LINE	BEARING	DISTANCE
L1	N 52°55'04" E	100.45'

715 Magnolia Lane, Port Bolivar, TX 77650

A VAN NORDSTRAND SURVEY
A-203

SCALE: 1" = 60'

ANDREW JOHNSON SUBDIVISION NO. 1
Plat Rec. 12 \ Map No. 63
GCMR

Lot 17
GCCFN 8910820
OPRGCTx

Lot 26

Lot 1

MAGNOLIA LANE
(50' WIDE)
Plat Rec. 12\Map No. 69 GCMR

SALT CEDAR LANE
(WIDTH VARIES)
(30' WIDE)
GCCFN 8910819
OPRGCTx

West ROW line of Salt Cedar Lane
GCCFN 8910819 OPRGCTX
(FOR SALT CEDAR UNRECORDED)

SALT CEDAR UNRECORDED

Lot 16
GCCFN 9349455
OPRGCTx

POB: Fnd. 1/2" Rod
"High Tide Surveying"
N:13,721,811.46
E:3,336,337.62

L1

92.5'

208.29'

0.9' to Rod

227.73' Rod to Rod

MAGNOLIA LANE (50' WIDE)

Crushed Concrete Driveway

12'X12' Shed

Ditch

Top of Dune

Toe of Dune

1.470 AC
(64,039 SqFt)
Remainder of
Andrew M Johnson Tract
Vol. 485\Pg. 31 OPRGCTx

Zone: VE
BFE: 18'

Zone: VE
BFE: 19'

North Toe of Dune

Top of Dune

South Toe of Old Dune,
North Toe of New Dune,
and Vegetation Line
Top of 11-21-2022

South Toe of New Dune

Top of New Dune

N 32°11'44" W 663.17'

S 31°50'50" E 642.71'

434.42' Rod to Mean High Water

435.44' Rod to Mean High Water

Mean High Water
08-25-2022

BEACH

100.47'
S 41°00'33" W

GULF OF MEXICO

LEGEND

- Fnd. 1/2" Rod "High Tide Surveying"
- Fnd. 1/2" Rod "Coastal Surveying"
- +5.67' Elevation (Typ.)
- Approx. FEMA Flood Line as of August 15, 2019
- 15' Culvert
- PT Propane Tank
- Power Pole
- EI Electrical Box
- WV Water Valve
- W Water Meter
- F Flusher
- TOPO Contour Line & Elevation

Not to Scale*



PLAT OF TOPOGRAPHICAL SURVEY

1.470 Acre Tract (64,039 Square Feet) situated in
A VAN NORDSTRAND SUREY, A-203
Galveston County, Texas

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. 0315 G, effective date August 15, 2019, this property lies within Zone VE with a Base Flood Elevation of 18' & 19' (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) A separate metes and bounds description of even date accompanies this survey.

6) Surveyed without the benefit of a title report.

Revised 01-31-2023 to add TOPO contour lines and eleavtions.

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

STATE OF TEXAS
REGISTERED
MICHAEL HOOVER
5423
PROFESSIONAL
LAND SURVEYOR

SEACOAST
SURVEYORS

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975 West Lazy Lane / Crystal Beach, Texas 77650
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Texas Firm Registration No.: 10194703
www.seacoastsurveyors.com

Rev. 01-31-2023

SURVEY DATE:	November 11, 2022
FILE No.:	0203-0027-0040-000
DRAFTING:	ms/DR
JOB No.:	22-1116