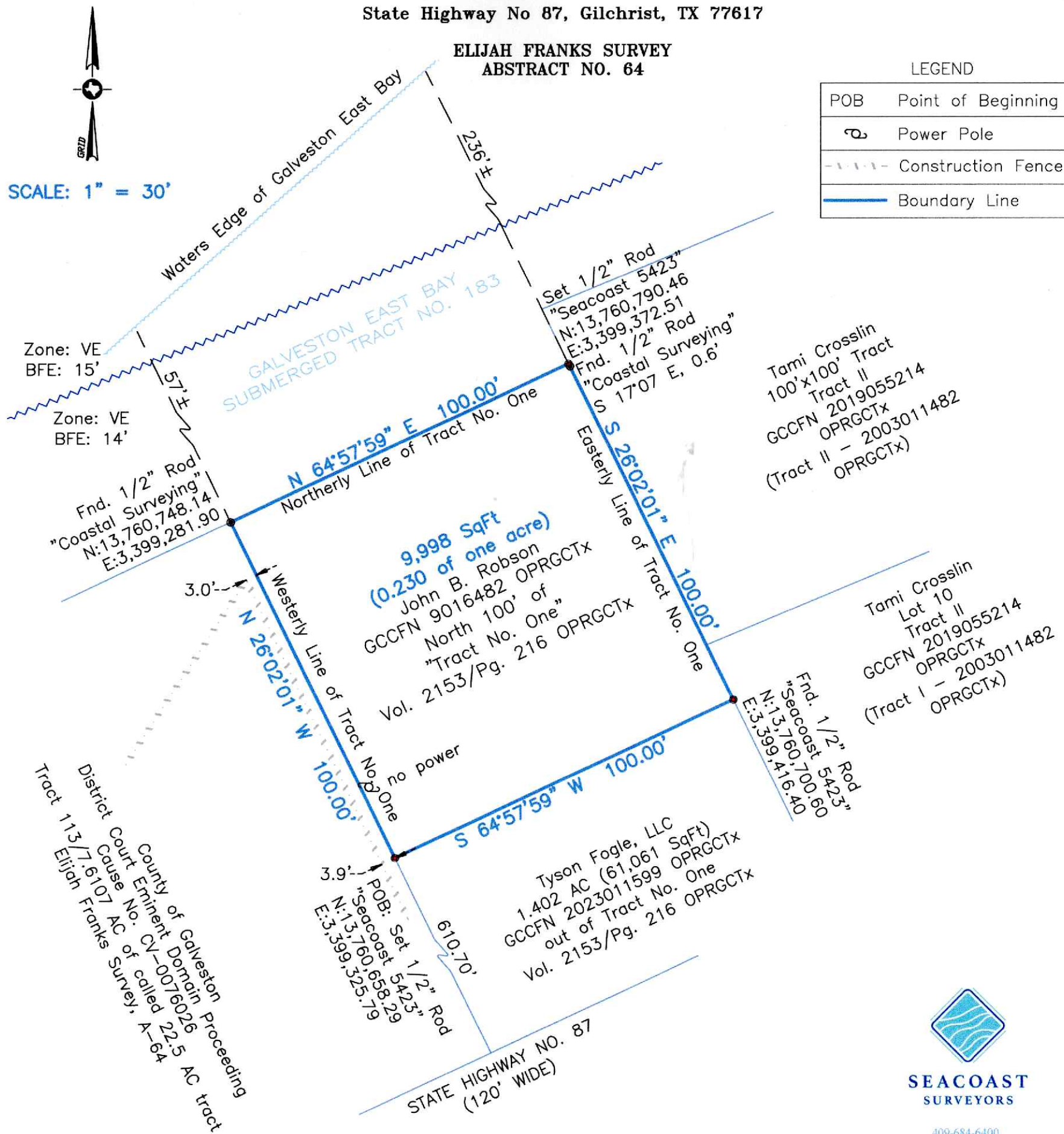


ELIJAH FRANKS SURVEY  
ABSTRACT NO. 64

LEGEND

POB	Point of Beginning
	Power Pole
	Construction Fence
	Boundary Line

SCALE: 1" = 30'



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. 0163 G, with an effective date August 15, 2019, this property lies within Zone VE, with a Base Flood Elevation of 14' (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 does not appear to have access to or from a dedicated public right-of-way.
- 5) (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
- 6) 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
- 7) A separate metes and bounds description of even date accompanies this plat of survey.

PLAT OF SURVEY

Survey of 9,998 Square Feet (0.230 of one acre) tract of land situated in the ELIJAH FRANKS SURVEY, ABSTRACT NO. 64, 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  
Registered Professional  
Land Surveyor No. 5423



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

SURVEY DATE:	April 09, 2026
FILE No.:	7764-0000-0000-002
DRAFTING:	ms
JOB No.:	26-0159