

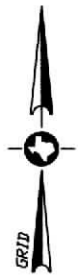
PLAT OF SURVEY

962 Driftwood Drive, Crystal Beach, TX 77650

BURWELL FRANKS SURVEY
ABSTRACT NO. 65

Survey of Lot Eight (8), in Block Three (3), of **TIDELANDS ADDITION**, a subdivision in Galveston County, Texas, according to the map or plat thereof recorded in Volume 254-A, Page 84 and transferred to Plat Record 9, Map No. 14, both 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.



SCALE: 1" = 20'

LEGEND

	Overhead Utility Esmt.
	Chain Link Fence
	Rope Fence
	12' Culvert
	Power Pole
	Water Meter
	Sanitary Sewer
	4" Sewer PVC

May Be Subject to a 50' B.L. Per Original Developer Conveyance Homes to be built on alternating FRONT/BACK 50' of Lot B.L. = Building Line

Michael Hoover

Michael Hoover
Registered Professional
Land Surveyor No. 5423



NOTES:

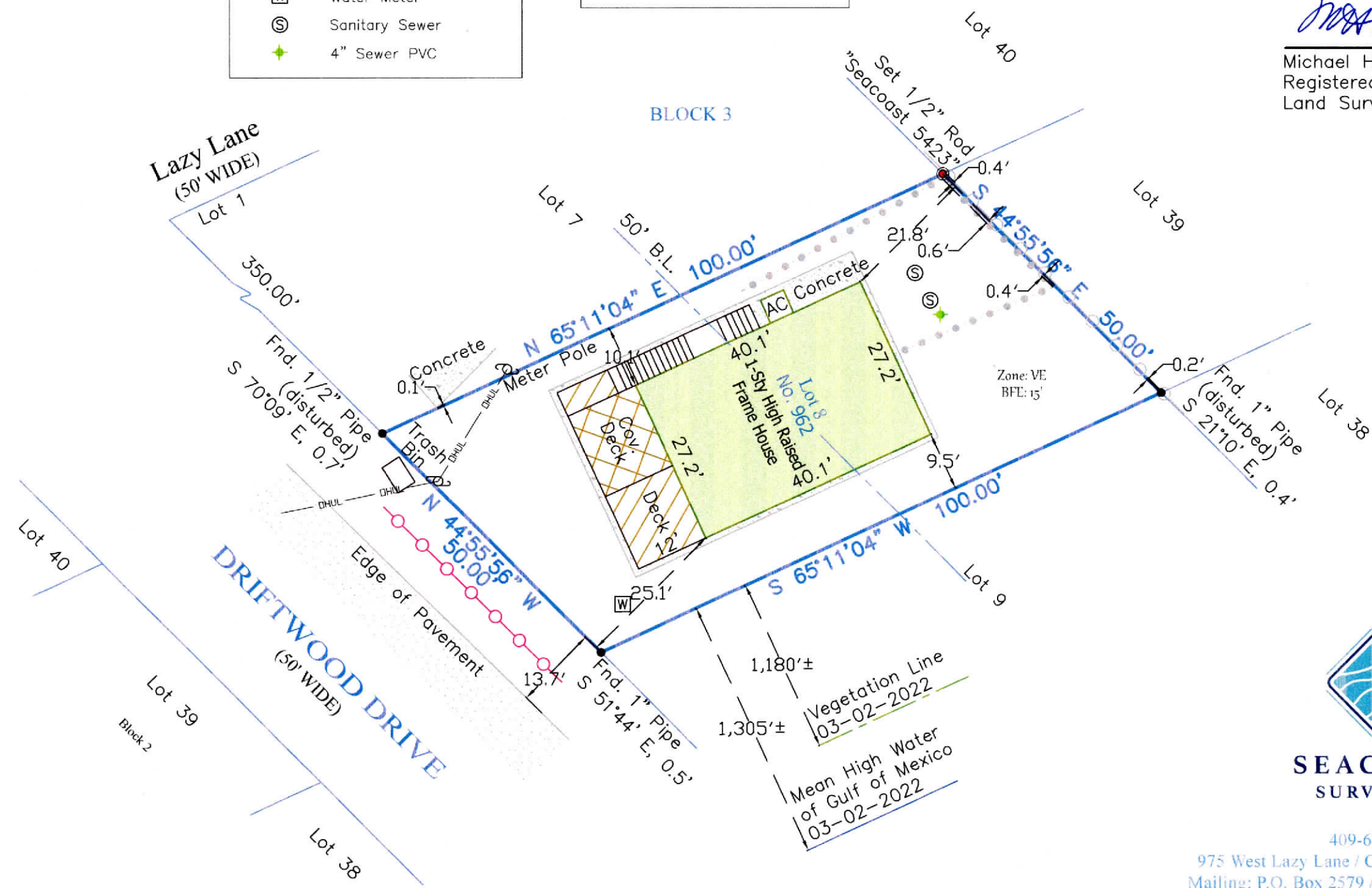
- 1) This property does lie within the 100 Year Flood Plain as established by the Federal Emergency Management Agency.
- 2) According to the FEMA FIRM Community Number 48167C, Panel No. 0326 G, effective date August 15, 2019, this property lies within Zone VE with a Base Flood Elevation of 15' (as measured 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) Title Company: American Title Company
GF No. 3028922-02984

SUBJECT TO SCHEDULE B: (1) Restrictions: Vol. 254-A/Pg. 84 & Plat Rec. 9/ Map No. 14 GCMR and Vol. 2291/Pg. 588 & GCCFN 2007061532 OPRGCTx, (10.e) BPSUD Esmt. GCCFN 2009049987 OPRGCTx (blanket esmt), (10.f) OSSF GCCFN 2013066284 OPRGCTx (blanket esmt), (10.g) BPSUD Esmt. GCCFN 2014014772 OPRGCTx (blanket esmt), and (10.h) 50' B.L. Vol. 2291/Pg. 588 OPRGCTx.

For: JPMP Ventures LLC

Revised 09-29-2022 to update with Title info.

SURVEY DATE:	September 21, 2022
FILE No.:	7120-0003-0008-000
DRAFTING:	DR
JOB No.:	22-0933



SEACOAST SURVEYORS

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