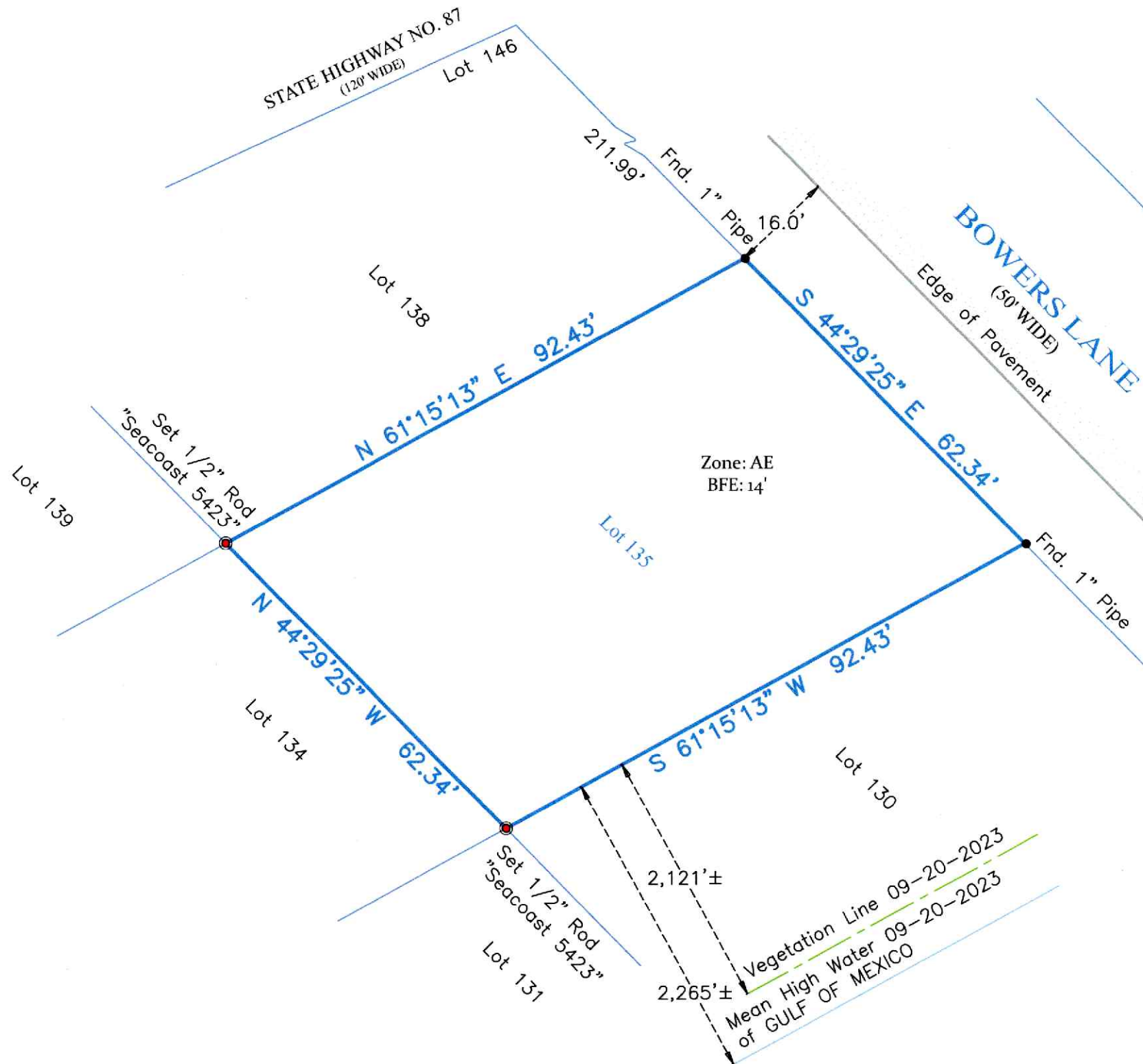




Bowers Lane, Crystal Beach, TX 77650

BURWELL FRANKS SURVEY ABSTRACT NO. 65

SCALE: 1" = 20'



GENERAL NOTES:

- 1) This survey has been prepared with the benefit of a Title Report prepared by Capital Title, File Number 23-765014-CS, with an effective date of October 09, 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. 0309 G, with an effective date August 15, 2019, this property lies within Zone AE, with a Base Flood Elevation of 14' (as measured to the top of the bottom floor).
- 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:
 - (1) Vol. 2/Pg. 56 GCMR and Vol. 1162/Pg. 329 OPRGCTx.
 Schedule "B" items that Do Not Apply:
 - (10.j) R.O.W. Esmt. Vol. 447/Pg. 484 OPRGCTx.
 - (10.k) R.O.W. Esmt. Vol. 447/Pg. 482 OPRGCTx.
 - (10.l) Gulf State U.E. GCCFN 8626209 OPRGCTx.
 - (10.m) BPSUD Esmt. GCCFN 2006002552 OPRGCTx.

PLAT OF SURVEY

Survey of Lot One Hundred Thirty-Five (135) of **NOISY WAVES**, a subdivision in Galveston County, Texas, according to the map or plat thereof recorded in Volume 2, Page 56 of the Map Records in the Office of the County Clerk of Galveston County, Texas.

To: Unlimited Group LP

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

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Texas Firm Registration No.: 10194703
www.seacoastsurveyors.com

Michael Hoover

Michael Hoover
Registered Professional
Land Surveyor No. 5423



SURVEY DATE:	October 25, 2023
FILE No.:	5335-0000-0135-000
DRAFTING:	ms/dr
JOB No.:	23-0880