

**GALVESTON WEST BAY**

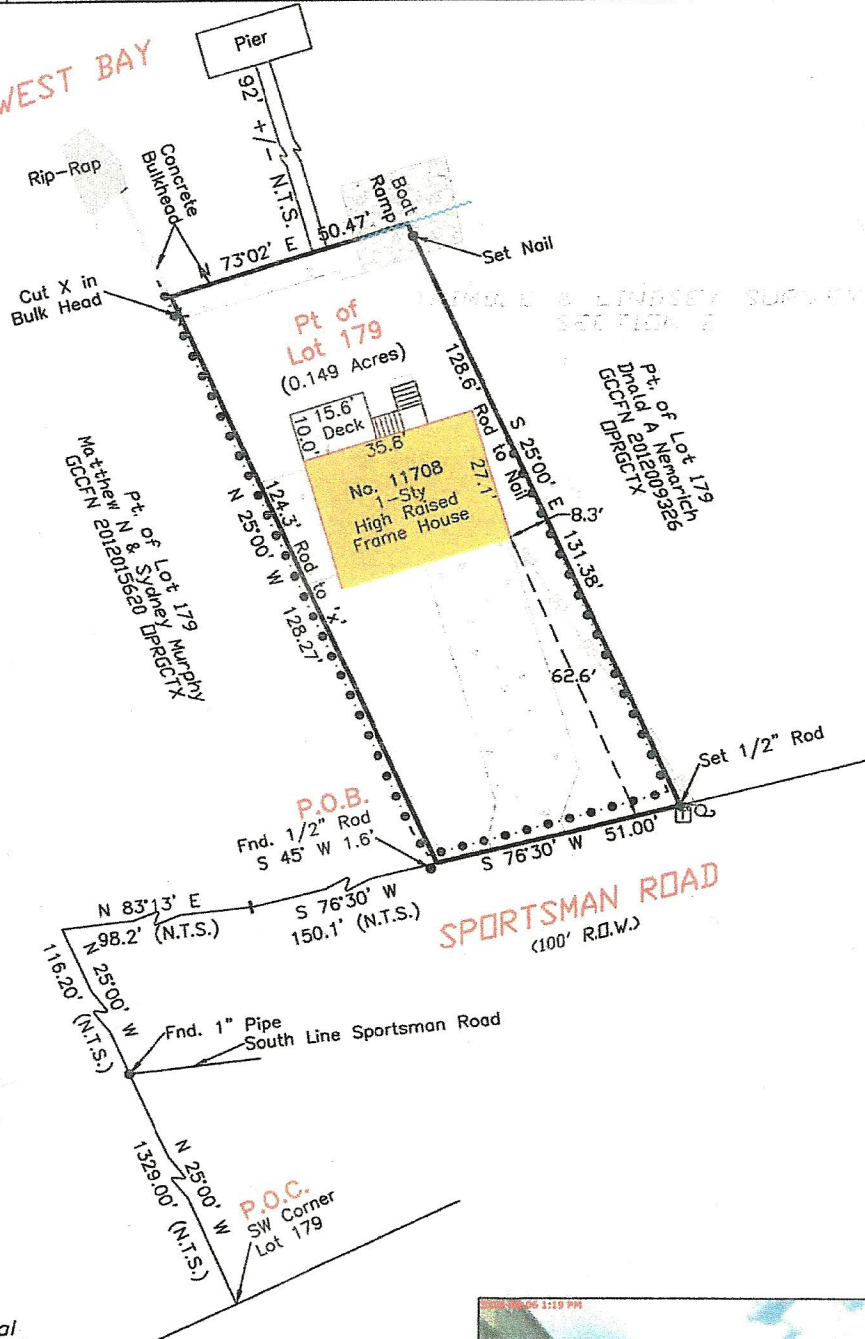


SCALE: 1" = 30'

Survey of that certain tract or parcel of land situated in Lot 179, in Section No. 2 of the Trimble and Lindsey Survey of Galveston Island, in Galveston County Texas, and being more particularly described by metes and bounds on attached Exhibit "A".

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 Galveston.
  - 2) This property does lie within the 100 Year Flood Plain as established by the Federal Emergency Management Agency.
  - 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 'SIAS' Baseline of the Trimble & Lindsey Survey.

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

**Legend:**

- Overhead Power
- Chain Link Fence
- Concrete
- Power Pole
- Rip Rap
- (N.T.S.) Not to Scale
- Shell & Gravel
- Water's Edge
- (N.T.S.) Not to Scale
- B.H. Bulkhead

**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

Drafting: BA | Survey Date: July 18, 2018  
 Surveyed for: Michael Megna

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Exhibit "A"

Being that certain tract or parcel of land situated in Lot 179, in Section No. 2 of the Trimble and Lindsey Survey of Galveston Island, in Galveston County Texas, and being more particularly described by metes and bounds as follows:

COMMENCING at the Southwesterly corner of said Lot 179, Section No. 2, Trimble and Lindsey Survey;

THENCE North 25° 00' West along the West line of said Lot 179, a distance of 1329.00 feet to the Southerly line of Sportsman Road (100' right-of-way), a found 1" pipe;

THENCE North 25° 00' West continuing along the West line of said Lot 179, a distance of 116.2 feet to the North right-of-way line of said Sportsman Road;

THENCE North 83° 13' East, along the North line of said Sportsman Road, a distance of 98.2 feet to a point for corner on the North line of said Sportsman Road;

THENCE North 76° 30' East, continuing along the North right-of-way line of said Sportsman Road, a distance of 150.1 feet to the PLACE OF BEGINNING of the herein described tract, a found 1/2 inch rod bearing S 45 W a distance of 1.6', same being the Southeast corner of a tract of land conveyed to Matthew and Sydney Murphy as recorded in Galveston County Clerk's File No. 2012015620 in the Official Public Records of Real Property of Galveston County, Texas;

THENCE N 25° 00' West, along the East line of said Murphy tract, at 123.7 feet passing a cut 'x' in concrete bulkhead, a total distance of 128.27 feet to the South shoreline of Galveston West Bay;

THENCE North 73° 02' East, along the shoreline of said Galveston West Bay, a distance of 50.47 feet;

THENCE South 25° 00' East, at 2.8' passing a set nail, a total distance of 131.38' to the North right-of-way line of said Sportsman Road, a set 1/2 inch rod;

THENCE S 76° 30' West, along the North right-of-way line of said Sportsman Road, a distance of 51.00 feet to the PLACE OF BEGINNING, and containing 0.149 acres of land more or less.