





LEGEND

-  Power Pole
-  Guy Wire
-  Overhead Utility Esmt.
-  Approx. FEMA Flood Line as of August 15, 2019

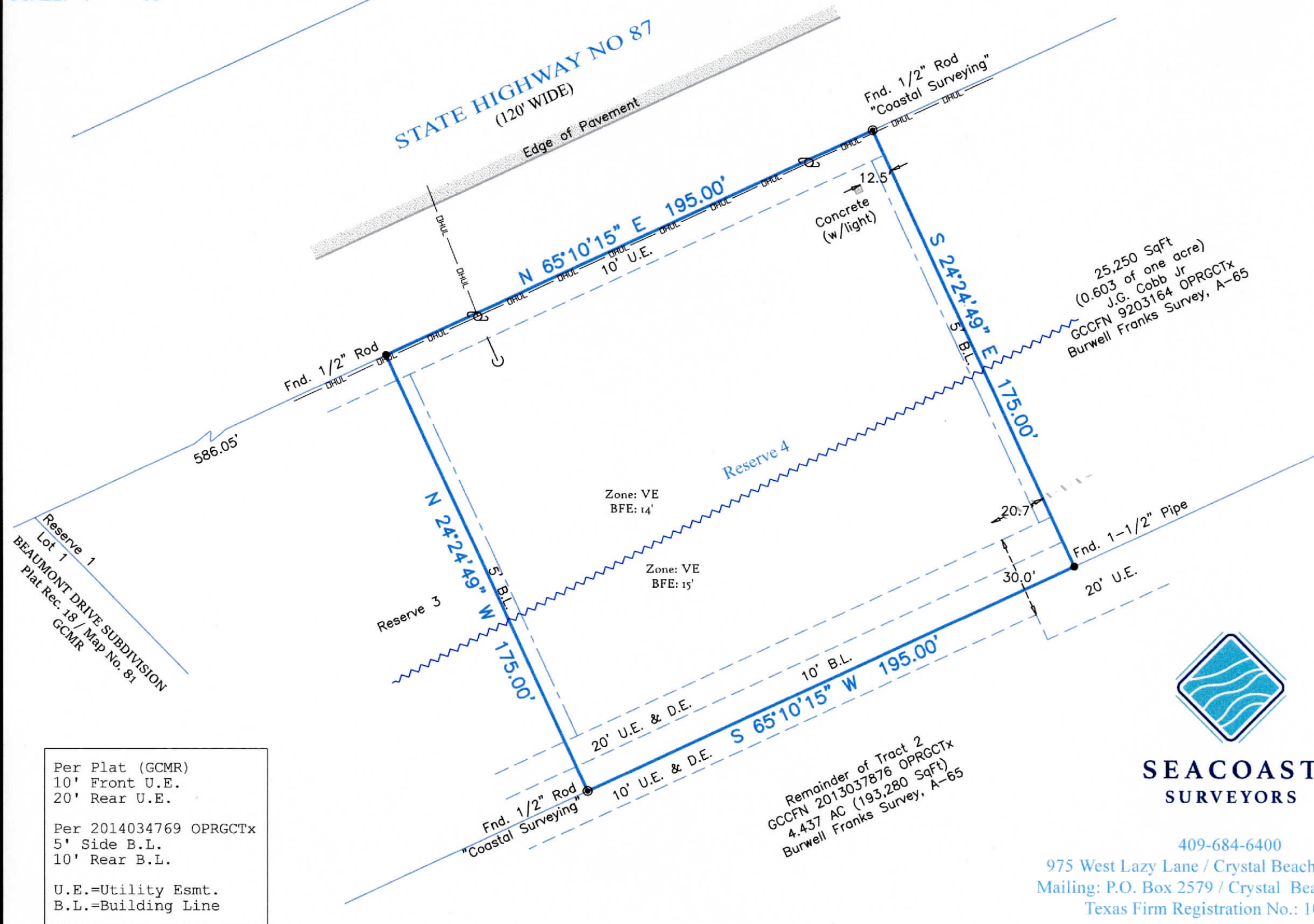
2292 State highway No 87, Crystal Beach, TX 77650

BURWELL FRANKS SURVEY
Abstract No. 65

Survey of Reserve Four (4) of SANDPIPER BEACH SECTION 4 PHASE 1, a subdivision in Galveston County, Texas, according to the map or plat thereof recorded in Plat Record 2013B, Map No. 17, 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" = 40'



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. 0328 G, effective date August 15, 2019, this property lies within Zone VE with a Base Flood Elevation of 14' & 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: South Land Title
GF No. CB2188132
SUBJECT TO SCHEDULE B: (1) Plat Rec. 2013B/Map No. 17 GCMR and GCCFN 2014034769 OPRGCTx.
DOES NOT APPLY: (10.f) Drainage Esmt. and (10.i) ROW Esmt. Vol. 459/Pg. 432 & Vol. 2221/Pg. 823 OPRGCTx.

Per Plat (GCMR)
10' Front U.E.
20' Rear U.E.

Per 2014034769 OPRGCTx
5' Side B.L.
10' Rear B.L.

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

Remainder of Tract 2
GCCFN 2013037876 OPRGCTx
4.437 AC (193,280 SqFt)
Burwell Franks Survey, A-65



**SEACOAST
SURVEYORS**

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SURVEY DATE:	November 17, 2021
FILE No.:	6278-1000-0000-400
DRAFTING:	ms
JOB No.:	21-1158