

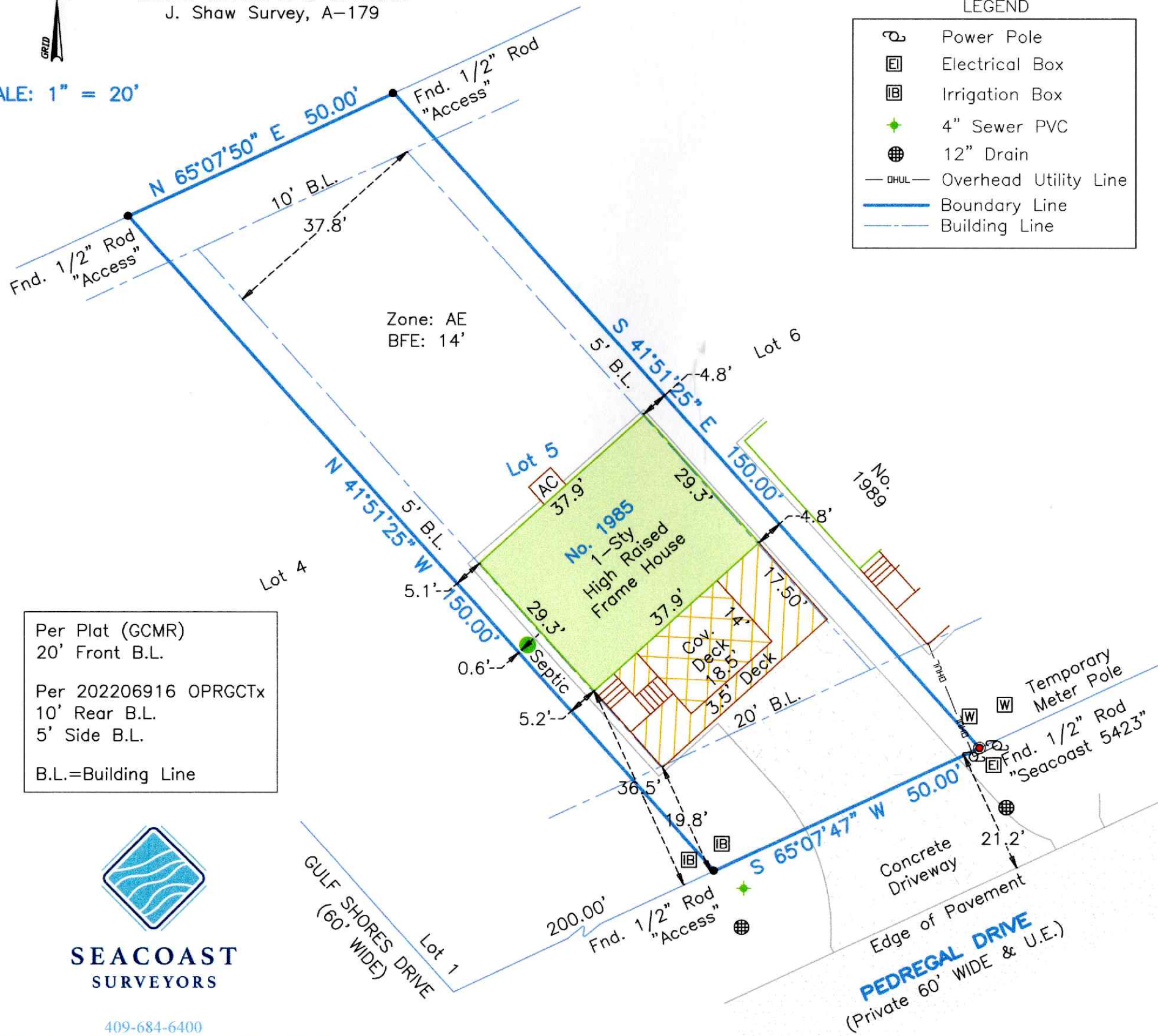
1985 Pedregal Drive Crystal Beach, TX 77650

JONES SHAW SURVEY  
ABSTRACT NO. 179

MEAH Crystal Beach LLC  
2.4992 AC (108,867 SqFt)  
GCCFN 2019014949 OPRGCTx  
J. Shaw Survey, A-179



SCALE: 1" = 20'



LEGEND

- Power Pole
- Electrical Box
- Irrigation Box
- 4" Sewer PVC
- 12" Drain
- Overhead Utility Line
- Boundary Line
- Building Line

Zone: AE  
BFE: 14'

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

Per 202206916 OPRGCTx  
10' Rear B.L.  
5' Side B.L.

B.L.=Building Line

GENERAL NOTES:

- 1) This survey has been prepared without benefit of a current title report. There may be easements, building lines, or other matters of record not shown hereon.
- 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. 0309 G, with an effective date August 15, 2019, this property lies within Zone AE, with a Base Flood Elevation of 14' (as measured to the top of the bottom floor).
- 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

PLAT OF SURVEY

Survey of Lot Five (5) of THE SHORES, a subdivision in Galveston County, Texas, according to the map or plat thereof recorded in Instrument No. 2022049063 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



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SURVEY DATE:	March 11, 2025
FILE No.:	7082-0000-0005-000
DRAFTING:	ms/dr
JOB No.:	25-0124