

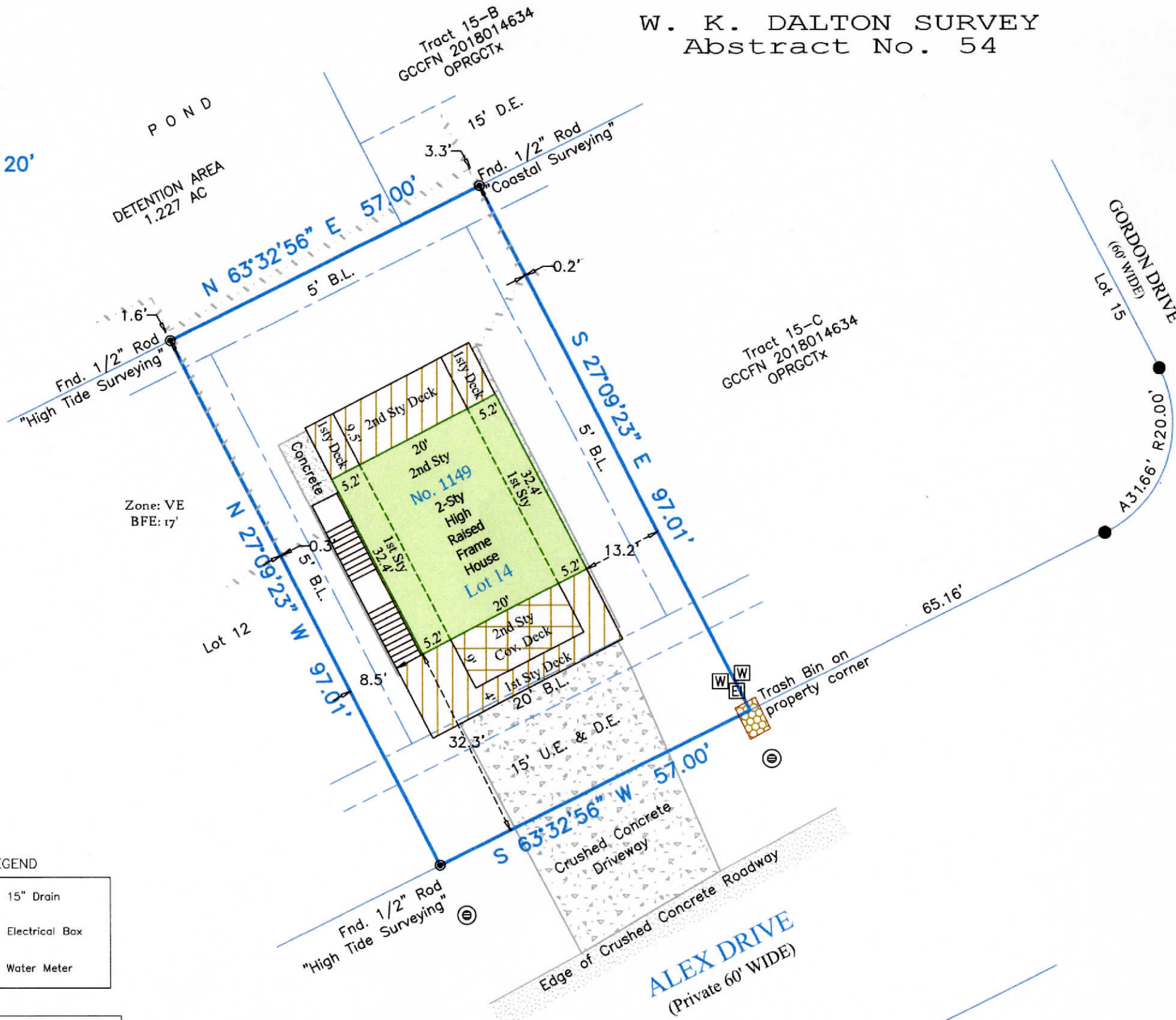
SCALE: 1" = 20'

1149 Alex Drive, Galveston, TX 77617

W. K. DALTON SURVEY
Abstract No. 54

Survey of Lot Fourteen (14) of THE BREAKERS, a subdivision in Galveston County, Texas, according to the map or plat thereof recorded under Instrument No. 2017044191, 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

-  15" Drain
-  Electrical Box
-  Water Meter

Per Plat (GCMR)

- 20' Front B.L.
- 15' Front U.E. & D.E.
- 5' Side/Rear B.L.

- U.E.=Utility Esmt.
- D.E.=Drainage Esmt.
- B.L.=Building Line

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. 0332 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. CB2186877
SUBJECT TO SCHEDULE B: (1) Restrictions: Instrument No. 2017044191 GCMR, (10.g) BPSUD Esmt. GCCFN 2018058751 OPRGCTx (blanket esmt), and (10. k) Road Access & U.E. Agreement GCCFN 2018025793 OPRGCTx.

For: David Nguyen and Julie Nguyen



SEACOAST
SURVEYORS

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|--------------|--------------------|
| SURVEY DATE: | September 23, 2021 |
| FILE No.: | 1939-0000-0014-000 |
| DRAFTING: | ms |
| JOB No.: | 21-0950 |