PLAT OF SURVEY

Survey of Lot Ten (10), in Block "P", of SANDY BEACH, a subdivision in Galveston County, Texas, according to the map or plat thereof recorded in Volume 254–A, Page 81 and transferred to Plat Record 8, Map No. 52, 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.

Michael Hoover
Registered Professional
Land Surveyor No. 5423

STATE OF TEXAS
REGISTERED
MICHAEL HOOVER
5423
PROFESSIONAL
LAND SURVEYOR

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' (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.
4) This property may or may not have access to wet utilities (sanitary sewer (wastewater) and water). It is beyond the scope of this survey to determine with certainty if these services are currently available. The surveyor recommends contacting the local providers for further information:
a) Sanitary sewer (wastewater):Undine (formerly Bolivar Utility Services):
1830 Hwy 87, Port Bolivar, Texas 77550. (409) 684–9941
b) Water: Bolivar Peninsula Special Utility District (BPSUD)
1840 Hwy 87, Crystal Beach, Texas 77650. (409) 684–3515
5) This property may or may not have access to electric service. It is beyond the scope of this survey to determine with certainty if this service is currently available. The surveyor recommends contacting the local provider for further information: Entergy Texas, Region Engineering – East: 1–800–368–3749; 1–409–981–3260

SEACOAST
SURVEYORS

409-684-6400
975 West Lazy Lane / Crystal Beach, Texas 77650
Mailing: P.O. Box 2579 / Crystal Beach, Texas 77650
Texas Firm Registration No.: 10194703
www.seacoastsurveyors.com

SURVEY DATE:	November 10, 2023
FILE No.:	6280–0016–0010–000
DRAFTING:	DR
JOB No.:	23–0925