

994 Mary Ann Street, Crystal Beach, TX 77650

Per Plat (GCMR)
15' Front B.L.

Per 6003007
(OPRGCTx)
5' Side B.L.

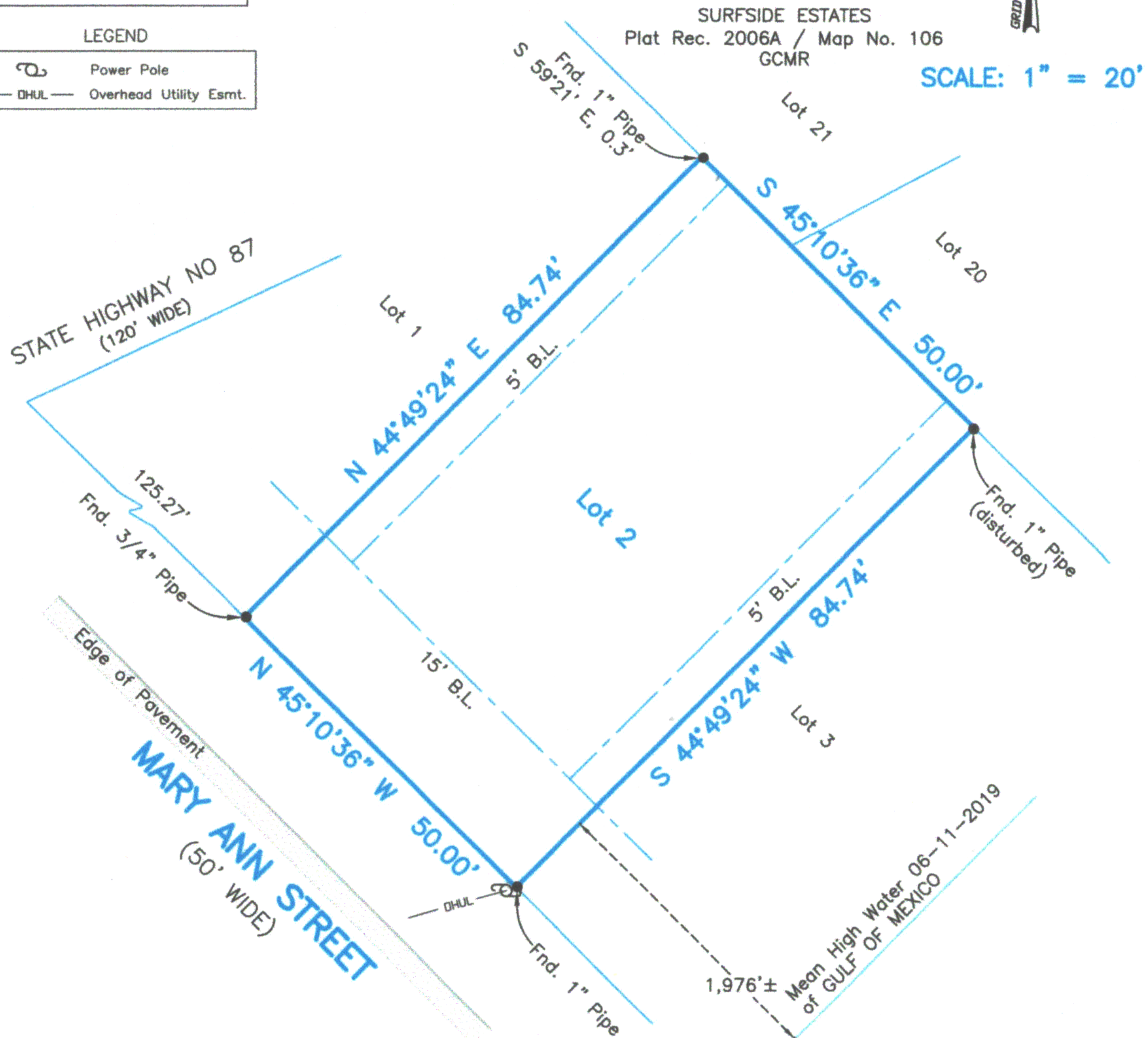
B.L.=Building Line

LEGEND

Power Pole
Overhead Utility Esmt.

