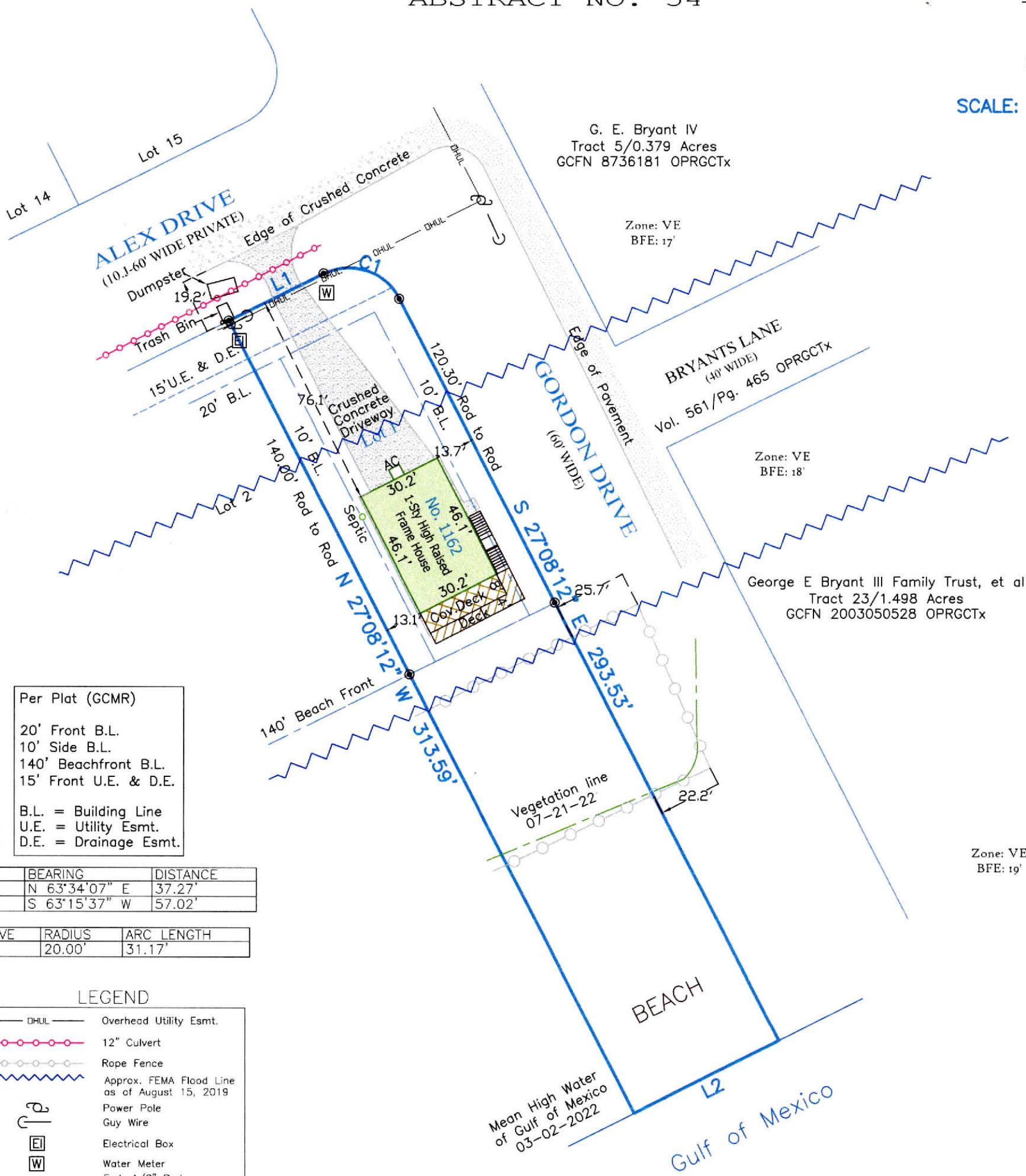


1162 Alex Drive, Gilchrist, TX 77650

W.K. DALTON SURVEY
ABSTRACT NO. 54



SCALE: 1" = 40'



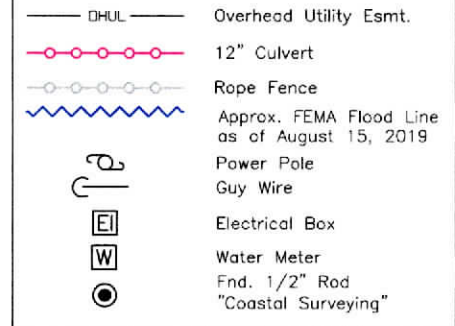
Per Plat (GCMR)
20' Front B.L.
10' Side B.L.
140' Beachfront B.L.
15' Front U.E. & D.E.

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

LINE	BEARING	DISTANCE
L1	N 63°34'07" E	37.27'
L2	S 63°15'37" W	57.02'

CURVE	RADIUS	ARC LENGTH
C1	20.00'	31.17'

LEGEND



- 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. 0332 G, effective date August 15, 2019, this property lies within Zone VE with a Base Flood Elevation of 17', 18, and 19' (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.: 22-689466-CS
SUBJECT TO SCHEDULE B: Restrictions: (1) Instrument No. 2017044191 GCMR and GCCFN 2017016018 OPRGCTx, (10.j) Roadway A.E. and U.E. GCCFN 2018007071 OPRGCTx, and (10.k) BPSUD Esmt. GCCFN 2018007071 OPRGCTx. (blanket esmt), DOES NOT APPLY: (10.h) GSUC Vol. 559/Pg. 139 and Vol. 555/Pg. 478 GCOR, (10.i) Dune Esmt GCCFN 2001031267 OPRGCTx.

Survey of Lot One (1) of **THE BREAKERS**, a subdivision in Galveston County, Texas, according to the map or plat thereof recorded in Instrument No. 2017044191 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.



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

Michael Hoover

Michael Hoover
Registered Professional
Land Surveyor No. 5423



SURVEY DATE:	July 21, 2022
FILE No.:	1939-0000-0001-000
DRAFTING:	DR
JOB No.:	22-0781

For: Heather Ruybal Schwab