

Legend:

- OHP Overhead Power
- Chain Link Fence
- Wood Fence
- Concrete
- Easement Line
- CM Control Monument (N.T.S.) Not to Scale

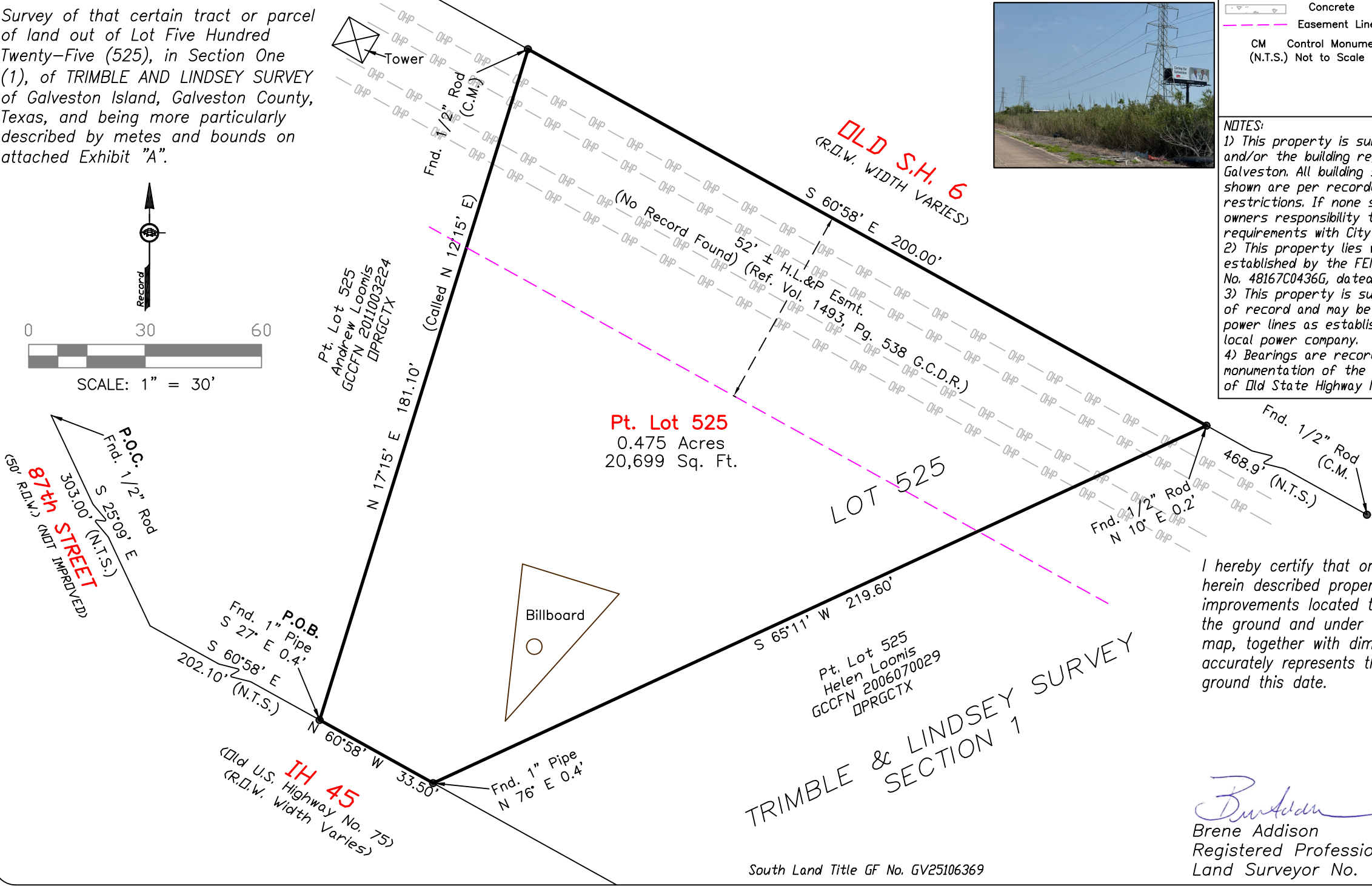
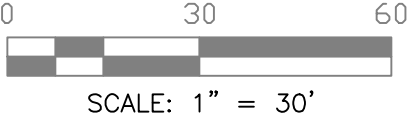


Mailing: 6341 Stewart Rd. #251
Physical: 2011 59th Street
Galveston, TX 77551
409-497-2772
TriconLandSurveying.com
T.B.P.E.L.S. Firm No. 10194309

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 12') as established by the FEMA Flood Insurance Rate Map No. 48167C0436G, 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 record, based on the monumentation of the Southwest right-of-way line of Old State Highway No. 6.



Survey of that certain tract or parcel of land out of Lot Five Hundred Twenty-Five (525), in Section One (1), of TRIMBLE AND LINDSEY SURVEY of Galveston Island, Galveston County, Texas, and 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

Exhibit "A"

Being that certain tract or parcel of land out of Lot Five Hundred Twenty-Five (525), in Section One (1), of TRIMBLE AND LINDSEY SURVEY of Galveston Island, Galveston County, Texas, and being more particularly described by metes and bounds as follows:

COMMENCING at the intersection of the South right-of-way line of old State Highway No. 6, and the West line of said Lot 525;

THENCE South 25° 09' East, along the West line of said Lot 525 and the North right-of-way line of 87th Street (50' right-of-way), a distance of 303.00 feet to the intersection of the West line of said Lot 525 and the Northeast line of U.S. Highway No. 75 (aka Interstate Highway 45 – varying width right-of-way);

THENCE South 60° 58' East, along the North right-of-way line of said U.S. Highway No. 75, a distance of 202.10 feet to the PLACE OF BEGINNING and being the Southwest corner of the herein described tract, a found 1 inch pipe, bearing S 27° E a distance of 0.4 feet;

THENCE North 17° 15' East (Called South 12° 15' West), and along and with the Easterly line of that certain tract or parcel of land conveyed to M. A. Loomis and wife, by Johana Kirchem, a widow, by Deed dated March 27, 1954, and recorded in Volume 1041, Page 131-33, in the Office of the County Clerk of Galveston County, Texas, a distance of 181.10 feet to the South line of Old State Highway No. 6 (varying width right-of-way) and the Northwest corner of the herein described tract, a found 1/2 inch rod;

THENCE South 60° 58' East, along the South right-of-way line of said Old State Highway No. 6, a distance of 200.00 feet to the Northeast corner of the herein described tract, a found 1/2 inch rod, bearing N 10° E a distance of 0.2 feet;

THENCE South 65° 11' West, a distance of 219.60 feet to the North right-of-way line of said U.S. Highway No. 75 and being the Southeast corner of the herein described tract, a found 1 inch pipe, bearing N 76° E a distance of 0.4 feet;

THENCE North 60° 58' West, along the North right-of-way line of said U.S. Highway No. 75, a distance of 33.50 feet to the PLACE OF BEGINNING and containing 0.475 acres (20,699 square feet) of land, more or less.



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