

812 Crystal Beach Road, Crystal Beach, TX 77650

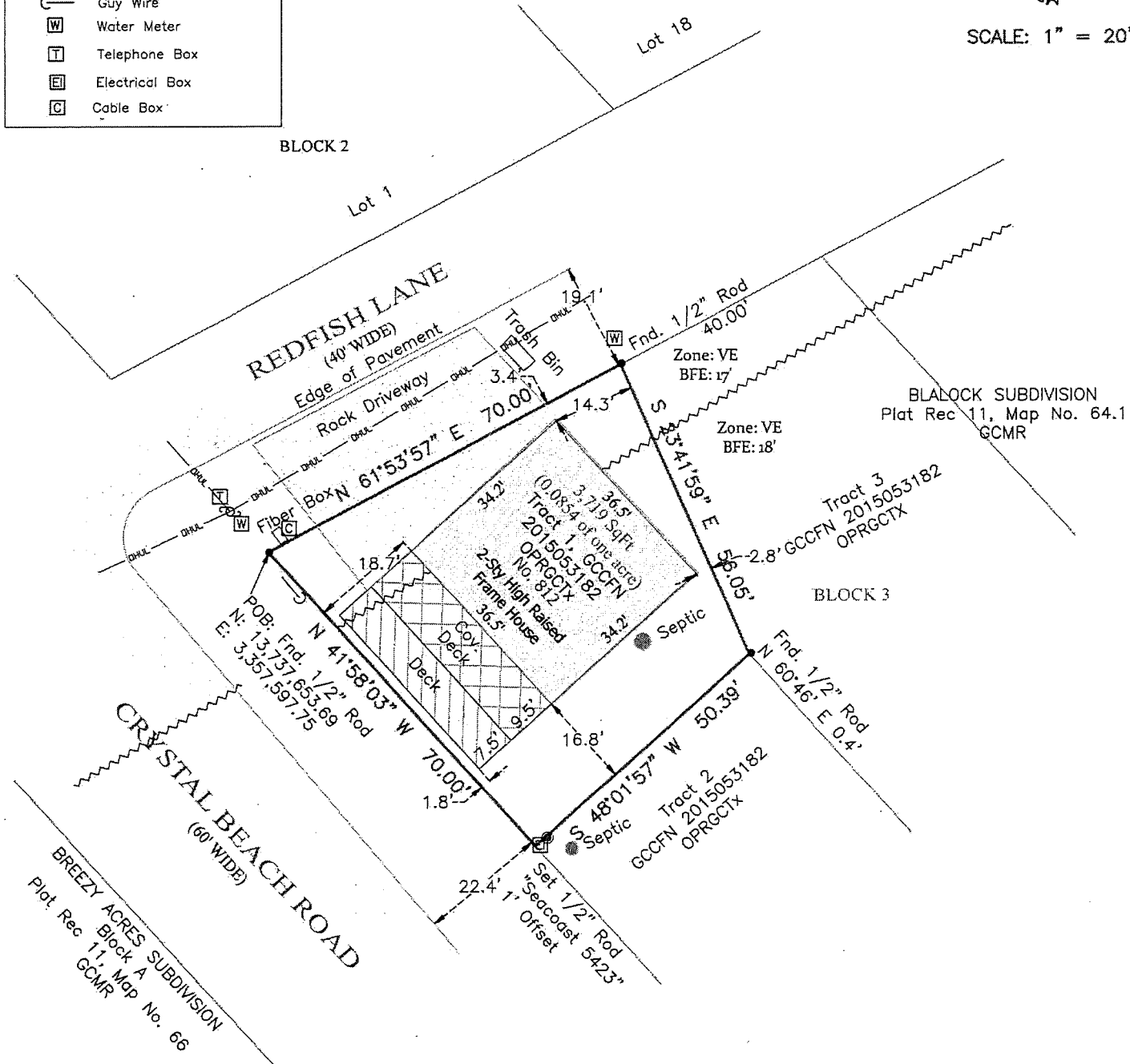
JONES SHAW SURVEY
ABSTRACT NO. 179

LEGEND

	Overhead Utility Esmt.
	Approx. FEMA Flood Line as of August 15, 2019
	Power Pole
	Guy Wire
	Water Meter
	Telephone Box
	Electrical Box
	Cable Box



SCALE: 1" = 20'



PLAT OF SURVEY

3,719 SqFt (0.0854 of one acre) Tract situated in JONES SHAW SURVEY, A-179 Galveston County, Texas and being known as Tract 1, as approved by Galveston County Commissioner's Court, and being recorded in Galveston County Clerk's File No. (GCCFN) 2015053182 of the Official Public Records of Galveston County, Texas (OPRGCTx).

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.

GENERAL NOTES:

- 1) This survey has been prepared without benefit of a current title report. There may be easements, building lines, or other matters of record not shown hereon.
- 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 VE, with a Base Flood Elevation of 17' and 18' (as measured to the lowest horizontal structural member).
- 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.
- 5) This survey represents the same land as platted in the metes and bounds recorded under GCCFN 2015053182 OPRGCTx. The bearings have been rotated to the Texas Coordinate System of 1983, a more modern and accurate bearing basis.



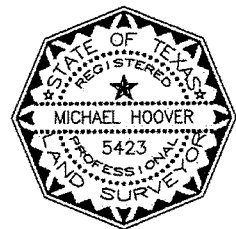
SEACOAST
SURVEYORS

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Michael Hoover

Michael Hoover
Registered Professional
Land Surveyor No. 5423



SURVEY DATE:	May 22, 2023
FILE No.:	1845-0003-0004-100
DRAFTING:	ms/dr
JOB No.:	23-0390