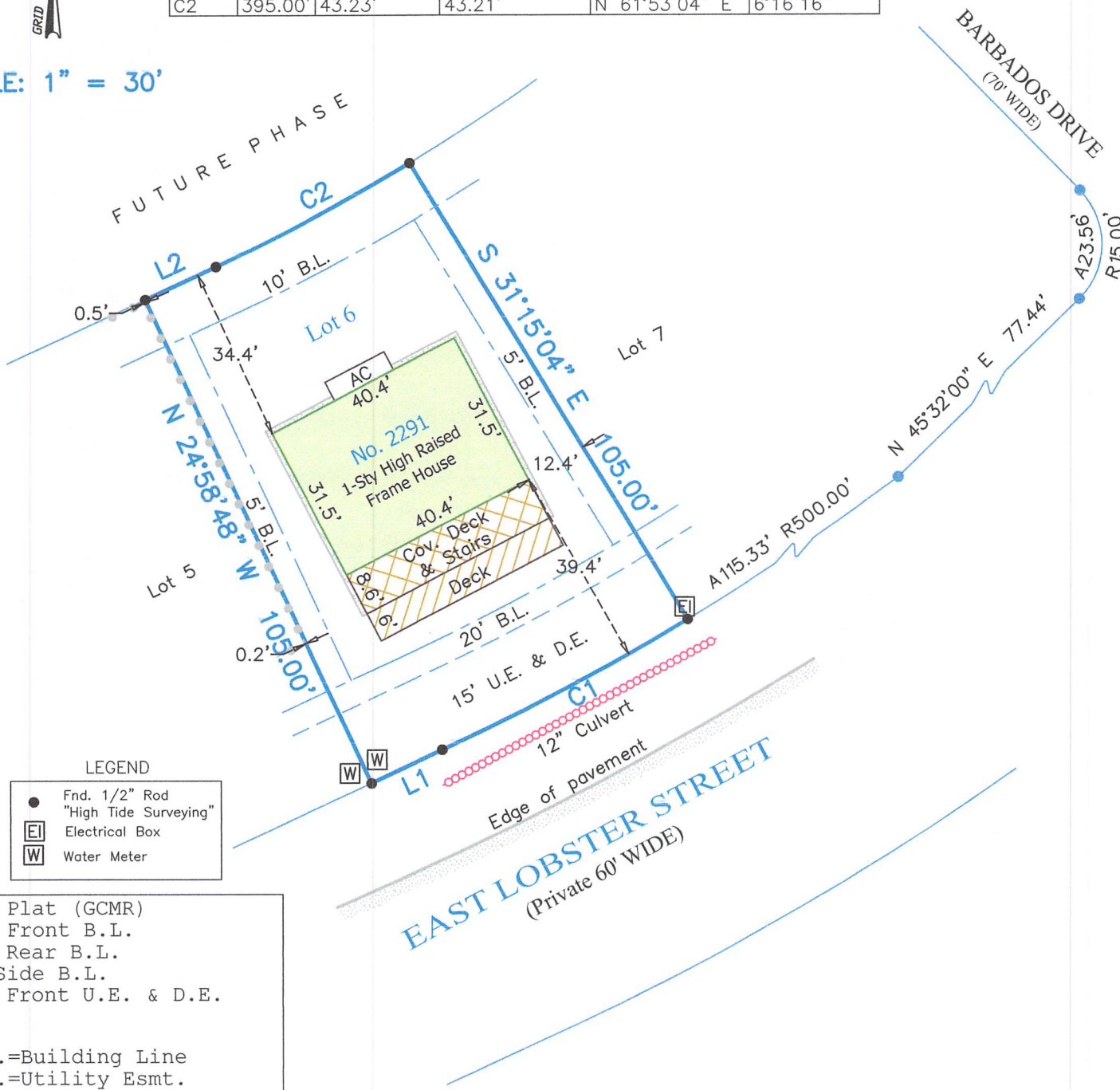


2291 East Lobster Street, Crystal Beach, TX 77650



LINE	BEARING	DISTANCE			
L1	S 65°01'12" W	15.38'			
L2	N 65°01'12" E	15.38'			
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	500.00'	54.73'	54.70'	S 61°53'04" W	6°16'16"
C2	395.00'	43.23'	43.21'	N 61°53'04" E	6°16'16"

SCALE: 1" = 30'



Per Plat (GCMR)
20' Front B.L.
10' Rear B.L.
5' Side B.L.
15' Front U.E. & D.E.

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

Survey of Lot Six (6) of SANDPIPER BEACH SECTION 4, PHASE 2, a subdivision in Galveston County, Texas, according to the map or plat thereof recorded in Instrument No. 2016012237, 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.

Michael Hoover
Michael Hoover
Registered Professional
Land Surveyor No. 5423



SURVEY DATE: December 03, 2020
FILE No.: 6278-2000-0006-000
DRAFTING: ms
JOB No.: 20-1018

CRYSTAL BEACH OFFICE
Registration Number: 10194364
(409) 684-6400 www.hightidelandsurveying.com
975 LAZY LANE WEST | CRYSTAL BEACH, TX 77650
Mailing | P.O. BOX 16142 | GALVESTON, TX 77552

- 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 15' (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.
 - 5) Title Company: South Land Title
GF No. CB2080471
SUBJECT TO SCHEDULE B: (1) Restrictions Instrument No. 201601237 GCMR, (10.f) ROW Esmt. Vol. 459/Pg. 432 & Vol. 2221/Pg. 823 OPRGCTx & (10.g) BPSUD Esmt. GCCFN 2020065796 OPRGCTx (blanket esmt).

For: Lee R. McCarter