

821 Casa Drive, Crystal Beach, TX 77650

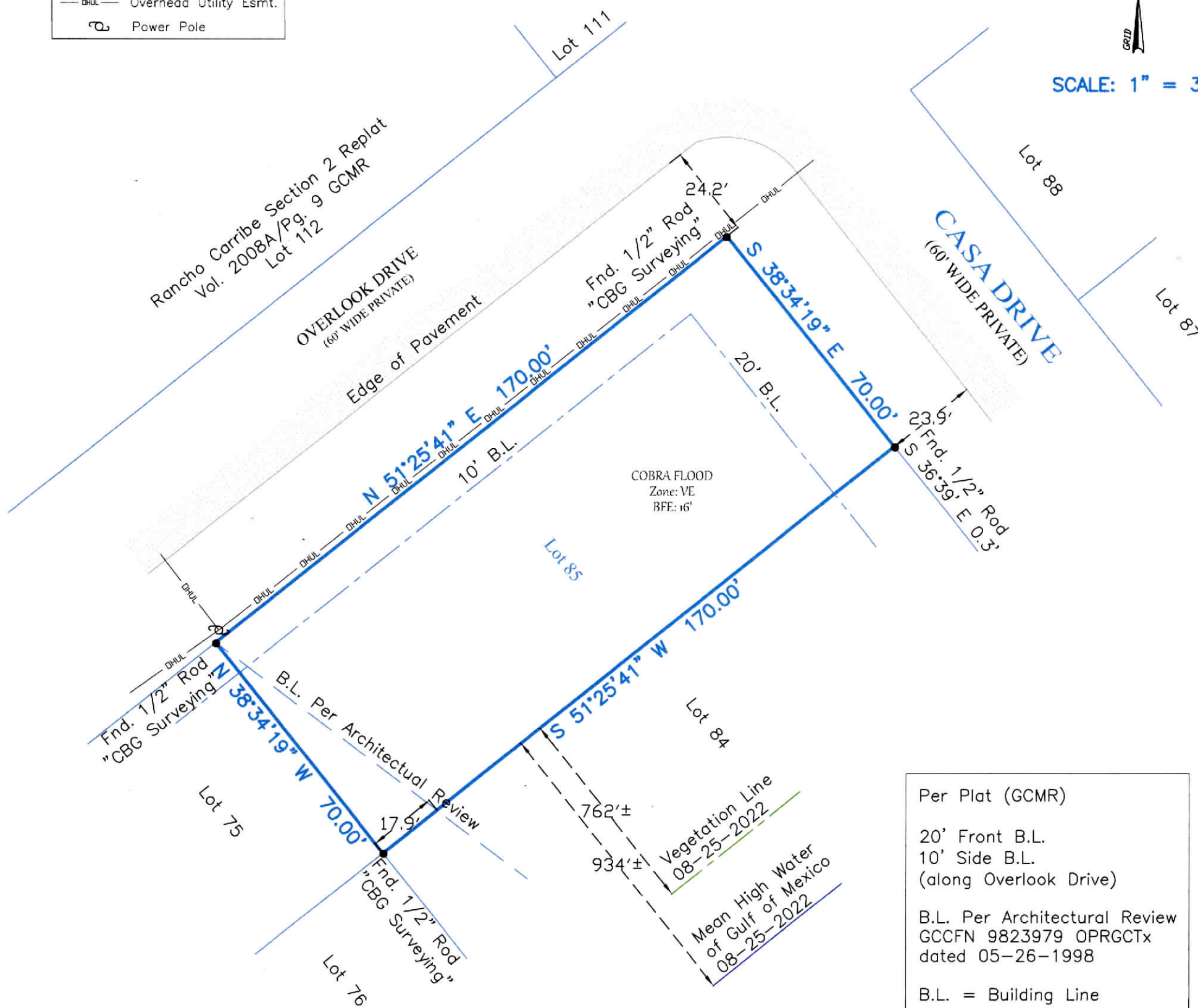
ABRAHAM VAN NORDSTRAND SURVEY
ABSTRACT NO. 203



SCALE: 1" = 30'

LEGEND

- Overhead Utility Esmt.
- Power Pole



Per Plat (GCMR)

20' Front B.L.
10' Side B.L.
(along Overlook Drive)

B.L. Per Architectural Review
GCCFN 9823979 OPRGCTx
dated 05-26-1998

B.L. = Building Line

PLAT OF SURVEY

Survey of Lot Eighty-Five (85) of **RANCHO CARRIBE'**, a subdivision in Galveston County, Texas, according to the map or plat thereof recorded in Volume 18, Page 588, 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.

NOTES:

- 1) This property does lie within the 100 Year Flood Plain as established by the Federal Emergency Management Agency and lies within the designated coastal barriers.
- 2) According to the FEMA FIRM Community Number 48167C, Panel No. 0316 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 and are tied to NGS Mark "HGCS 64" (PID AW6988) N:13,744,577.67 / E:3,366,638.74.
- 5) Surveyed without benefit of a Title Report.

Michael Hoover

Michael Hoover
Registered Professional
Land Surveyor No. 5423



**SEACOAST
SURVEYORS**

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SURVEY DATE:	December 12, 2022
FILE No.:	6042-0000-0085-000
DRAFTING:	DR
JOB No.:	22-1158