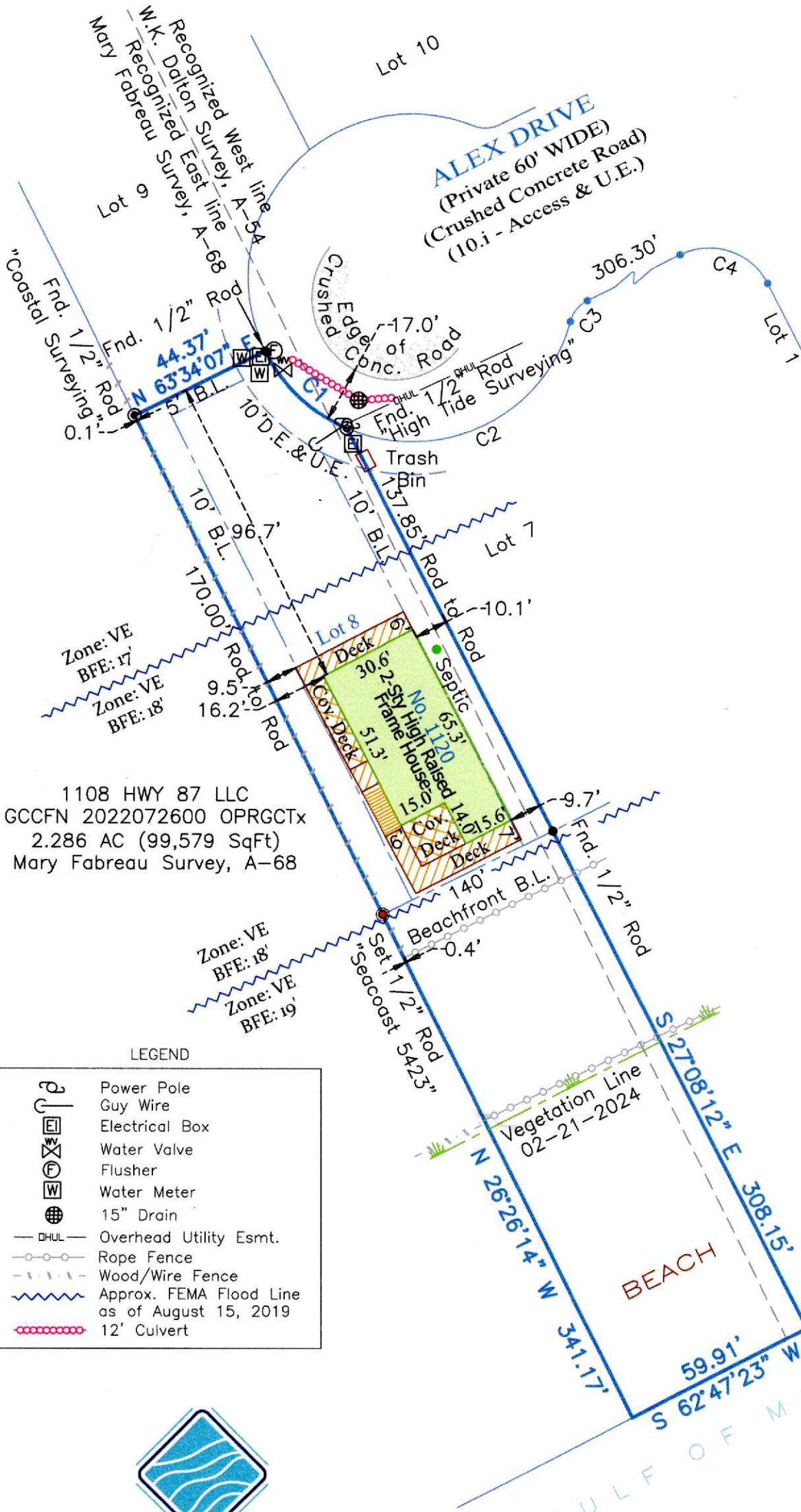


1120 Alex Drive, Gilchrist, TX 77617

MARY FABREAU SURVEY
ABSTRACT NO. 68



SCALE: 1" = 40'



1108 HWY 87 LLC
GCCFN 2022072600 OPRGCTx
2.286 AC (99,579 SqFt)
Mary Fabreau Survey, A-68

LEGEND

	Power Pole
	Guy Wire
	Electrical Box
	Water Valve
	Flusher
	Water Meter
	15" Drain
	Overhead Utility Esmt.
	Rope Fence
	Wood/Wire Fence
	Approx. FEMA Flood Line as of August 15, 2019
	12' Culvert



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

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	50.00'	35.02'	34.31'	N 46°29'47" W	40°07'48"
C2	50.00'	85.57'	75.51'	S 64°24'32" W	98°03'35"
C3	10.00'	8.41'	8.16'	N 39°28'26" E	48°11'23"
C4	20.00'	31.17'	28.11'	S 71°47'02" E	89°17'41"

GENERAL NOTES:

- 1) This survey has been prepared with the benefit of a Title Report prepared by South Land Title, GF Number CB24102615, with an effective date of April 25, 2024. No additional research regarding the existence of easements, restrictions of any kind, or other matters of record has been performed by the surveyor.
- 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. 0332 G, with an effective date August 15, 2019, this property lies within Zone VE, with a Base Flood Elevation of 17', 18', and 19' (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
- 6) Schedule "B" items:
 - (1) Instrument No. 2017044191 GCMR and GCCFN 2017016018 OPRGCTx.
 - (10.f) Gulf State 1' Utility Easement Vol. 555, Pg. 478 GCDR (does not affect subject property, along HWY 87)
 - (10.g) Gulf State 1' Utility Easement Vol. 559, Pg. 139 GCDR (does not affect subject property, along HWY 87)
 - (10.h) Dune Easement GCCFN 2001031267 OPRGCTx (does not affect subject property, expires on it's own terms)
 - (10.i) Roadway Access and Utility Easement, in favor of BPSUD GCCFN 2018025793 OPRGCTx (does affect subject property, Alex Drive)
 - (10.j) BPSUD 15' Blanket Easement GCCFN 2021002605 OPRGCTx (does affect subject property)
 - (10.k) OSSF Blanket Easement GCCFN 2021057938 OPRGCTx (does affect subject property)

PLAT OF SURVEY

Survey of Lot 8 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.

To: CKG and Family, LLC

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



Restrictions:

Per Plat (GCMR)
15' Front U.E. & D.E.
20' Front B.L.
10' Side B.L.
140' Beachfront B.L.

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

SURVEY DATE:	May 3, 2024
FILE No.:	1939-0000-0008-000
DRAFTING:	ms/dr
JOB No.:	24-0290