SURFSIDE ESTATES
Plat Rec. 2006A / Map No. 106
GCMR

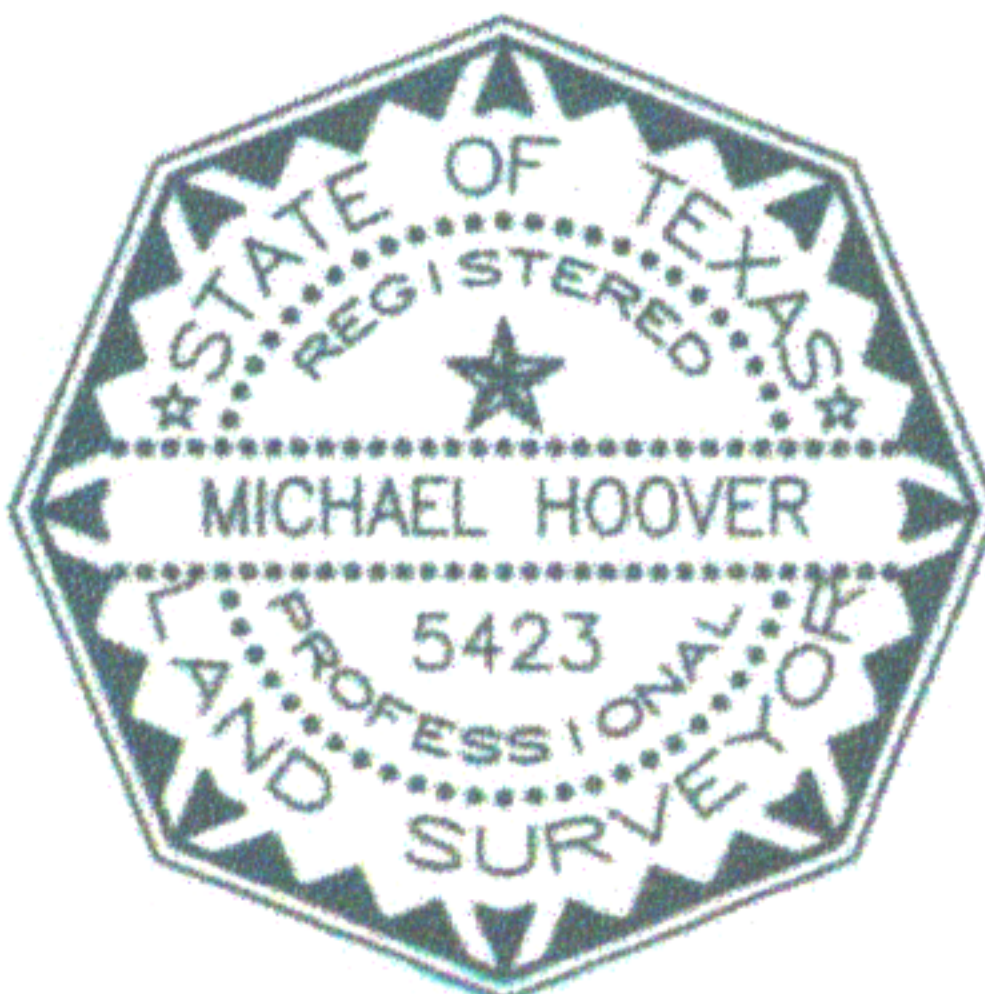
SCALE: 1" = 20'



Survey of Lot Two (2) of **PEARL BEACH ADDITION**, a subdivision in Galveston County, Texas, according to the map or plat thereof recorded in Volume 254-A, Page 84 and transferred to Plat Record 2, Map No. 94, 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
Michael Hoover
Registered Professional
Land Surveyor No. 5423



CRYSTAL BEACH OFFICE
Registration Number: 10194364

(409) 684-6400 www.hightidelandsurveying.com
975 LAZY LANE WEST | CRYSTAL BEACH, TX 77650
Mailing | P.O. BOX 16142 | GALVESTON, TX 77552

SURVEY DATE: October 17, 2019
FILE No.: 5670-0000-0002-000
DRAFTING: ms
JOB No.: 19-5726

NOTES:

- 1) 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. 0328 G, effective date August 15, 2019, this property lies within Zone VE with a Base Flood Elevation of 14' (as measured to the lowest horizontal structural member).
- 2) 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).
- 3) All bearings shown hereon are based upon the Texas Coordinate System of 1983, South Central Zone 4204.
- 4) Title Company: South Land Title
GF No. RSG1900872

For: Prime River Investments LLC

Subject to Restrictions Recorded in Vol. 254-A/Pg. 84 & Plat Rec. 2/Map No. 94 GCMR and Vol. 1362/Pg. 497 OPRGCTx.