

Per Plat GCMR
 5' Front Road & D.E.
 7.5' Rear U.E.
 w/5' A.E.

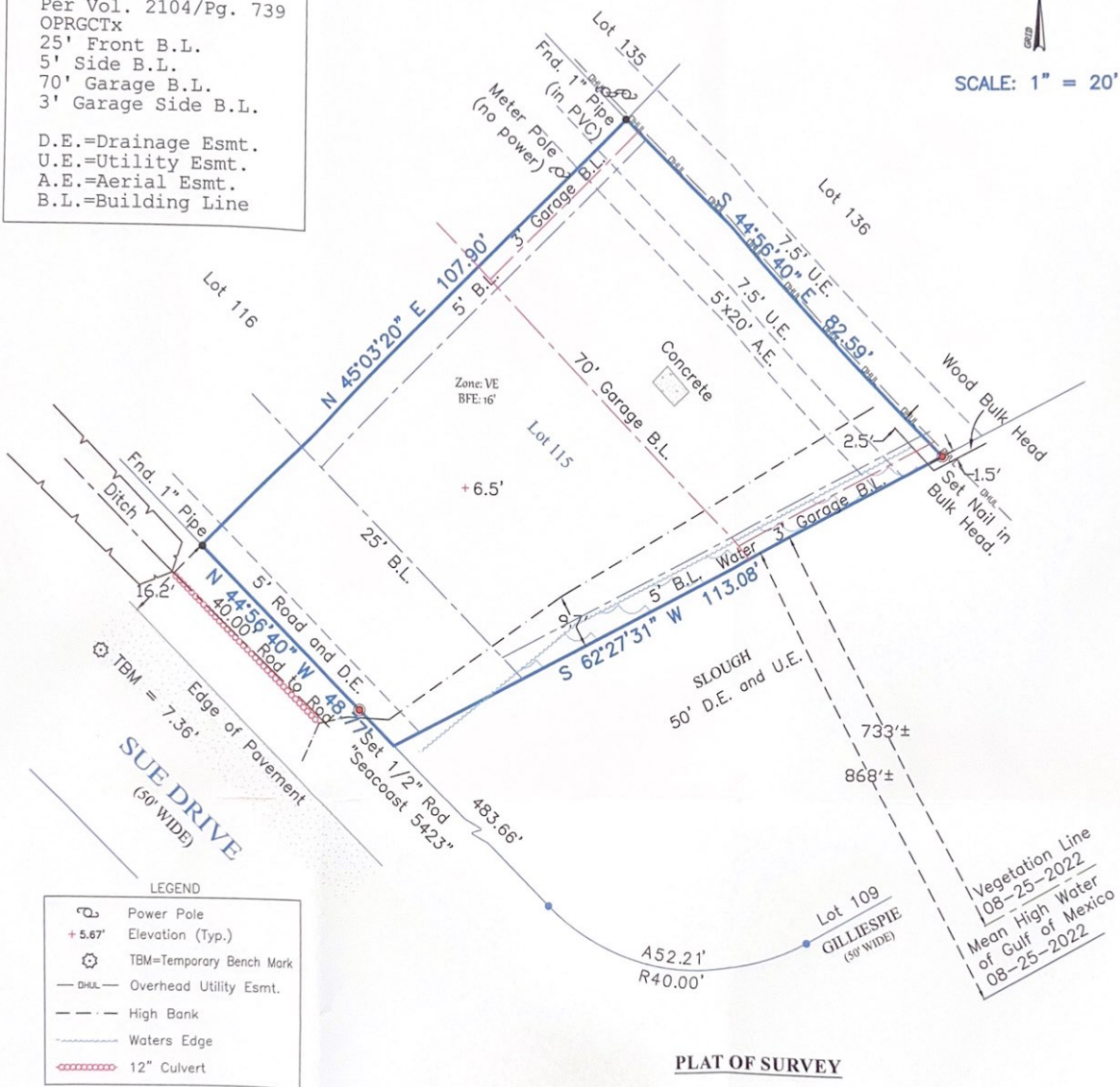
Per Vol. 2104/Pg. 739
 OPRGTX
 25' Front B.L.
 5' Side B.L.
 70' Garage B.L.
 3' Garage Side B.L.

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

946 Sue Drive, Crystal Beach, TX 77650
 BURWELL FRANKS SURVEY
 ABSTRACT NO. 65



SCALE: 1" = 20'



PLAT OF SURVEY

Survey of Lot One Hundred Fifteen (115), of SANDY SHORES, a subdivision in Galveston County, Texas, according to the map or plat thereof recorded in Volume 1616, Page 201 and transferred to Plat Record 7, Map No. 102, both 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.

NOTES:

- 1) This property does lie within the 100 Year Flood Plain as established by the Federal Emergency Management Agency.
- 2) According to the FEMA FIRM Community Number 48167C, Panel No. 0328 G, effective date August 15, 2019, this property lies within Zone VE with a Base Flood Elevation of 16' (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 and are tied to NGS Mark "HGCS 64" (PID AW6988) N:13,744,577.67 / E:3,366,638.74.
- 5) Surveyed without benefit of a Title Report.



**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



SURVEY DATE:	November 28, 2022
FILE No.:	6285-0000-0115-000
DRAFTING:	DR
JOB No.:	22-1113