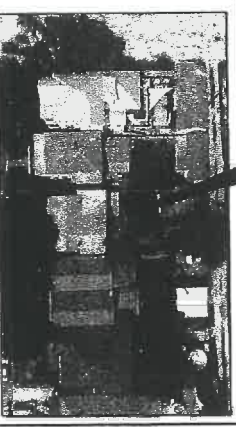


Brene Addison  
Registered Professional  
Land Surveyor No. 6598

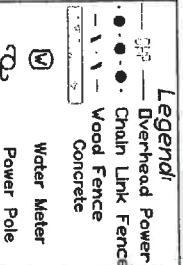
Survey of two tracts or parcels of land, being the West Thirty-Four (34) feet Two (2) inches of Lot Twelve (12), and the East Five (5) feet Ten (10) inches of Lot Thirteen (13), in Block Eighteen (18), in the City and County of Galveston, Texas, according to the map or plat thereof in common use known as 'Plan of the City of Galveston, Texas by William H. Sandusky, 1845', and being those same two tracts conveyed to Mary Grace and Jane E. Breslin as recorded in Volume 2125, Page 568 in the Deed Records in the Office of the County Clerk of Galveston County, Texas, said tracts being more particularly described by metes and bounds and bounds on attached Exhibit "A."

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.



NOTES:  
1) This property is subject to the zoning ordinances and/or the building regulations of the City of Galveston. All building setback lines and easements shown are per recorded plat and/or recorded restrictions. If none shown, it is the property owners responsibility to confirm any setback requirements with City of Galveston.

- 2) This property lies within Zone AE (EL II) as established by the FEMA Flood Insurance Rate Map No. 48167C00416, 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 DSHA and/or the local power company.
- 4) Bearings are record, based on the monumentation of the North right-of-way line of Avenue M.



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

Drafting: JA

Parcel ID: 100201

Surveyed for:  
Stewart Title

Stewart Title File No. 2391514  
Borrower: Clifton Coe Ddon and Beverly Dean Ddon

TRICON  
LAND  
SURVEYING, LLC  
Mailing: 6341 Stewart Rd. #251  
Physical: 2011 59th Street  
Galveston, TX 77551  
409-497-2772  
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Exhibit 'A'

Being two tracts or parcels of land, being the West Thirty-Four (34) feet Two (2) inches of Lot Twelve (12), and the East Five (5) feet Ten (10) inches of Lot Thirteen (13), in Block Eighteen (18), in the City and County of Galveston, Texas, according to the map or plat thereof in common use known as 'Plan of the City of Galveston, Texas by William H. Sandusky, 1845', and being those same two tracts conveyed to Mary Grace and Jane E. Braslin as recorded in Volume 2125, Page 568 in the Deed Records in the Office of the County Clerk of Galveston County, Texas, said tracts being more particularly described by metes and bounds as follows:

Tract 1:

COMMENCING at the Southeast corner of said Block 18, being the intersection of the North right-of-way line of Avenue M (70' R.O.W.) and the West right-of-way line of 18th Street (80' R.O.W.);

THENCE South 73° 17' West, along the South line of said Block 18 and the North right-of-way line of said Avenue M, a distance of 180 feet to the PLACE OF BEGINNING and being the Southeast corner of the herein described tract, a set nail in tree;

THENCE South 73° 17' West, continuing along the South line of said Block 18 and the North right-of-way line of said Avenue M, a distance of 40 feet to the Southwest corner of the herein described tract, a chain link fence post, bearing S 40° W, a distance of 0.3 feet;

THENCE North 16° 43' West, parallel to the East line of said Block 18 and the East right-of-way line of said 18th Street, a distance of 100 feet to the Northwest corner of the herein described tract;

THENCE North 73° 17' East, parallel to the South line of said Block 18 and the North right-of-way line of said Avenue M, a distance of 40 feet to the Northeast corner of the herein described tract;

THENCE South 16° 43' East, parallel to the East line of said Block 18 and the East right-of-way line of said 18th Street, a distance of 100 feet to the PLACE OF BEGINNING and containing 0.092 acres (4,000 square feet) of land, more or less.

Tract 2:

COMMENCING at the intersection of the South line of 20 foot alley and the West right-of-way line of 18th Street (80' R.O.W.);

THENCE South 73° 17' West, along the South line of said 20 foot alley, a distance of 180 feet to the PLACE OF BEGINNING, and being the the Northeast corner of the herein described tract, a set 1/2 inch rod;

THENCE South 16° 43' East, parallel to the West right-of-way line of said 18th Street, a distance of 20 feet to the Southeast corner of the herein described tract;

THENCE South 73° 17' West, parallel to the South line of said 20 foot alley, a distance of 40 feet to the Southwest corner of the herein described tract;

THENCE North 16° 43' West, parallel to the West right-of-way line of said 18th Street, a distance of 20 feet to the South line of said 20 foot alley and being the Northwest corner of the herein described tract, the Northwest corner of building bearing North 59° West, a distance of 0.5 feet;

THENCE North 73° 17' East, along the South line of said 20 foot alley, a distance of 40 feet to the PLACE OF BEGINNING and containing 0.018 acres (800 square feet) or land, more or less.



*Brene Addison*  
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Registered Professional  
Land Surveyor No. 6598