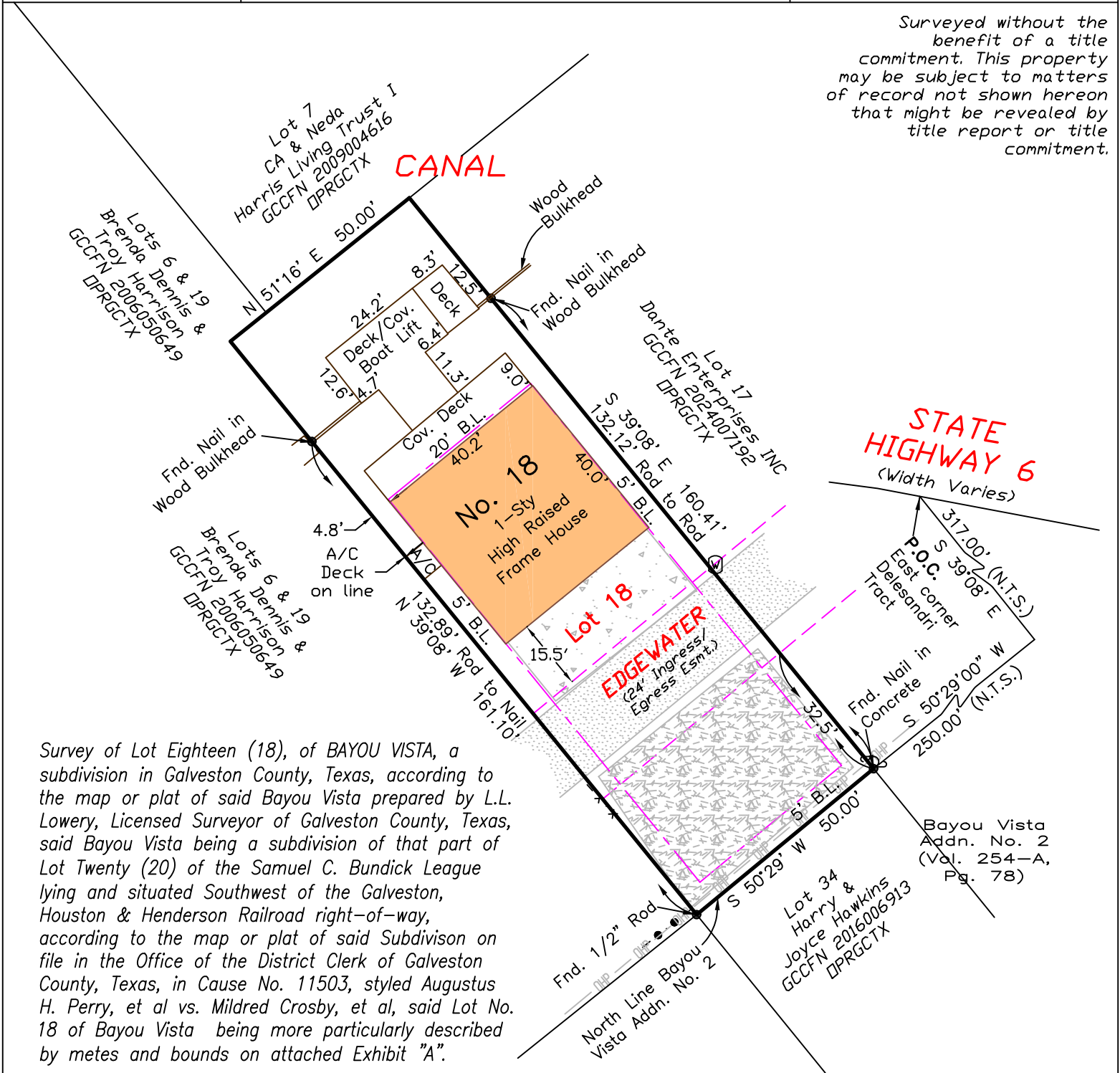


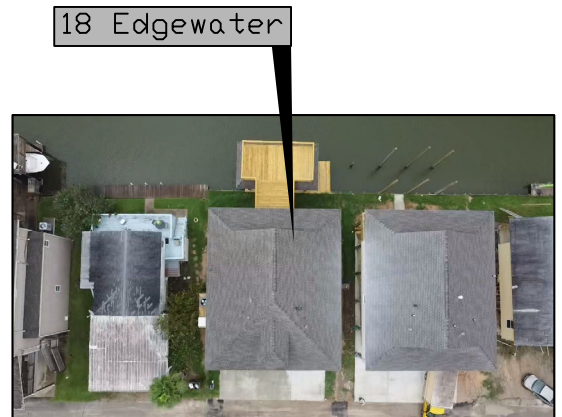
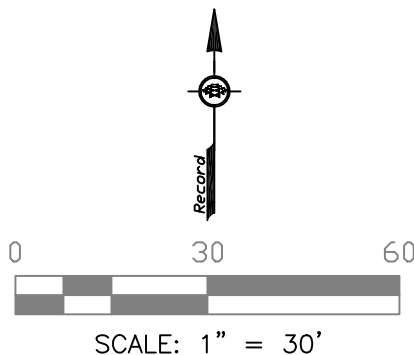
Surveyed without the benefit of a title commitment. This property may be subject to matters of record not shown hereon that might be revealed by title report or title commitment.



Survey of Lot Eighteen (18), of BAYOU VISTA, a subdivision in Galveston County, Texas, according to the map or plat of said Bayou Vista prepared by L.L. Lowery, Licensed Surveyor of Galveston County, Texas, said Bayou Vista being a subdivision of that part of Lot Twenty (20) of the Samuel C. Bundick League lying and situated Southwest of the Galveston, Houston & Henderson Railroad right-of-way, according to the map or plat of said Subdivision on file in the Office of the District Clerk of Galveston County, Texas, in Cause No. 11503, styled Augustus H. Perry, et al vs. Mildred Crosby, et al, said Lot No. 18 of Bayou Vista being more particularly described by metes 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.

Brene Addison
Brene Addison
Registered Professional
Land Surveyor No. 6598



NOTES:

- 1) This property is subject 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 14') as established by the FEMA Flood Insurance Rate Map No. 48167C0404G, 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 Bayou Vista Addition No.2, being a found 1/2 inch rod at the Northwest corner of Lot 30 and a found 1/2 inch rod at the Northwest corner of Lot 40.

Legend:

	Overhead Power
	Chain Link Fence
	Wood Fence
	Concrete
	Asphalt
	Gravel
	Power Pole
	Water Meter
	Building Line
	Easement Line
	B.L. Building Setback Line

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

Drafting: JA

Parcel ID: 141290

Surveyed for: Dante Enterprises

Exhibit "A"

