

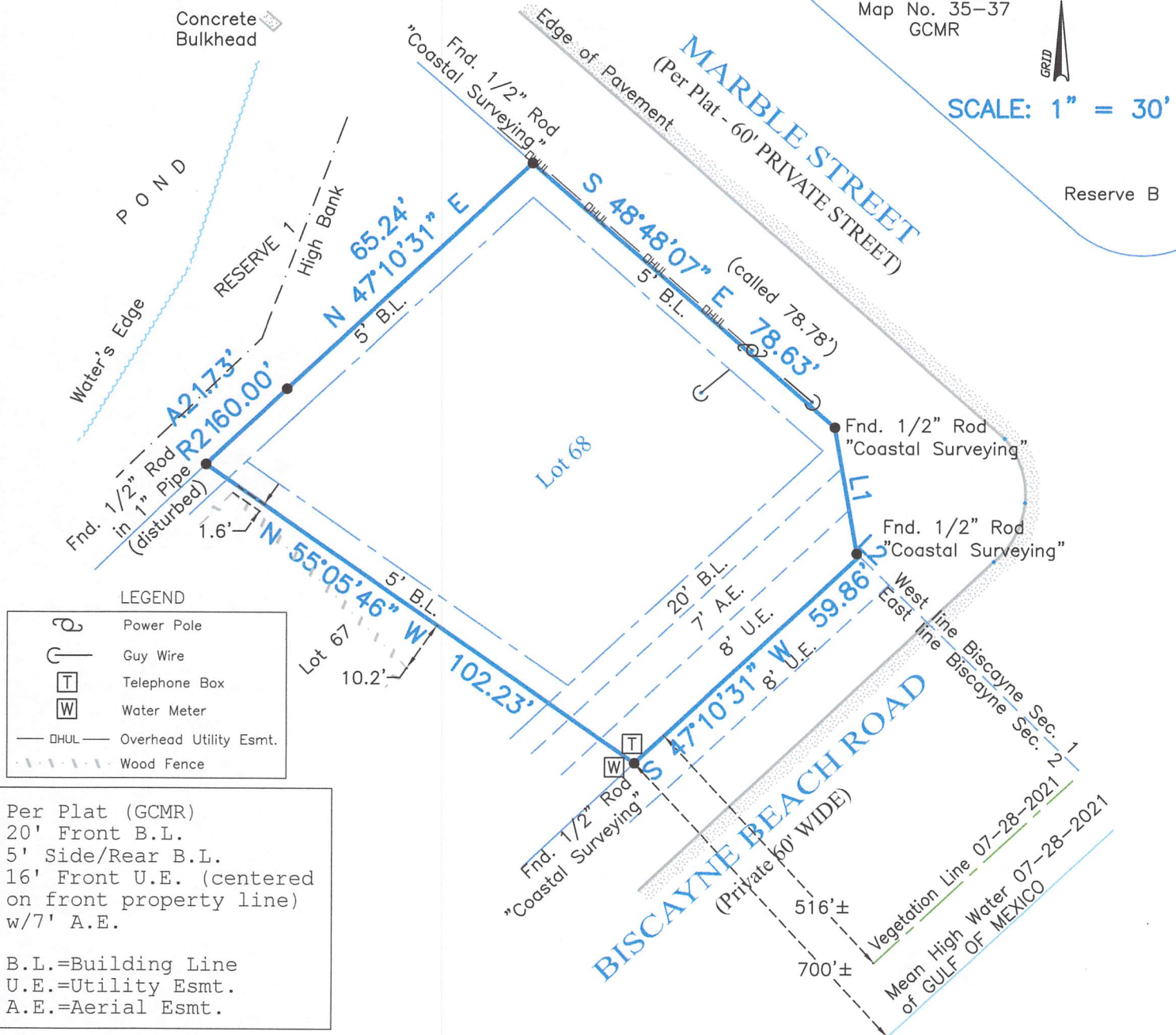
3841 Biscayne Beach Road, Port Bolivar, TX 77650

LINE	BEARING	DISTANCE
L1	S 09°57'28" E	25.09'
L2	S 45°51'42" E	0.58'

THE BISCAYNE
SECTION ONE (1)
Plat Rec. 2003A
Map No. 35-37
GCMR



SCALE: 1" = 30'



Per Plat (GCMR)
20' Front B.L.
5' Side/Rear B.L.
16' Front U.E. (centered
on front property line)
w/7' A.E.

B.L.=Building Line
U.E.=Utility Esmt.
A.E.=Aerial Esmt.

Survey of Lot Sixty-Eight (68) of **THE BISCAYNE SECTION TWO (2)**, a subdivision in Galveston County, Texas, according to the map or plat thereof recorded in Plat Record 2005A, Map No. 157 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

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975 LAZY LANE WEST | CRYSTAL BEACH, TX 77650
Mailing / P.O. BOX 16142 | GALVESTON, TX 77552

SURVEY DATE: June 10, 2020
FILE No.: 1837-0000-0068-000
DRAFTING: ms
JOB No.: 20-0392

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 FIRM Community Number 48167C, Panel No. 0315 G, effective date August 15, 2019, this property lies within Zone VE with a Base Flood Elevation of 18' (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) Title Company: South Land Title
GF No CB1863465
DOES NOT APPLY: (10.e) Drainage Esmt. and (10.g) BPSUD ROW Esmt. Vol. 2025/Pgs. 726, 728 & 730 OPRGCTx.

For: Shipwright Constructions, LLC
Subject to Restrictions Recorded in Plat Rec. 2005A/Map No. 157 GCMR and GCCFN(s) 2003046626 & 2005081478 OPRGCTx.

Rev. 11-16-2021 to update Veg/MHW Tie