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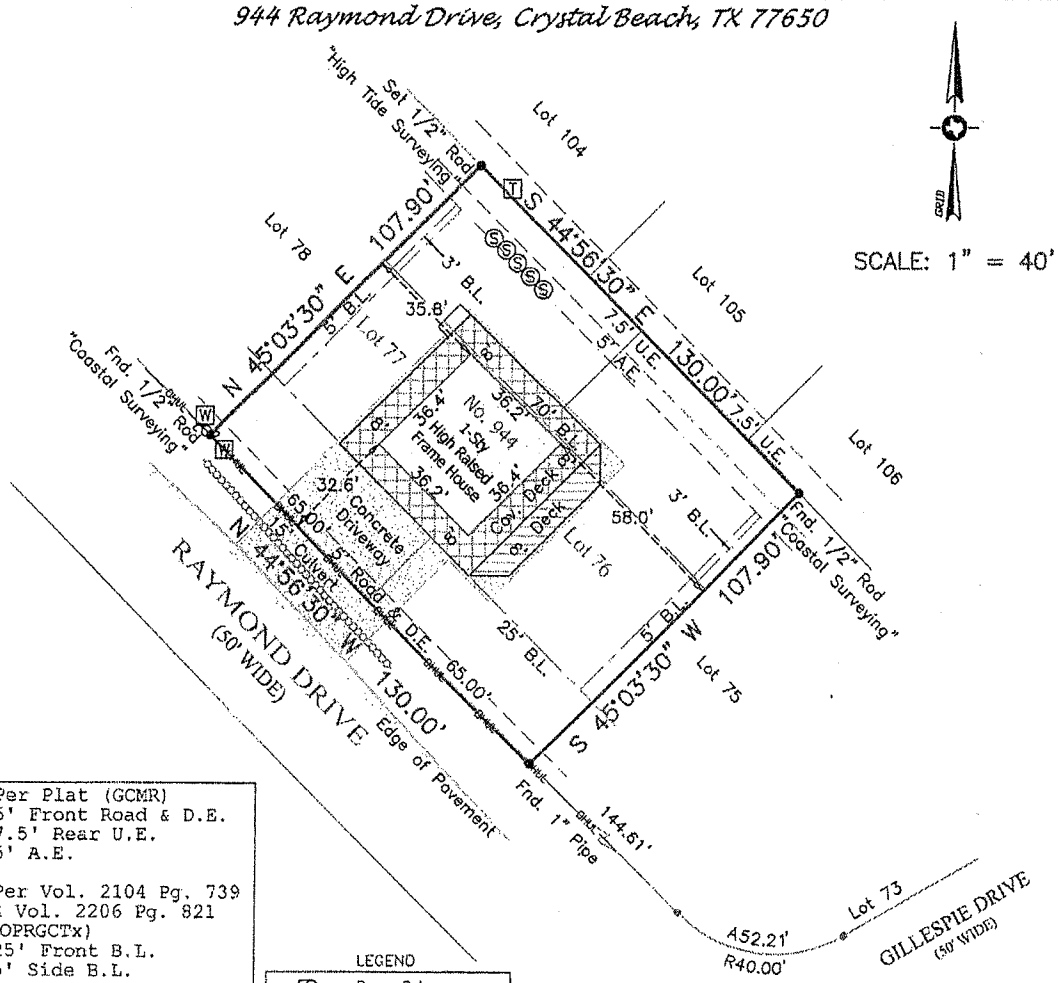
944 Raymond Drive, Crystal Beach, TX 77650



Per Plat (GCMR)
5' Front Road & D.E.
7.5' Rear U.E.
5' A.E.

Per Vol. 2104 Pg. 739
& Vol. 2206 Pg. 821
(OPRGCTx)
25' Front B.L.
5' Side B.L.

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

LEGEND

	Power Pole
T	Telephone Box
S	Sanitary Sewer
W	Water Meter
—OHUL—	Overhead Utility Esmt.

DS

Survey of Lot Seventy-Six (76) and Seventy-Seven (77) of SANDY SHORES, a subdivision in Galveston County, Texas, according to the map or plat thereof recorded in Plat Record 7, Map No. 102, 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
Registered Professional
Land Surveyor No. 5423

STATE OF TEXAS REGISTERED MICHAEL HOOVER 5423 PROFESSIONAL LAND SURVEYOR

High Tide Land Surveying L.L.C.

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

SURVEY DATE:	August 17, 2020
FILE No.:	6285-0000-0077-000
DRAFTING:	ms
JOB No.:	20-0653

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 17' (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: Texas Title
GF No. 2016362-140
SUBJECT TO: (10.f) OSSF GCCFN 2010007527 OPRGCTx (blanket esmt) and (10.g) BPSUD Esmt. GCCFN 2010022098 OPRGCTx (blanket esmt).

For: Sarah Elizabeth Pignatelli and Rodrigo Leite Pignatelli
Subject to Restrictions Recorded in Vol. 7/Pg. 102 GCMR & Vol. 2104/Pg. 739 & Vol. 2206/Pg. 821 OPRGCTx.