

22116 Pecos Drive, Galveston, TX 77554

HALL & JONES SURVEY  
ABSTRACT NO. 121

LEGEND

	Vacuum Breaker		Drain Outlet
	Irrigation Valve		Power Pole
	4" Sewer PVC		Electrical Box
	Boundary Line		Water Meter
	Building Line		Vinyl Fence
	Utility Esmt.		Chain Link Fence
	Drainage Esmt.		Overhead Utility Line
	Aerial Esmt.		Set 1/2" Rod "Seacoast 5423"

Lot 82

CANAL  
(100' WIDE)

RESTRICTIONS:

Per Plat (GCMR)

10' Side D.E.  
(centered on property line)  
16' U.E. abutting street r.o.w.  
(centered on property line)

Per Volume 2074, Page 693 OPRGCTx

10' Front U.E. abutting street r.o.w.  
[Per paragraph 6 on page 7; the  
"front side" shall be that property line  
adjacent to a canal, the "back side"  
shall be that property line adjacent to  
a roadway.]

20' Rear B.L.  
12' Front B.L. (into the canal)  
8' Side B.L.

D.E.=Drainage Esmt.  
U.E.=Utility Esmt.  
B.L.=Building Line  
R.O.W.=Right-of-Way

GENERAL NOTES:

1) This survey has been prepared with the benefit of a Title Report prepared by Independence Title, GF Number 2537442-VGHF, with an effective date of October 13, 2025. No additional research regarding the existence of easements, restrictions of any kind, or other matters of record has been performed by the surveyor.

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. 0493 G, with an effective date August 15, 2019, this property lies within Zone AE, with a Base Flood Elevation of 12' (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) Schedule "B" items:

(1) Volume 8, Page 90 GCMR, Volume 2074, Page 693 GCDR, and GCCFN(s) 2004032471, 2008062625, 2008064664, 2013073400, 2011030794, 2014004157, 2021059746, 2023007146, 2023011474 and 2025007707 OPRGCTx.

(10.h) Terms, conditions and stipulations in the Semi Underground Electric Service Agreement GCCFN 8323580 OPRGCTx (does affect subject property).

(10.i) Terms, conditions and stipulations in the Non-Conversion Agreement GCCFN 2019042175 OPRGCTx (does affect subject property).



PLAT OF SURVEY

Survey of Lot Ninety-Seven (97) of SEA ISLE SECTION FIFTEEN (15), a subdivision in Galveston County, Texas, according to the map or plat thereof recorded in Volume 1616, Page 190 and transferred to Plat Record 8, Map No. 90, both of the Map Records in the Office of the County Clerk of Galveston County, Texas.

To: Christopher Paul Navarre and Dee McKenzie Navarre

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.



SCALE: 1" = 20'



SEACOAST  
SURVEYORS

409-684-6400

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Texas Firm Registration No.: 10194703  
www.seacoastsurveyors.com

Michael Hoover  
Registered Professional  
Land Surveyor No. 5423



SURVEY DATE:	October 24, 2025
FILE No.:	6391-0000-0097-000
DRAFTING:	ms
JOB No.:	25-0560