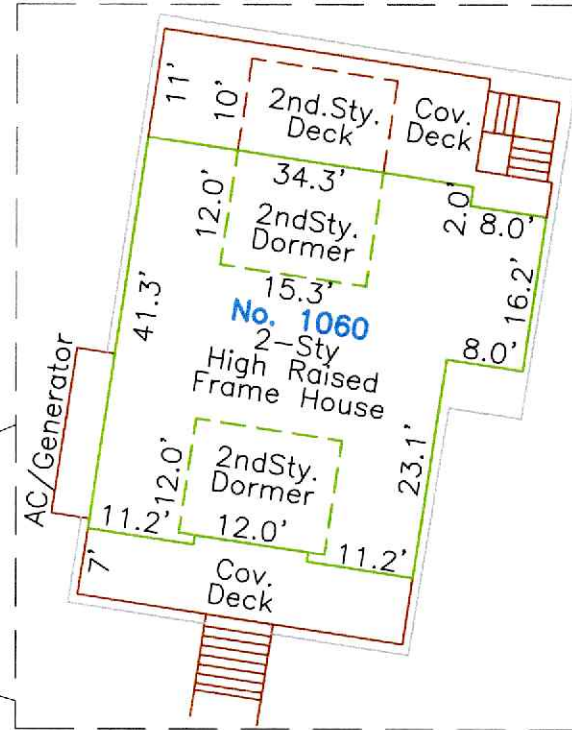
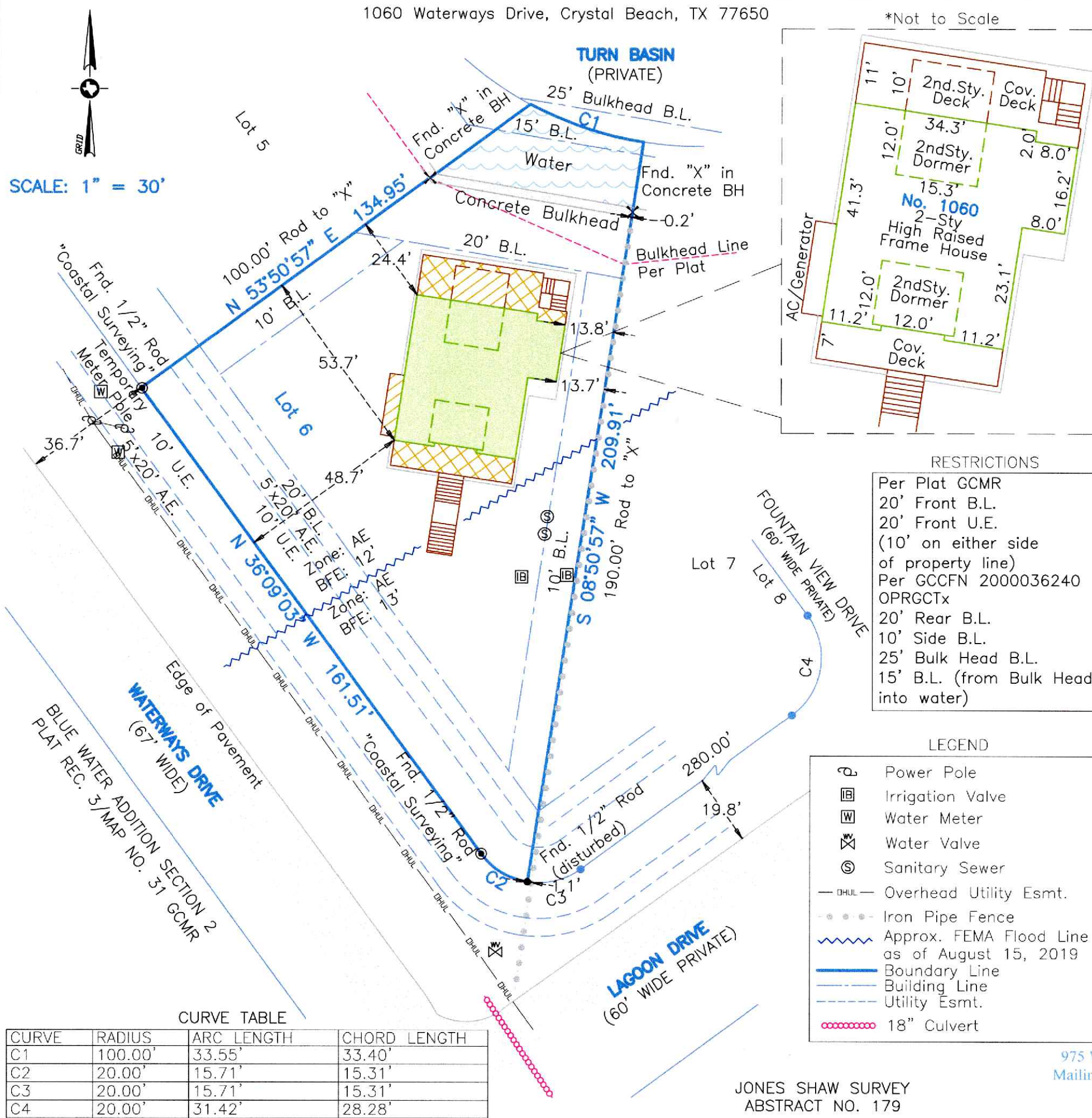


\*Not to Scale



SCALE: 1" = 30'



**RESTRICTIONS**

Per Plat GCMR  
 20' Front B.L.  
 20' Front U.E.  
 (10' on either side of property line)  
 Per GCCFN 2000036240 OPRGCTx  
 20' Rear B.L.  
 10' Side B.L.  
 25' Bulk Head B.L.  
 15' B.L. (from Bulk Head into water)

**LEGEND**

- Power Pole
- Irrigation Valve
- Water Meter
- Water Valve
- Sanitary Sewer
- Overhead Utility Esmt.
- Iron Pipe Fence
- Approx. FEMA Flood Line as of August 15, 2019
- Boundary Line
- Building Line
- Utility Esmt.
- 18" Culvert

**CURVE TABLE**

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH
C1	100.00'	33.55'	33.40'
C2	20.00'	15.71'	15.31'
C3	20.00'	15.71'	15.31'
C4	20.00'	31.42'	28.28'

**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. 0308 G, with an effective date August 15, 2019, this property lies within Zone AE, with a Base Flood Elevation of 12' & 13' (as measured to the top of the bottom floor).
- 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 Six (6) of a Partial Replat of **WATERWAYS SECTION 2**, a subdivision in Galveston County, Texas, according to the map or plat thereof recorded in Volume 18, Page 938 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.



**SEACOAST SURVEYORS**

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

*Michael Hoover*

Michael Hoover  
 Registered Professional  
 Land Surveyor No. 5423



JONES SHAW SURVEY  
 ABSTRACT NO. 179

SURVEY DATE:	March 19, 2025
FILE No.:	7391-0000-0006-000
DRAFTING:	ms/dr
JOB No.:	25-0135