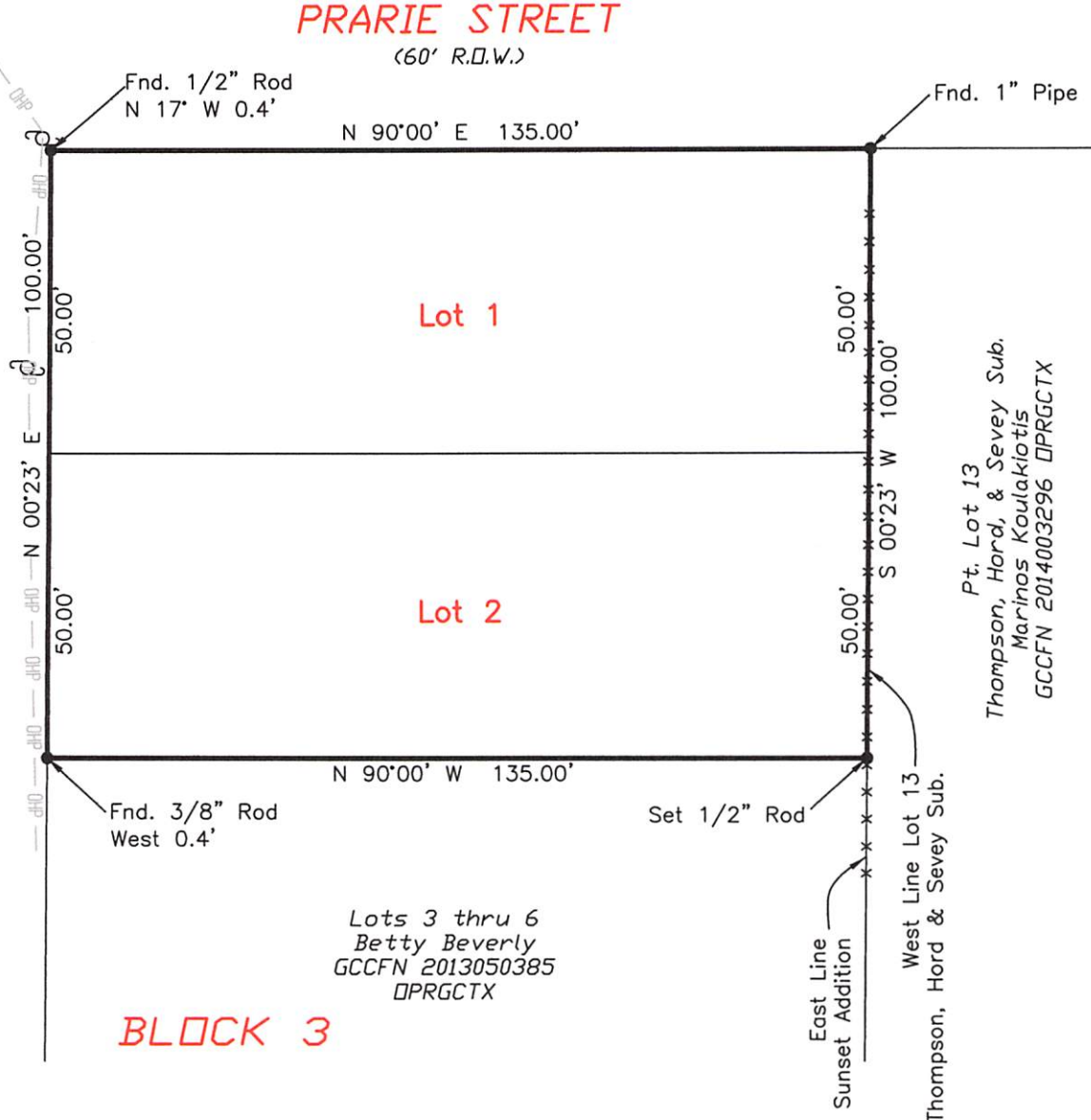


LA VERNE STREET
(60' R.O.W.)

PRARIE STREET
(60' R.O.W.)



SCALE: 1" = 30'

Pt. Lot 13
Thompson, Hord, & Sevey Sub.
Marinos Koulakiotis
GCCFN 2014003296 PRGCTX

West Line Lot 13
Thompson, Hord & Sevey Sub.

Lots 3 thru 6
Betty Beverly
GCCFN 2013050385
PRGCTX

BLOCK 3

Survey of Lots One (1) and Two (2), in Block Three (3), in SUNSET ADDITION, a subdivision of a part of Lot 14 of the Thompson, Hord and Sevey Subdivision in the Stephen F. Austin League No. 4, in Galveston County, Texas, according to the map of said Sunset Addition of record in Volume 707, Page 67, in the Office of the County Clerk of Galveston County, Texas, and transferred to Plat Record 8, Map No. 44A, of the Map Records 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.

Brene Addison
Brene Addison
Registered Professional
Land Surveyor No. 6598



- NOTES:
- 1) This property is subject to the building and zoning ordinances of the City of Hitchcock.
 - 2) This property lies within Zone B as established by FEMA Flood Insurance Rate Map Community No. 485479, Panel No. 0005D, dated April 4, 1983.
 - 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 East right-of-way line of La Verne Street.

Legend:
 Overhead Power
 Barb Wire Fence
 Power Pole

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

Stewart Title File No. 253816
 Insured: Richard A. Nelson and Robbie Nelson

Drafting: BA Survey Date: August 3, 2018

Surveyed for: Stewart Title