



LEGEND

+ 5.67'	Elevation (Typ.)
	Power Pole
	Telephone Box
	Electrical Box
	TBM=Temporary Bench Mark

Survey of Lot Fifty (50) of THE BISCAIYNE BEACH, SECTION TWO (2), a subdivision in Galveston County, Texas, according to the map or plat thereof recorded in Plat Record 2005A, Map No. 157, 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



Per Plat (GCMR)  
20' Front B.L.  
10' Street Side B.L.  
5' Side/Rear B.L.  
16' Front U.E.  
(8' each side of Lot)  
7' Front A.E.

B.L.= Building Line  
U.E.= Utility Esmt.  
A.E.= Aerial Esmt.

- NOTES:**
- 1) This property does lie within the 100 Year Flood Plain as established by the Federal Emergency Management Agency and lies within the designated coastal barriers.
  - 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 18' (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) Title Company: Stewart Title File No. 959679
- SUBJECT TO SCHEDULE B: (1) Restrictions Vol. 2005A/Pg. 157 GCMR & GCCFN(s) 2003046626 & 2005081478 OPRGCTx.  
DO NOT APPLY: (10.f) BPSUD ROW Esmt. Vol 2025/Pgs. 726, 728 & 730 OPRGCTx.



**CRYSTAL BEACH OFFICE**  
Registration Number: 10194364  
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Mailing | P.O. BOX 16142 | GALVESTON, TX 77552

3717 Biscayne Beach Road, Port Bolivar, TX 77650

SURVEY DATE:	October 07, 2020
FILE No.:	1837-0000-0050-000
DRAFTING:	ms
JOB No.:	20-0833

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	2894.70'	100.03'	100.03'	S 35°23'23" W	15°45'22"
C2	2994.70'	100.02'	100.02'	N 35°11'28" E	16°09'13"

For: Bradley Soshea