

4408 Whaler Lane, Port Bolivar, TX 77650

ABRAHAM VAN NORDSTRAND SURVEY
Abstract No. 203



BLOCK 1

SCALE: 1" = 30'

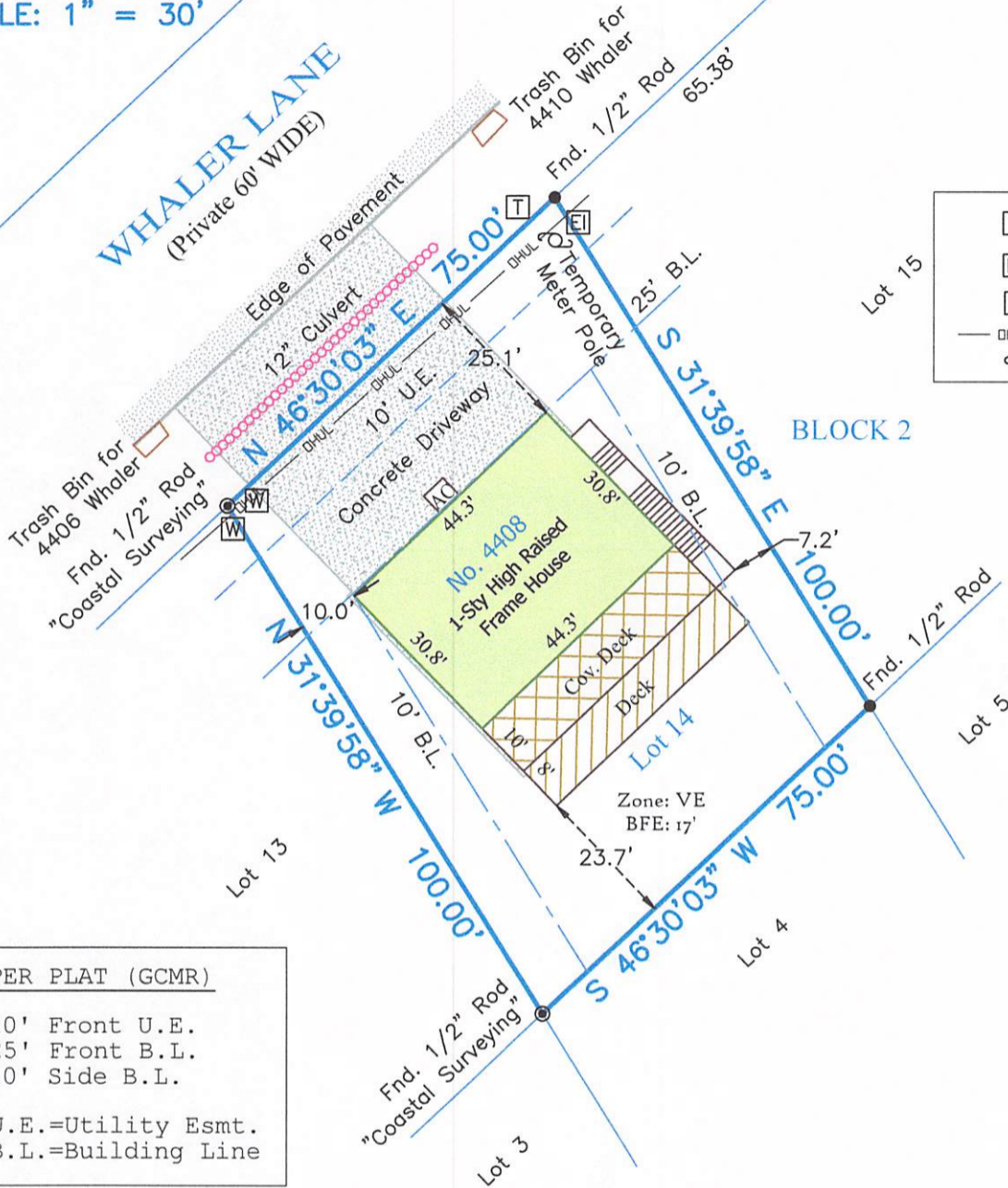
WHALER LANE
(Private 60' WIDE)

R20.00'
A35.55'

BERTRAM LANE
(Private 60' WIDE)

LEGEND

	Telephone Box
	Electrical Box
	Water Meter
	Overhead Utility Esmt.
	Power Pole



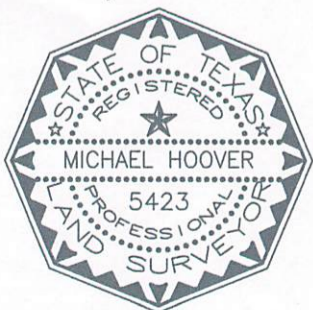
PER PLAT (GCMR)
10' Front U.E.
25' Front B.L.
10' Side B.L.
U.E.=Utility Esmt.
B.L.=Building Line

Survey of Lot Fourteen (14), in Block Two (2) of **HOLIDAY SHORES REPLAT AMENDMENT 1**, a subdivision in Galveston County, Texas, according to the map or plat thereof recorded in Plat Record 2007A, Map No. 126, 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



SEACOAST
SURVEYORS

409-684-6400

975 West Lazy Lane / Crystal Beach, Texas 77650
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Texas Firm Registration No.: 10194703
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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. 0315 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) Surveyed without the benefit of a Title Report.

SURVEY DATE: November 11, 2022
FILE No.: 4057-0002-0014-000
DRAFTING: ms
JOB No.: 22-1057