

436 Seagrass, Gilchrist, TX 77617

A DICKSON SURVEY Abstract No. 51

Survey of Lot Thirty-Three (33) of SEAGRASS BEACH, a subdivision in Galveston County, Texas, according to the map or plat thereof recorded in Instrument No. 2015036517 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



**SEACOAST
SURVEYORS**

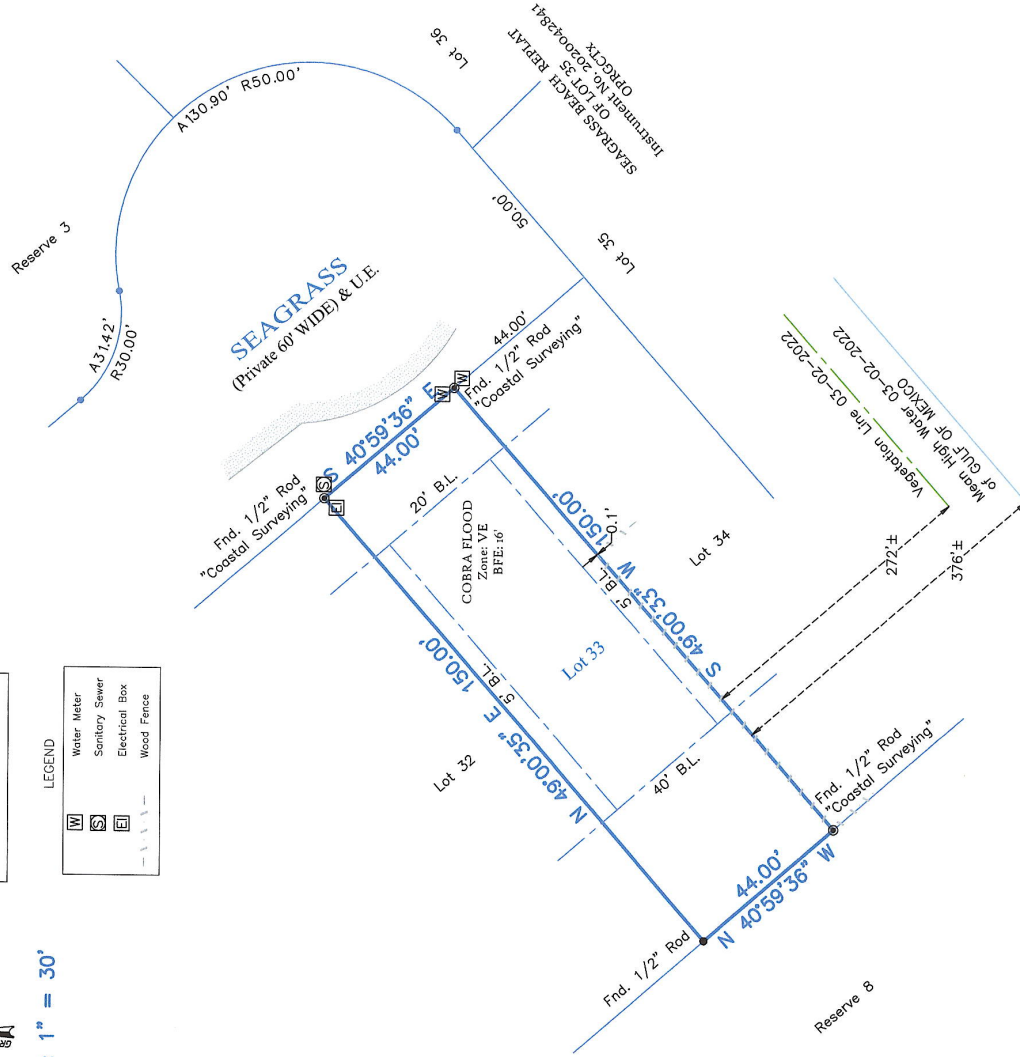
409-684-6400
975 West Lazy Lane / Crystal Beach, Texas 77630
Mailing: P.O. Box 2579 / Crystal Beach, Texas 77650
Texas Firm Registration No.: 10194703
www.seacoastsurveyors.com

Per Plat (GCMR)
20' Front B.L.
40' Rear B.L.
5' Side B.L.
B.L.=Building Line

LEGEND

	Water Meter
	Sanitary Sewer
	Electrical Box
	Wood Fence

SCALE: 1" = 30'



NOTES:

- 1) This property does lie within the 100 Year Flood Plain as established by the Federal Emergency Management Agency and lies within the designated coastal barriers.
- 2) According to the FEMA FRM Community Number 48167C, Panel No. 0327 G, effective date August 15, 2018, this property lies within Zone VE with a Base Flood Elevation of 16' (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) Surveyed without benefit of a Title Report.

SURVEY DATE: April 05, 2022
FILE No.: 6373-0001-0033-000
DRAFTING: rms
JOB No.: 22-0431