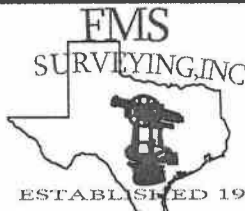
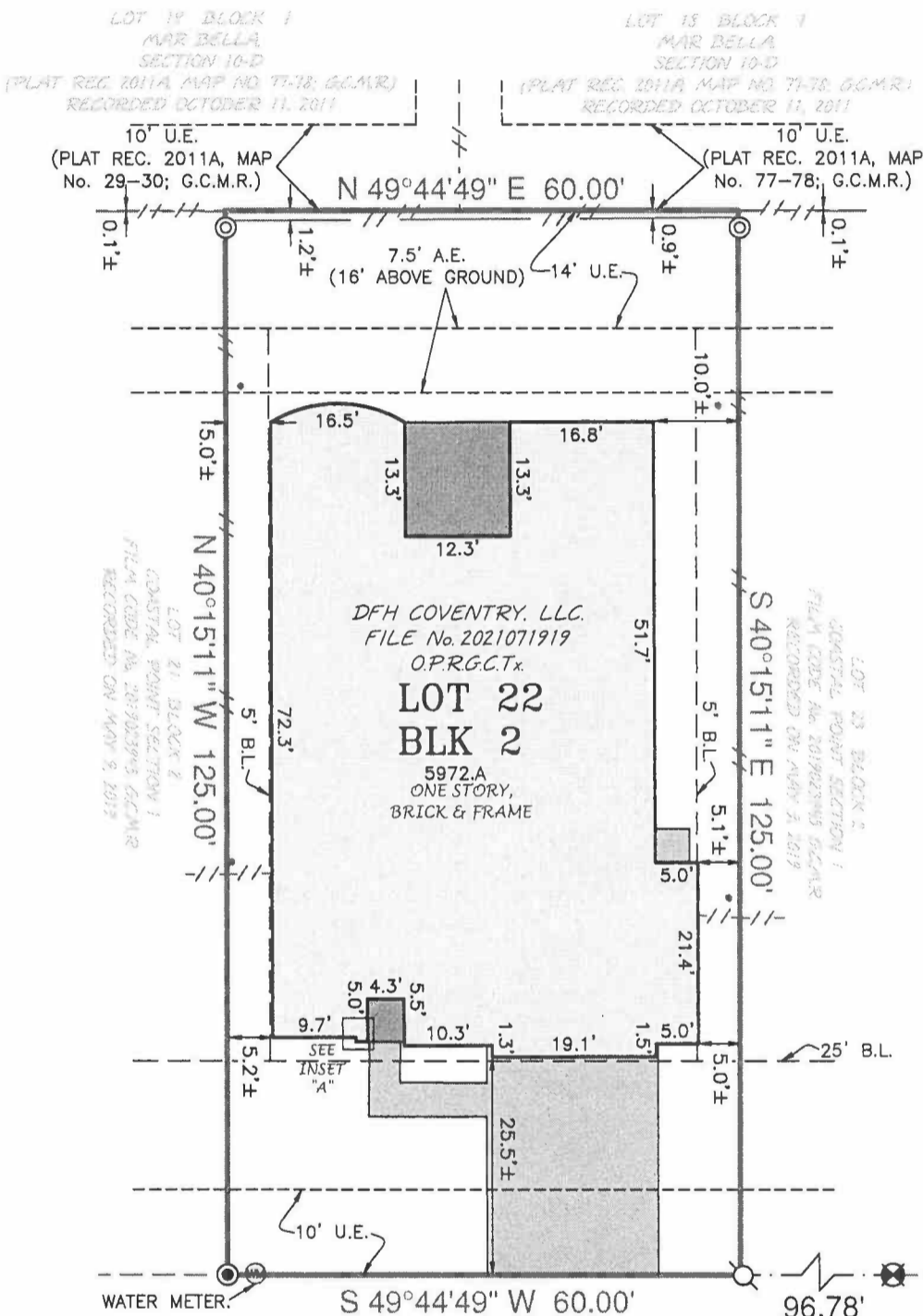
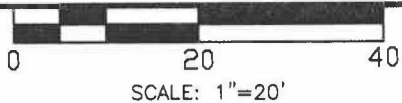


A.E. AERIAL EASEMENT.
B.L. BUILDING LINE.
U.E. UTILITY EASEMENT.

