G.F. # : 23-71859-52
DATE : JANUARY 18, 2023

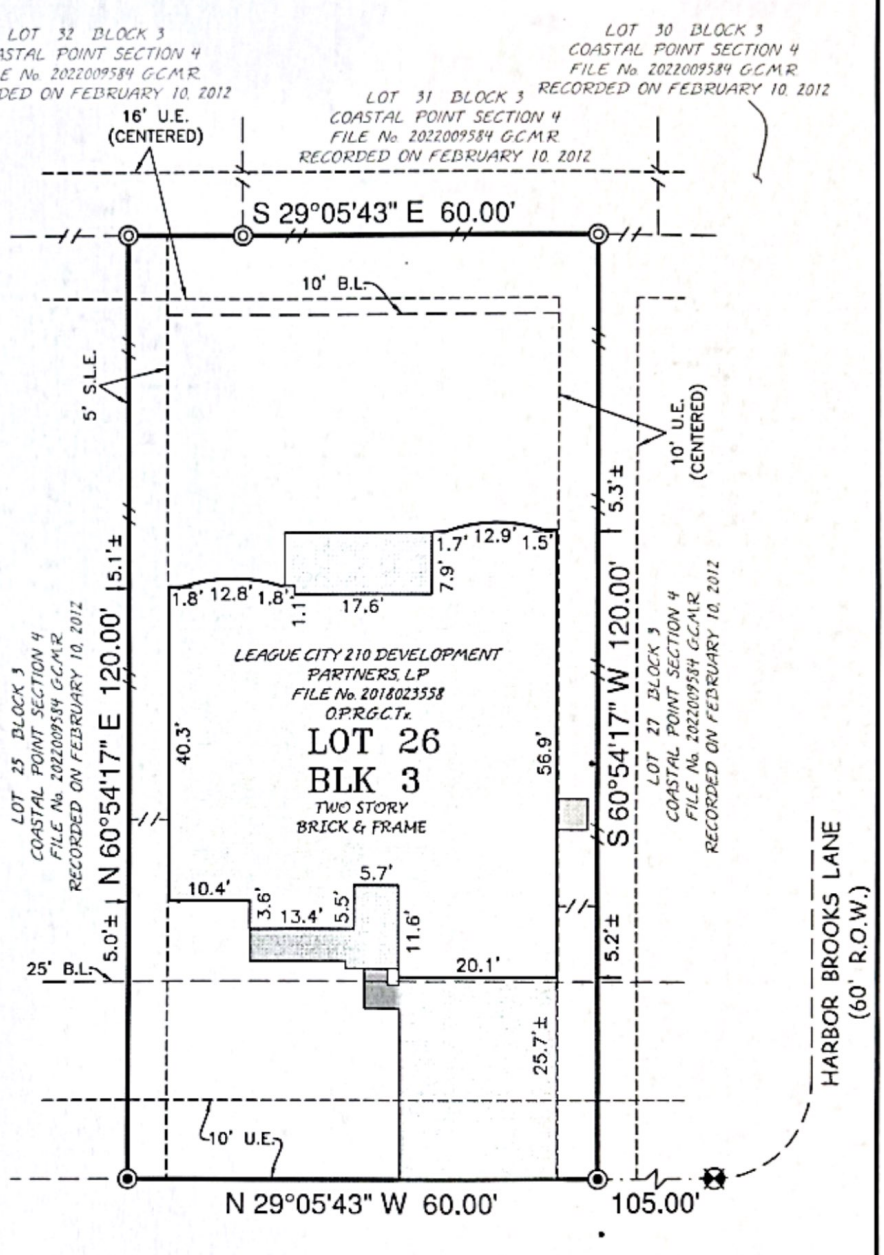
S.L.E. STREET LIGHT EASEMENT.
B.L. BUILDING LINE.
U.E. UTILITY EASEMENT.
SUBJECT BOUNDARY LINE.
CONTROL MONUMENT TIE.
6' BOARD FENCE.
I.R. W/CAP STAMPED "LJA" FOUND (CONTROL MONUMENT).
I.R. W/CAP STAMPED "LJA" FOUND.
I.R. W/CAP STAMPED "LJA" FOUND AT FENCE CORNER.

HOUSE ON SLAB.
CONCRETE SLAB COVERED.
CONCRETE UNCOVERED.
PORTION OF AC PAD INTO EASEMENT (NOT A PERMANENT STRUCTURE).
DRAIN

FMS SURVEYING,INC
ESTABLISHED 1978
7523 RUSSELL STREET, MANVEL, TEXAS 77578
PHONE: (281) 519-8530
TBPELS FIRM # 10040400
www.fmssurveying.com

0 20 40
SCALE: 1"=20'

67298-FTC



NOTES:
1. BEARINGS ARE BASED ON THE RECORDED PLAT.
2. THE SETBACKS FOR THIS LOT ARE PER THE RECORDED PLAT AND COASTAL POINT RESIDENTIAL DESIGN GUIDELINES DATED DECEMBER 2018.
4. THE SURVEYOR HAS NOT ABSTRACTED THIS PROPERTY AND HAS RELIED ON THE TITLE COMMITMENT WITH THE GF NUMBER 20-66517-1, PREPARED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY EFFECTIVE FEBRUARY 27, 2022.

THIS ORIGINAL WORK IS PROTECTED UNDER COPYRIGHT LAWS, TITLE 17 UNITED STATES CODE SECTION 101 AND 102. ALL VIOLATORS WILL BE PROSECUTED TO THE FULLEST EXTENT OF THE LAW. THIS SURVEY IS BEING PROVIDED SOLELY FOR THE USE OF THE RECIPIENTS NAMED AND NO LICENSE HAS BEEN CREATED, EXPRESS OR IMPLIED, TO COPY THE SURVEY EXCEPT AS IS NECESSARY IN CONJUNCTION WITH ORIGINAL TRANSACTION, WHICH ALL TAKE PLACE WITHIN (30) DAYS FROM THE DATE SHOWN HEREON.

LOT 26 , BLOCK 3 , OF COASTAL POINT, SECTION FOUR (4)
MAP RECORDED IN FILE No. 2022009584 OF THE MAP RECORDS,
GALVESTON COUNTY, TEXAS.

PURCHASER : Adam Tyler Jansen

ADDRESS : 2725 LAKESIDE SHORE DRIVE

TO : OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY (EXCLUSIVELY)

I HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS A SURVEY MADE UNDER MY SUPERVISION ON THE GROUND, AND IN ACCORDANCE WITH THE INFORMATION PROVIDED TO ME, AND CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF THIS SURVEY.

Scott R. Sheridan

SCOTT R. SHERIDAN
REGISTERED PROFESSIONAL LAND SURVEYOR, No. 6171

RC

THIS LOT LIES WITHIN SHADED ZONE X, PER LOMR-F CASE No. 22-06-2587A, EFFECTIVE SEPTEMBER 16, 2022, FOR FIRM No. 48167C0044G, EFFECTIVE AUGUST 15, 2019 FOR COMMUNITY NO. 485488. THIS INFORMATION IS FOR FLOOD INSURANCE PURPOSES ONLY AND WILL NOT IDENTIFY ANY SPECIFIC FLOOD HAZARDS THAT MAY EXIST.

STATE OF TEXAS
REGISTERED
SCOTT R. SHERIDAN
6171
PROFESSIONAL
LAND SURVEYOR

SEE ATTACHED ADDENDUM FOR ADDITIONAL STIPULATIONS