

TLS Job No 21-0985

11822, 11820 & 11818 Sportsman Road
Galveston, TX 77554

Survey Date: April 22, 2022

Drafting: LP

Surveyed for: Kenneth Braden

Parcel ID: 290826

NOTES:

- 1) This property is subject to the zoning ordinances and/or the building regulations of the City of Galveston.
- 2) This property lies within Zone VE (EL 14) as established by the FEMA Flood Insurance Rate Map No. 48167C0420G, dated August 15, 2019.
- 3) This property is subject to any restrictions of record and may be subject to setbacks from power lines as established by OSHA and/or the local power company.
- 4) Bearings are based on the monumentation of the North right-of-way line of Sportsman Road.

Surveyed without the benefit of a title commitment. This property may be subject to matters of record not shown hereon that might be revealed by title report or title commitment.

Legend:

	Overhead Power
	Chain Link Fence
	Power Pole
	Light Pole
	Water Meter
	Telecomm. Box
	Down Guy
	Rip Rap
	Asphalt
	Pavers
	Concrete

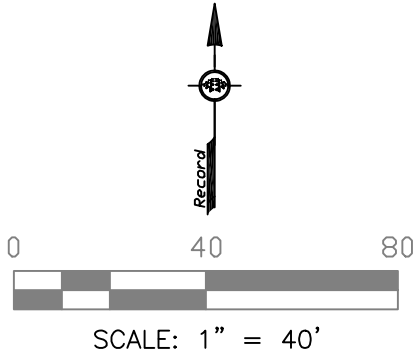
TRICON LAND SURVEYING, LLC



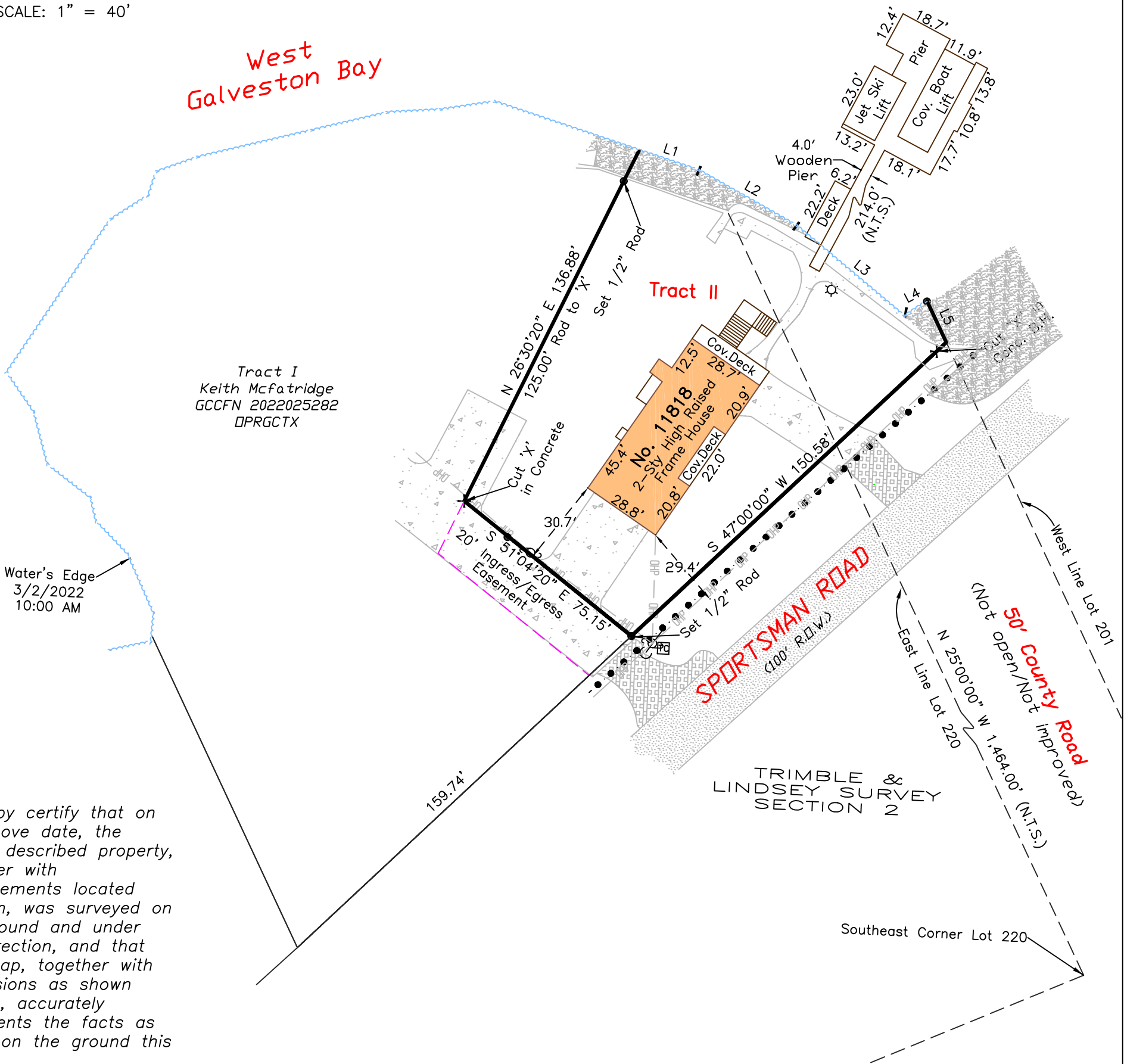
Mailing: 6341 Stewart Rd. #251
Physical: 2011 59th Street
Galveston, TX 77551
409-497-2772
TriconLandSurveying.com
T.B.P.E.L.S. Firm No. 10194309

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 71°23'04" E	22.06'
L2	S 60°28'57" E	39.23'
L3	S 51°44'47" E	48.74'
L4	N 62°49'12" E	17.99'
L5	S 25°00'00" E	15.82'



West Galveston Bay



I hereby certify that on the above 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.

Brene Addison
Brene Addison
Registered Professional
Land Surveyor No. 6598



Survey of Tract II of MCFATRIDGE & BRADEN, a subdivision in Galveston County, Texas, according to the map or plat thereof as recorded under Galveston County Clerk's File Number 2022025282 of the Official Public Records of Real Property of Galveston County, Texas.

