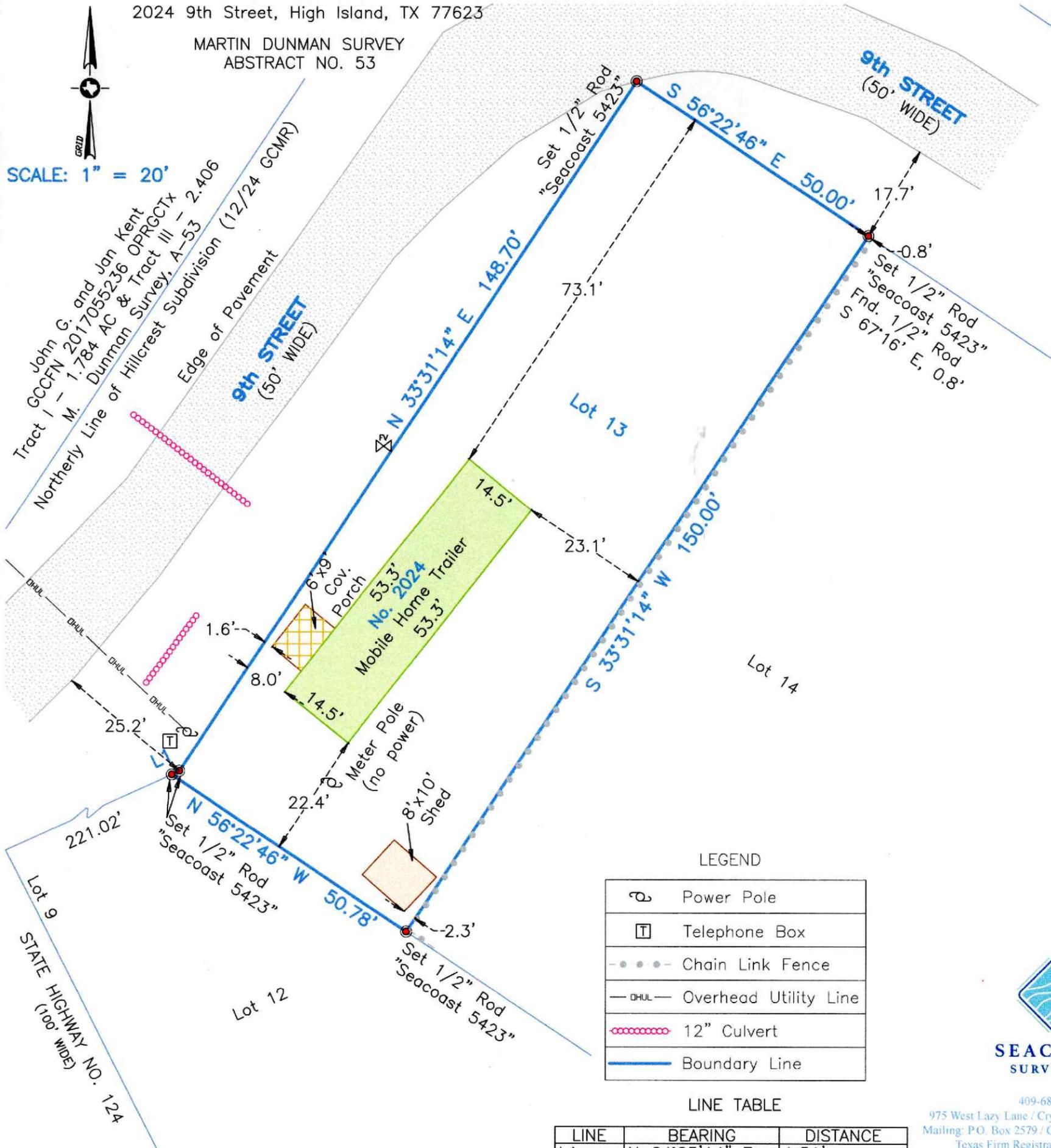


2024 9th Street, High Island, TX 77623

MARTIN DUNMAN SURVEY
ABSTRACT NO. 53

SCALE: 1" = 20'

Tract John G. and Jan Kent
GCCFN 2017055236 OPRGCTx
M. Dunman Survey, A-53 - 2.406
Northerly Line of Hillcrest Subdivision (12/24 GCMR)



LEGEND

	Power Pole
	Telephone Box
	Chain Link Fence
	Overhead Utility Line
	12" Culvert
	Boundary Line

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 64°25'14" E	1.51'



409-684-6400
975 West Lazy Lane / Crystal Beach, Texas 77650
Mailing: P.O. Box 2579 / Crystal Beach, Texas 77650
Texas Firm Registration No.: 10194703
www.seacoastsurveyors.com

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 not 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. 0160 G, with an effective date August 15, 2019.
- 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 Thirteen (13) of HILLCREST SUBDIVISION, a subdivision in Galveston County, Texas, according to the map or plat thereof recorded in Plat Record 12, Map No. 24, 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



Rev. 01-26-2026
to correct address

SURVEY DATE:	Date
FILE No.:	4010-0000-0013-000
DRAFTING:	ms
JOB No.:	26-0031