

Lot 10  
COPACABANA BY THE SEA  
SECTION 2  
Plat Rec. 2006A  
Map No. 206 GCMR

Lot 6  
COPACABANA BY THE SEA  
SECTION 2  
Plat Rec. 2006A  
Map No. 206 GCMR

Lot 1  
COPACABANA BY THE SEA  
SECTION 2  
Plat Rec. 2006A  
Map No. 206 GCMR

Survey of Lot Two (2), in Block One (1) of COPACABANA BY THE SEA, a subdivision in Galveston County, Texas, according to the map or plat thereof recorded in Volume 17, Page 70, 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.

VISTA DEL MAR COURT  
(60' WIDE)  
2006A / 206 GCMR

*Michael Hoover*  
Michael Hoover  
Registered Professional  
Land Surveyor No. 5423



**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. 0327 G, effective date August 15, 2019, this property lies within Zone VE with a Base Flood Elevation of 15' (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) Surveyed without benefit of a Title Report.

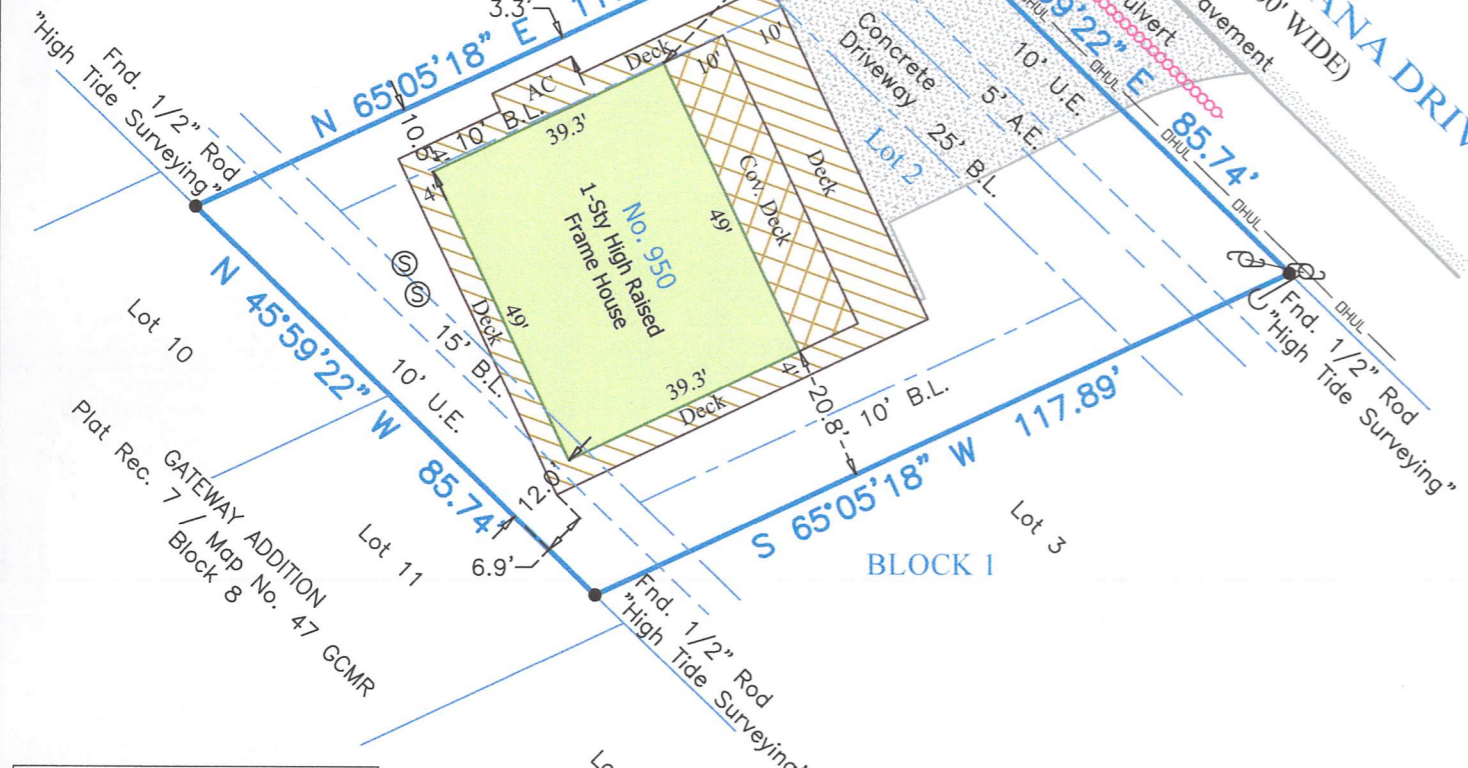
SURVEY DATE:	March 30, 2021
FILE No.:	2780-0001-0002-000
DRAFTING:	ms
JOB No.:	21-0247



**CRYSTAL BEACH OFFICE**  
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*950 Copacabana Drive,  
Crystal Beach, TX 77650*

SCALE: 1" = 30'



Per Plat (GCMR)  
25' Front B.L.  
10' Front U.E.  
w/5' A.E.  
10' Rear U.E.

Per 8300216 (OPRGCTx)  
10' Side B.L.  
15' Rear B.L.

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

**LEGEND**

	Fire Hydrant
	Power Pole
	Guy Wire
	Overhead Utility Esmt.
	Water Meter
	Sanitary Sewer