

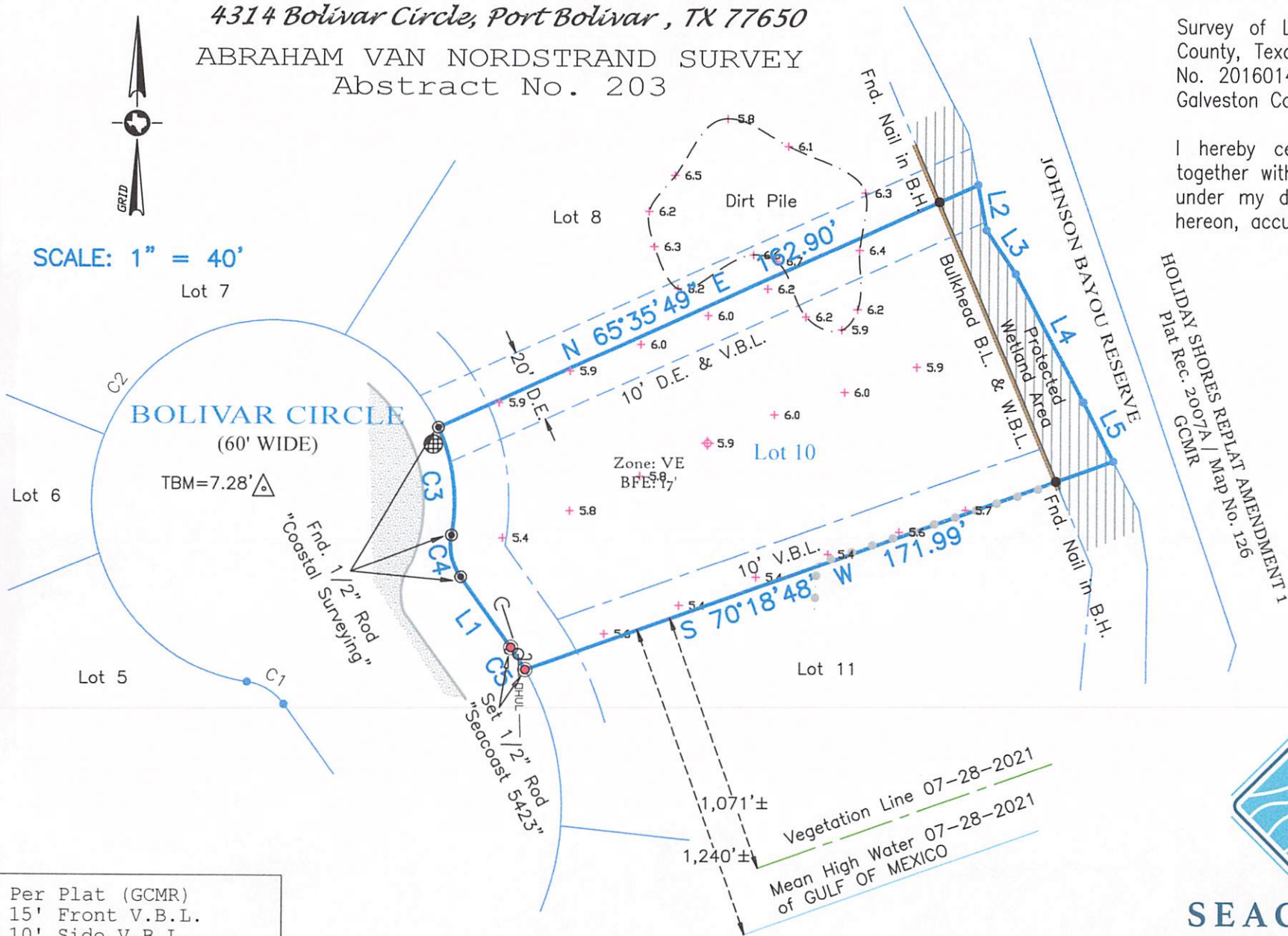
4314 Bolivar Circle, Port Bolivar, TX 77650

ABRAHAM VAN NORDSTRAND SURVEY
Abstract No. 203



SCALE: 1" = 40'

Lot 7



Survey of Lot Ten (10) of THE PALMS REPLAT, a subdivision in Galveston County, Texas, according to the map or plat thereof recorded in Instrument No. 2016014950, 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



LEGEND

- Power Pole
- Guy Wire
- Overhead Utility Esmt.
- Chain Link Fence
- TBM=Temporary Bench Mark
- Elevation (Typ.)
- 15" Drain

- 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) Surveyed without benefit of a Title Report.

Per Plat (GCMR)
15' Front V.B.L.
10' Side V.B.L.
10' South Side D.E.
Bulkhead B.L. & W.B.L.

V.B.L.=View
Building Line
W.B.L.=Wetland
Building Line
D.E.=Drainage Esmt.

LINE	BEARING	DISTANCE	CURVE	RADIUS	ARC LENGTH
L1	N 35°49'08" W	23.76'	C1	15.00'	12.09'
L2	S 10°52'07" E	12.56'	C2	50.00'	207.35'
L3	S 33°48'04" E	14.56'	C3	50.00'	30.34'
L4	S 28°17'15" E	39.93'	C4	15.00'	12.09'
L5	S 27°03'40" E	18.26'	C5	75.00'	7.27'



**SEACOAST
SURVEYORS**

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SURVEY DATE:	January 25, 2022
FILE No.:	5579-0000-0009-000
DRAFTING:	ms
JOB No.:	22-0069