

865 Palmetto Drive, Crystal Beach, TX 77650

JONES SHAW SURVEY
ABSTRACT NO. 179

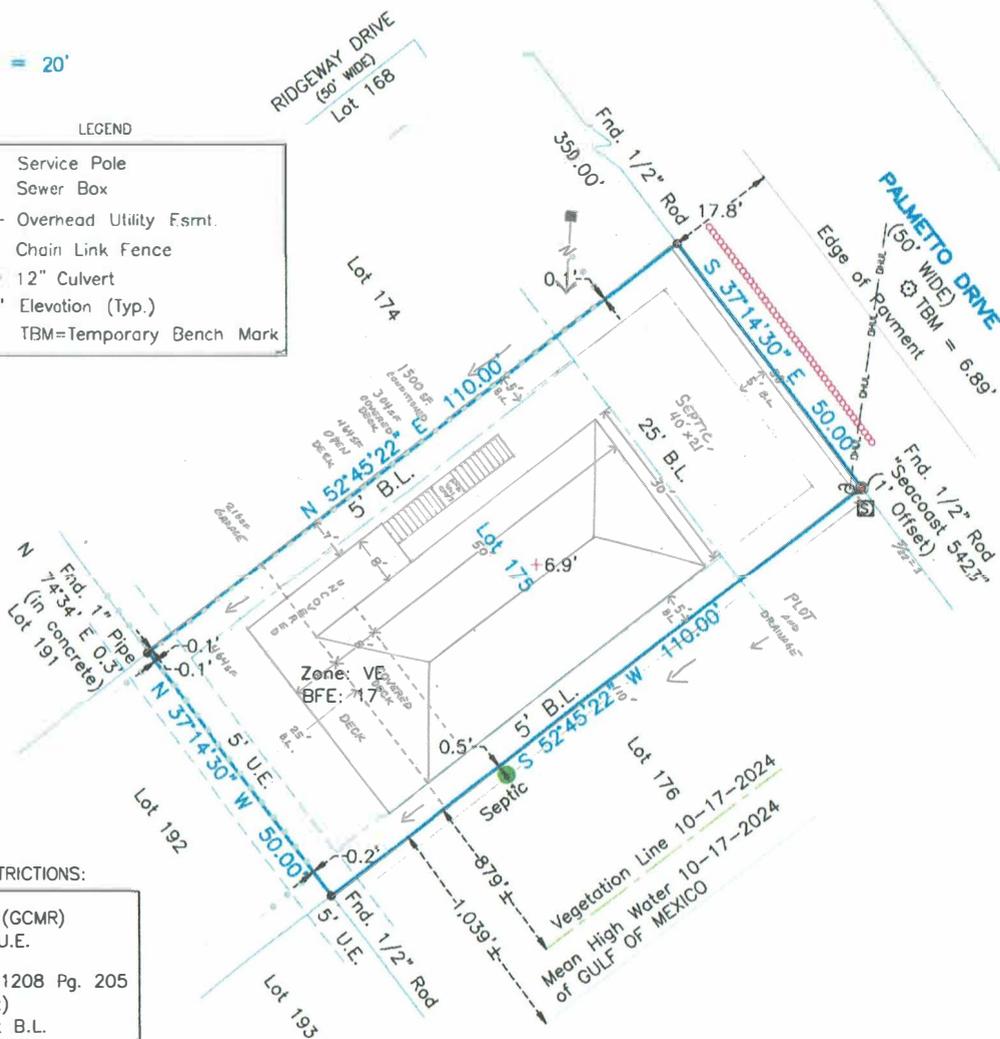
2024
10/17



SCALE: 1" = 20'

LEGEND

	Service Pole
	Sewer Box
	Overhead Utility Esmt.
	Chain Link Fence
	12" Culvert
	+5.67' Elevation (Typ.)
	TBM=Temporary Bench Mark



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 VE, with a Base Flood Elevation of 17' (as measured to the lowest horizontal structural member).
- 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 One Hundred Seventy-Five (175) of EMERALD BEACH, a subdivision in Galveston County, Texas, according to the map or plat thereof recorded in Volume 254-A, Page 79 and transferred to Plat Record 7, Map No. 15, 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.

RESTRICTIONS:

- Per Plat (GCMR)
5' Rear U.E.
- Per Vol. 1208 Pg. 205 (OPRGCTx)
25' Front B.L.
5' Side B.L.
- U.E. = Utility Esmt.
B.L. = Building Line



SEACOAST
SURVEYORS

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Michael Hoover
Registered Professional
Land Surveyor No. 5423



SURVEY DATE:	October 17, 2024
FILE No.:	3200-0000-0175-000
DRAFTING:	ms/dr
JOB No.:	24-0672