Being Lot Eighteen (18), of BAYOU VISTA, a subdivision in Galveston County, Texas, according to the map or plat of said Bayou Vista prepared by L.L. Lowery, Licensed Surveyor of Galveston County, Texas, said Bayou Vista being a subdivision of that part of Lot Twenty (20) of the Samuel C. Bundick League lying and situated Southwest of the Galveston, Houston & Henderson Railroad right-of-way, according to the map or plat of said Subdivision on file in the Office of the District Clerk of Galveston County, Texas, in Cause No. 11503, styled Augustus H. Perry, et al vs. Mildred Crosby, et al, said Lot No. 18 of Bayou Vista being more particularly described by metes and bounds as follows:

COMMENCING at a point in the South right-of-way line of State Highway 6 (Width Varies), which point is the most Easterly corner of a tract of land conveyed to Peter Delesandri by George Saconas and wife by Deed dated October 6, 1953 and recorded in Volume 1017, Page 416, of the Deed Records of Galveston County, Texas;

THENCE South 39° 08' East, a distance of 317.00 feet;

THENCE South 50° 29' West, a distance of 250.00 feet to the PLACE OF BEGINNING, and being the Southeast corner of the herein described tract, a found nail in concrete;

THENCE South 50° 29' West, a distance of 50.00 feet to the Southwest corner of the herein described tract, a found 1/2 inch rod;

THENCE North 39° 08' West, at a distance of 132.89 feet pass a found nail in wood bulkhead for a total distance of 161.10 feet to the Northwest corner of the herein described tract;

THENCE North 51° 16' East, along the centerline of said canal, a distance of 50.00 feet to the Northeast corner of the herein described tract;

THENCE South 39° 08' East, at a distance of 28.13 feet pass a found nail in wood bulkhead for a total distance of 160.41 feet to the PLACE OF BEGINNING and containing 0.185 acres (8,038 sq.ft.) of land, more or less.



Brene Addison
Registered Professional
Land Surveyor No. 6598

