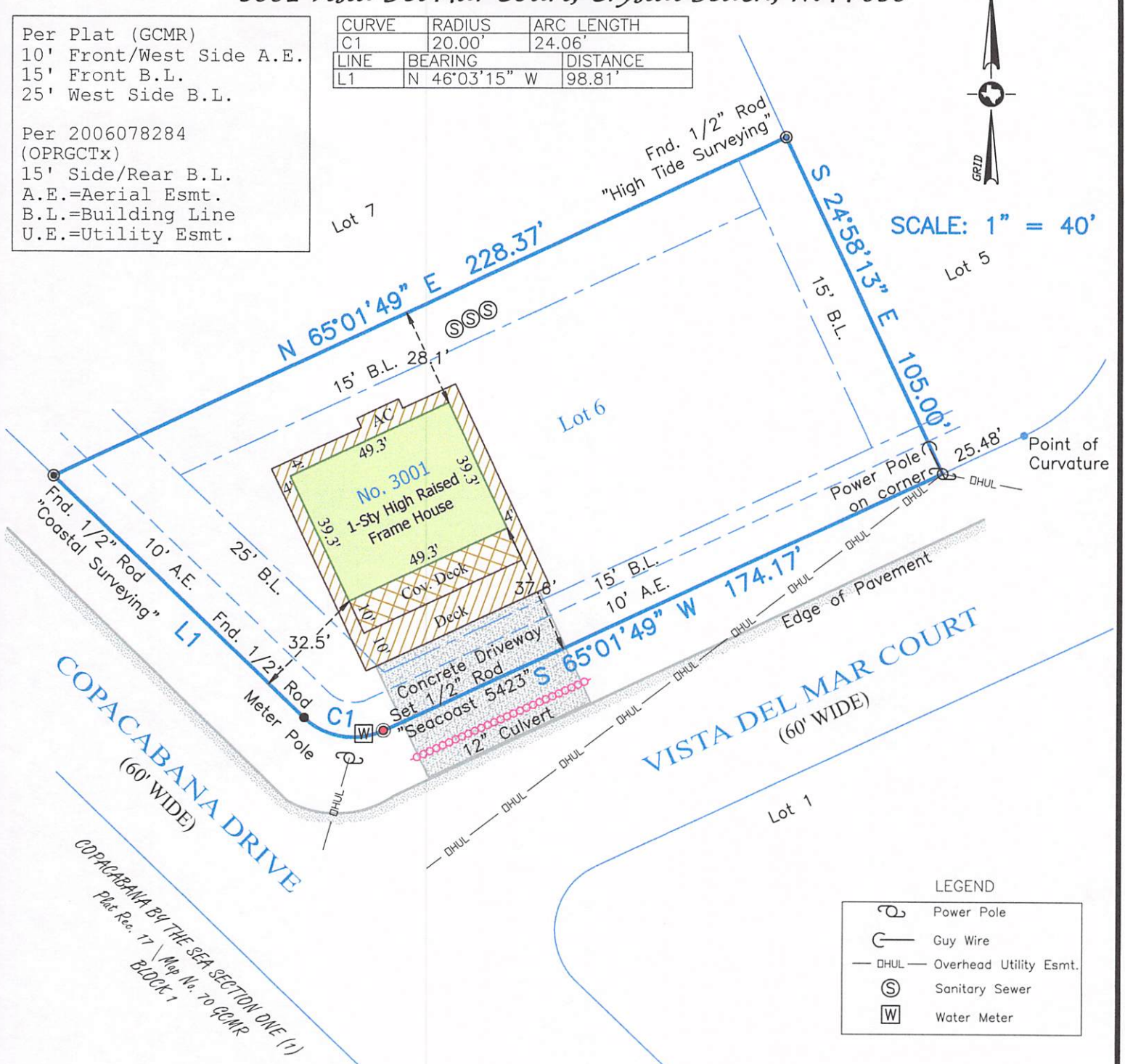
Per Plat (GCMR)
 10' Front/West Side A.E.
 15' Front B.L.
 25' West Side B.L.

Per 2006078284
 (OPRGCTx)
 15' Side/Rear B.L.
 A.E.=Aerial Esmt.
 B.L.=Building Line
 U.E.=Utility Esmt.

CURVE	RADIUS	ARC LENGTH
C1	20.00'	24.06'
LINE	BEARING	DISTANCE
L1	N 46°03'15" W	98.81'



SCALE: 1" = 40'



LEGEND

	Power Pole
	Guy Wire
	Overhead Utility Esmt.
	Sanitary Sewer
	Water Meter

Survey of Lot Six (6) of COPACABANA BY THE SEA, SECTION 2, a subdivision in Galveston County, Texas, according to the map or plat thereof recorded in Plat Record 2006-A, Map No. 206, 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
 Mailing: P.O. Box 2579 / Crystal Beach, Texas 77650
 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. 0327 G, effective date August 15, 2019, this property lies within Zone VE with a Base Flood Elevation of 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.
- 5) Title Company: Capital Title
 File No. 21-607226-WE
 SUBJECT TO SCHEDULE B: (1) Plat Rec. 2006A/Map No. 206 GCMR and GCCFN(s) 2006078284 & 2016071694 OPRGCTx and (10.i) OSSF GCCFN 2021037185 OPRGCTx (blanket esmt).
 DOES NOT APPLY: (10.h) Ingress/Egress Esmt. Vol. 697/Pg. 127 OPRGCTx.

For: Eric W. Winzer and Kristin K. Winzer

Rev. 01-18-2022 to correct survey date to 2022

SURVEY DATE:	January 10, 2022
FILE No.:	2781-0000-0006-000
DRAFTING:	ms
JOB No.:	22-0025