--- SUBJECT BOUNDARY LINE.
- - - CONTROL MONUMENT TIE.
// 6' BOARD FENCE.



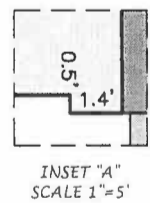
19701 HIGHWAY 6, MANVEL, TEXAS 77578
PHONE: (281) 519-8530
TBPLS FIRM # 10040400
www.fmsurveying.com



NOTES:
1. BEARINGS ARE BASED ON THE RECORDED PLAT.
2. THE SETBACKS FOR THIS LOT ARE PER THE RECORDED PLAT AND COASTAL POINT RESIDENTIAL DESIGN GUIDELINES DATED DECEMBER 2018.
3. PER THE CITY ORDINANCE No. 125-70.C, THIS LOT IS SUBJECT TO 25' FRONT, 5' SIDE AND 10' REAR BUILDING LINES. SIDE/CORNER LOTS ARE SUBJECT TO 10' SIDE BUILDING LINES.
4. THE SURVEYOR HAS NOT ABSTRACTED THIS PROPERTY AND HAS RELIED ON THE TITLE COMMITMENT WITH THE GF NUMBER 921632, PREPARED BY MILLENNIUM TITLE COMPANY EFFECTIVE APRIL 22, 2021.
5. THE ELEVATIONS CONTAINED HEREON ARE BASED ON NGS REFERENCE MARK PID NUMBER AW1588, BEING A VERTICAL CONTROL DISK FASTENED TO A METAL ROD WITH BASE PLATE BURIED/SCREWED WITH SETTING INTO GROUND, STAMPED "X 1201 1973", WITH A PUBLISHED ELEVATION OF 16.43 FEET, NAVD 88.

- HOUSE ON SLAB.
- CONCRETE SLAB COVERED.
- CONCRETE UNCOVERED.

- I.R. W/CAP STAMPED "TEAM" FOUND (CONTROL MONUMENT).
- I.R. W/CAP STAMPED "TEAM" FOUND.
- I.R. W/CAP STAMPED "TEAM" FOUND 2' OFFSET AT FENCE LINE.
- I.R. W/CAP STAMPED "TEAM" FOUND DISTURBED.
- DRAIN.



WAGTAIL WAY LANE
(60' R.O.W.)

THIS ORIGINAL WORK IS PROTECTED UNDER COPYRIGHT LAWS, TITLE 17 UNITED STATES CODE SECTION 101 AND 102. ALL VIOLATORS WILL BE PROSECUTED TO THE FULLEST EXTENT OF THE LAW. THIS SURVEY IS BEING PROVIDED SOLELY FOR THE USE OF THE RECIPIENTS NAMED AND NO LICENSE HAS BEEN CREATED, EXPRESS OR IMPLIED, TO COPY THE SURVEY EXCEPT AS IS NECESSARY IN CONJUNCTION WITH ORIGINAL TRANSACTION, WHICH ALL TAKE PLACE WITHIN (30) DAYS FROM THE DATE SHOWN HEREON.

LOT 22, BLOCK 2, OF COASTAL POINT, SECTION ONE (1)
MAP RECORDED IN FILE No. 2019023943 OF THE MAP RECORDS,
GALVESTON COUNTY, TEXAS.

ADDRESS : 4813 WAGTAIL WAY LANE

TO : MILLENNIUM TITLE COMPANY (EXCLUSIVELY)

I HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS A SURVEY MADE UNDER MY SUPERVISION ON THE GROUND, AND IN ACCORDANCE WITH THE INFORMATION PROVIDED TO ME, AND CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF THIS SURVEY.

SCOTT R. SHERIDAN
REGISTERED PROFESSIONAL LAND SURVEYOR, No. 6171

THIS LOT LIES WITHIN SHADED ZONE "X". PER LOMR-F CASE No. 20-06-0389A, EFFECTIVE DECEMBER 18, 2019. THIS INFORMATION IS FOR FLOOD INSURANCE PURPOSES ONLY AND WILL NOT IDENTIFY ANY SPECIFIC FLOOD HAZARDS THAT MAY EXIST.



SEE ATTACHED ADDENDUM FOR ADDITIONAL STIPULATIONS