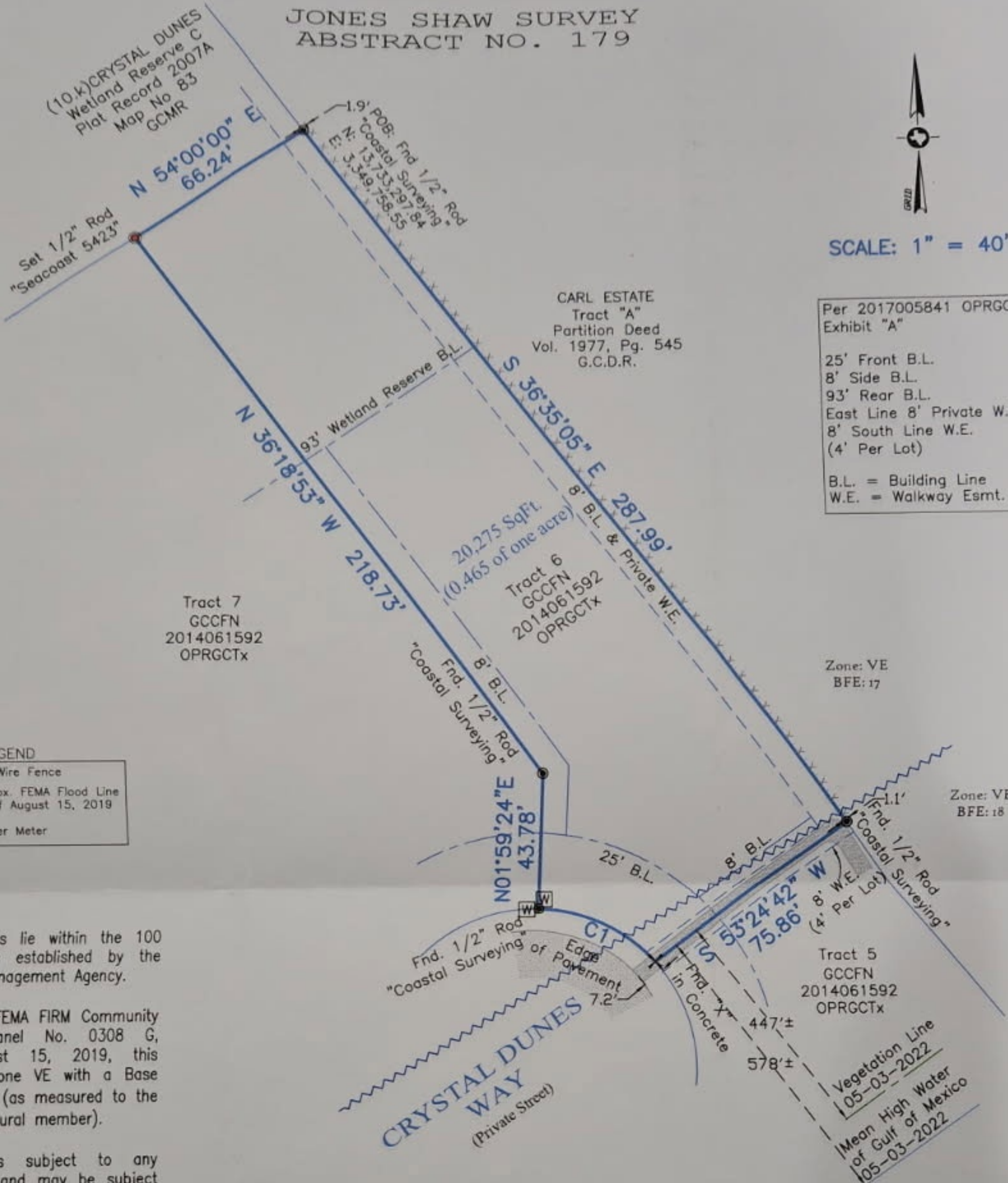


1217 Crystal Dunes Way, Crystal Beach, TX 77650

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	50.00'	41.50'	40.32'	N 64°13'54" W	47°33'24"

JONES SHAW SURVEY ABSTRACT NO. 179



Per 2017005841 OPRGCTx
Exhibit "A"

25' Front B.L.
8' Side B.L.
93' Rear B.L.
East Line 8' Private W.E.
8' South Line W.E.
(4' Per Lot)

B.L. = Building Line
W.E. = Walkway Esmt.

Zone: VE
BFE: 17

Zone: VE
BFE: 18

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. 0308 G, 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) 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) This survey represents the same land as platted in the metes and bounds application, recorded under GCCFN 2014061592 OPRGCTx. The bearings have been rotated to the Texas Coordinate System of 1983, a more modern and accurate bearing basis.

6) A separate metes and bounds description of even date accompanies this survey.

7) Title Company: South Land Title
GF No.: CB2291853

Subject to Schedule B: Restrictions: (1) Vol 2007A /Pg. 83 GCMR and GCCFN 2017005841 OPRGCTx. (10.e) Conservation esmt. GCCFN 2007024915 OPRGCTx (10.f) Roadway access & Utility Esmt. GCCFN 2007071925 OPRGCTx (10.g) Esmt agreement for access GCCFN 2007042542 OPRGCTx (10.k) Wetland Reserve as reflected by the plat. (10.l) Private Roadway Esmt. Blue Water Add No. 1, Vol. 2007A/Pg. 39 GCMR
DOES NOT APPLY: (10.m) Drainage Esmt.

For: Easton Homes 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.



**SEACOAST
SURVEYORS**

409-684-6400

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Texas Firm Registration No.: 10194703
www.seacoastsurveyors.com

Michael Hoover
Michael Hoover
Registered Professional
Land Surveyor No. 5423



SURVEY DATE: May 17, 2022
FILE No.: 2908-0000-0008-0001
DRAFTING: DR
JOB No.: 22-0608