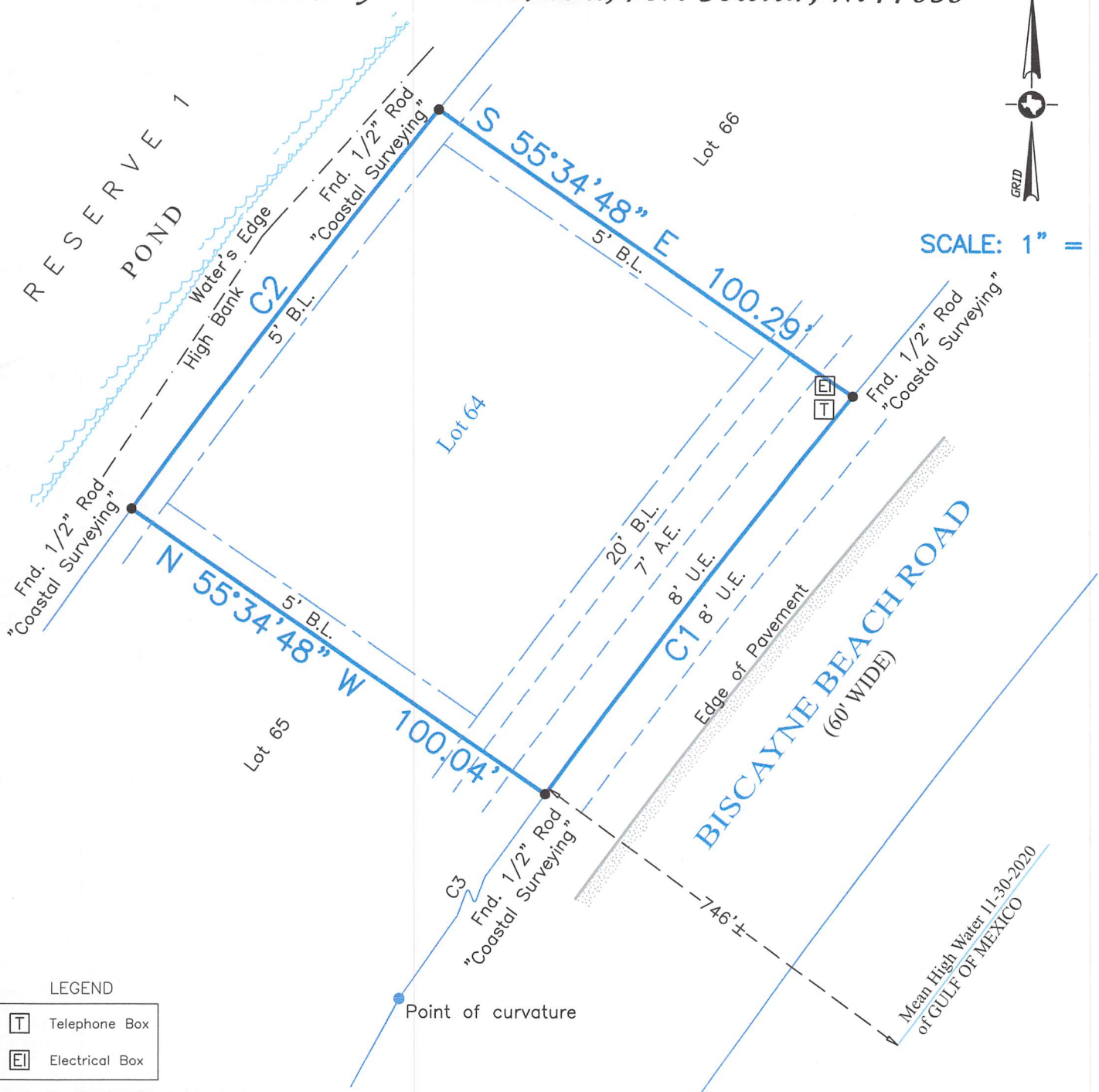




SCALE: 1" = 30'



LEGEND

- T Telephone Box
- E Electrical Box

CURVE	ARC LENGTH	RADIUS
C1	100.15'	2,060.00'
C2	100.145'	2,160.00'
C3	268.29'	2,060.00'

Survey of Lot Sixty-Four (64) of **BISCAYNE BEACH, SECTION TWO (2)**, a subdivision in Galveston County, Texas, according to the map or plat thereof recorded in Plat Record 2005A, Map No. 157, 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



SURVEY DATE:	February 09, 2021
FILE No.:	1837-0000-0064-000
DRAFTING:	ms
JOB No.:	21-0127

CRYSTAL BEACH OFFICE
Registration Number: 10194364
(409) 684-6400 www.hightidelandsurveying.com
975 LAZY LANE WEST | CRYSTAL BEACH, TX 77650
Mailing | P.O. BOX 16142 | GALVESTON, TX 77552

Per Plat (GCMR)
20' Front B.L.
5' Side/Rear B.L.
16' Front U.E. (centered on front property line) w/7' A.E.

B.L.=Building Line
U.E.=Utility Esmt.
A.E.=Aerial Esmt.

- NOTES:**
- 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.
 - According to the FEMA FIRM Community Number 48167C, Panel No. 0315 G, effective date August 15, 2019, this property lies within Zone VE with a Base Flood Elevation of 18' (as measured to the lowest horizontal structural member).
 - 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).
 - All bearings shown hereon are based upon the Texas Coordinate System of 1983, South Central Zone 4204.
 - Title Company: Stewart Title File No. 1112068
- SUBJECT TO SCHEDULE B: (1) Restrictions: Plat Rec. 2005A/Map No. 157 GCMR & GCCFN(s) 2003046626 & 2005081478 OPRGCTx.
DOES NOT APPLY: (10.e) BPSUD ROW Esmt. Vol. 2025\ Pgs. 726, 728 & 730 OPRGCTx.
For: Jeromey R. Hannel and Tobie L. Hannel