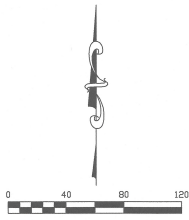


Winkler-Blinkin & Holden Street, Gilchrist, TX 77617
JOSEPH DUNMAN 1/3 LEAGUE
ABSTRACT NO. 52



RANCHO DEL MAR UNRECORDED
SUBDIVISION

Jack M. Mortenson
GCMN 2010088 OPRGCTx
Tract 5 / 144.4208 AC
Port of East Gilchrist Addition &
Rancho Del Mar Unrecorded Sub
J. Dunman 1/3 League, A-52

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 46167C, Panel No. 0163 G, with an effective date August 15, 2019, this property lies within Zone VE with a Base Flood Elevation of 17' (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 TXCOM REF MON 2' (PD DR2251) (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 77550. (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
- 6) This property may contain marshlands and wetlands, which may affect future development. A wetlands determination is beyond the scope of this survey. A general idea of wetlands on this property as determined by the U.S. Fish and Wildlife Service "Wetlands Mapper" may be viewed at the following website:
<https://www.fws.gov/program/national-wetlands-inventory/wetlands-mapper>.



Ronald Waterwall
GCMN 2021075724 OPRGCTx
Tract II
4.531 AC / 197,386 Square Feet
J. Dunman 1/3 League, A-52

AUDUBON VILLAGE SECTION 2
Plat Rec. 2007A / Map No. 42
GCMR

PLAT OF SURVEY
Survey of Lots One (1), Two (2), Three (3), Four (4), Five (5), Six (6), Seven (7), Eight (8), Nine (9), Ten (10), Eleven (11), Twelve (12), Thirteen (13), Fourteen (14), Fifteen (15), Sixteen (16), Seventeen (17), Eighteen (18), Nineteen (19), Twenty (20), Twenty-One (21), Twenty-Two (22), Twenty-Three (23), Twenty-Four (24), Twenty-Five (25), Twenty-Six (26), Twenty-Seven (27), Twenty-Eight (28), Twenty-Nine (29), Thirty (30), Thirty-One (31), Thirty-Two (32), Thirty-Three (33), Thirty-Four (34), Thirty-Five (35), Thirty-Six (36), Thirty-Seven (37), Thirty-Eight (38), Thirty-Nine (39), Forty (40), Forty-One (41), Forty-Two (42), Forty-Three (43), Forty-Four (44), and Forty-Five (45) of EAST GILCHRIST ADDITION, a subdivision in Galveston County, Texas, according to the map or plat thereof recorded in Volumes 224-A, Page 72, and transferred to Plat Record 6, Map No. 56, 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.

- LEGEND**
- RV Hook Up
 - Sanitary Sewer
 - Bolt Wire Fence
 - Chain Link Fence
 - Wrought Iron Fence
 - Agency FEMA Flood Line as of August 15, 2019
 - Set 1/2" Rod "Seacoast 5423"



409-684-6400
975 West Lazy Lane / Crystal Beach, Texas 77550
Mailing: P.O. Box 2579 / Crystal Beach, Texas 77550
Texas Firm Registration No: 10194793
www.seacoastsurveyors.com

Michael Hoover
Michael Hoover
Registered Professional
Land Surveyor No. 5423



DATE	June 01, 2020
BY	Michael Hoover
FOR	Seacoast Surveyors
SCALE	AS SHOWN
FILE NO.	23-0428