

189 Ocean Shore Drive,
Crystal Beach, TX 77650

L1=N 11'18'53" E 20.73'



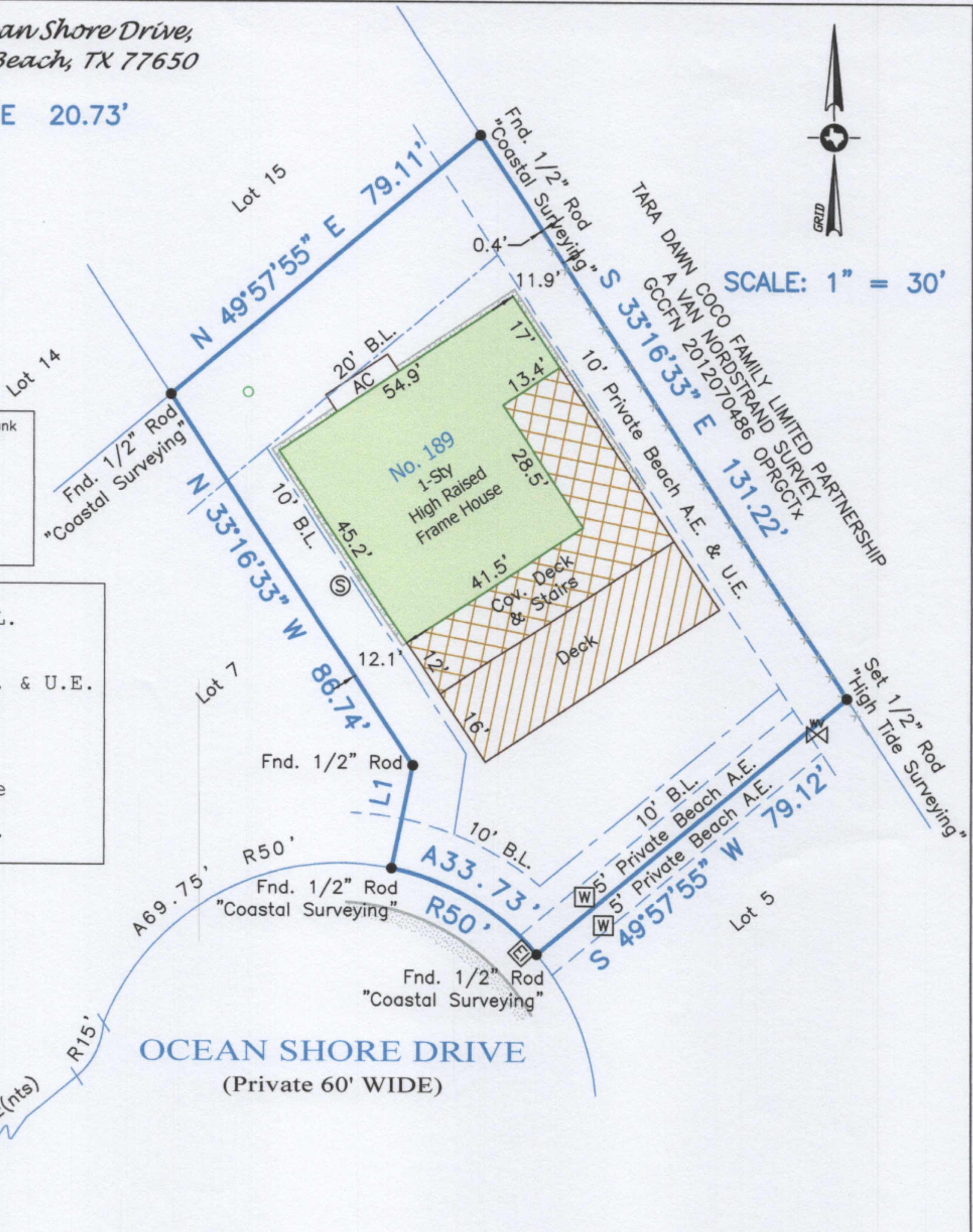
SCALE: 1" = 30'

LEGEND

	Underground Propane Tank
	Sanitary Sewer
	Electrical Box
	Water Meter
	Water Valve

Per Plat (GCMR)
 10' Front/Side B.L.
 20' Rear B.L.
 10' East Side
 Private Beach A.E. & U.E.
 10' Front Private Beach A.E. & U.E.
 (5' per lot)

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



Survey of Lot Six (6) of PELICAN POINT, a subdivision in Galveston County, Texas, according to the map or plat thereof recorded under Instrument No. 2017027430, 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.
- 2) 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 17' (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: South Land Title
 GF No. CB2075725
 SUBJECT TO: (10.i) Construction Regulations GCCFN 2017050940 OPRGCTx & (10.j) BPSUD Esmt. GCCFN 2019009617 OPRGCTx (blanket esmt).

Michael Hoover
 Registered Professional
 Land Surveyor No. 5423



CRYSTAL BEACH OFFICE

Registration Number: 10194364

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For: Keith R. Zahar
 Subject to Restrictions Recorded in Instrument
 No. 2017027430 GCMR and GCCFN
 2017050940 OPRGCTx.

SURVEY DATE:	June 01, 2020
FILE No.:	5707-0000-0006-000
DRAFTING:	ms
JOB No.:	20-0357