

**Tract 1**

Survey of that certain tract of parcel of land out of Lot 326, in Section 2 of the Trimble & Lindsey Survey, of Galveston Island, in Galveston County, Texas, and being more particularly described by metes and bounds as follows:

COMMENCING the Northeast corner of Lot 308, in Section 2 of the Trimble & Lindsey Survey of Galveston Island, in Galveston County, Texas;

THENCE South 25° 00' East along the East line of said Lot 308 a distance of 1001.53 feet to the intersection of the East line of said Lot 308 and the South right-of-way line of F.M. 3005 (San Luis Pass Road) (200' R.O.W.);

THENCE South 60° 50' West along the South right-of-way line of said F.M. 3005 a distance of 711.75 feet to the PLACE OF BEGINNING, said point lying in the East line of said Lot 326 and being the Northeast corner of the herein described tract, a found 3/8 inch rod bearing S 53° E a distance of 0.6 feet;

THENCE South 25° 00' East along the East line of said 326 and with the West right-of-way line of a 50' Road, a distance of 23.36 feet to the North line of Lot 32, in Spanish Grant, Section 12, a subdivision in Galveston County, Texas, according to the map or plat thereof recorded in Volume 8, Page 83 in the Office of the County Clerk of Galveston County, Texas, and being the Southeast corner of the herein described tract, a found 3/8 inch rod(bent) bearing S 31° E a distance of 0.5 feet;

THENCE in a Westerly direction along the North line of said Spanish Grant, Section 12 and with a curve to the left having a radius of 1,090.00 feet, a chord bearing of S 70° 38' 57" West, a chord length of 115.41 feet, a distance of 115.46 feet to the Southwest corner of the herein described tract, a found 1 inch pipe;

THENCE North 22° 23' 07" West along the East line of Lot 30, Spanish Grant, Section 12, a distance of 3.65 feet to the South right-of-way line of said F.M. 3005, and being the Northwest corner of the herein described tract, a found 1 inch pipe;

THENCE North 60° 50' East along the South right-of-way line of said F.M. 3005 a distance of 114.99 feet to the PLACE OF BEGINNING, and containing 0.033 acres (1,432 square feet) of land, more or less.

**Tract 2**

Survey of that certain tract of parcel of land out of Lots 308 and 325, in Section 2 of the Trimble & Lindsey Survey, of Galveston Island, in Galveston County, Texas, and being more particularly described by metes and bounds as follows:

COMMENCING the Northeast corner of said Lot 308;

THENCE South 25° 00' East along the East line of said Lot 308 a distance of 1001.53 feet to the intersection of the East line of said Lot 308 and the South right-of-way line of F.M. 3005 (San Luis Pass Road) (200' R.O.W.);

THENCE South 60° 50' West along the South right-of-way line of said F.M. 3005 a distance of 125.53 feet to the PLACE OF BEGINNING, and being the Northeast corner of the herein described tract, a found 1/2 inch rod;

THENCE South 25° 00' East parallel to the East line of said Lot 308 a distance of 352.14 feet to a point in the North line of Lot 42, of Spanish Grant Section 12, a subdivision in Galveston County, Texas, according to the map or plat thereof recorded in Volume 8, Page 83 in the Office of the County Clerk of Galveston County, Texas, and being the Southeast corner of the herein described tract, a found 1/2 inch rod bearing S 81° W a distance of 0.7 feet;

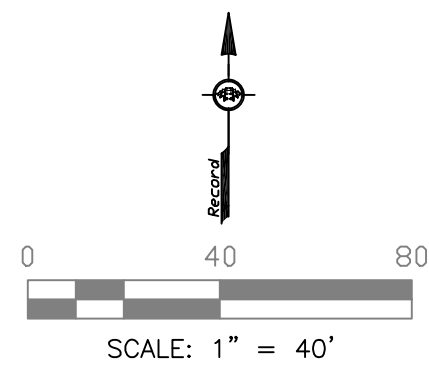
THENCE in a Westerly direction along the North line of said Spanish Grant, Section 12 and with a curve to the left having a radius of 1,090.00 feet, a chord bearing of N 87° 35' 38" West, a chord length of 802.61 feet, a distance of 810.56 feet to West line of said Lot 325, and being the Southwest corner of the herein described tract, a found 3/8 inch rod bearing S 18° W a distance of 0.7 feet;

THENCE North 25° 00' West along the West line of said Lot 325 and with the East right-of-way line of a 50' Road a distance of 35.84 feet to the South right-of-way line of said F.M. 3005, and being the Northwest corner of the herein described tract, a found 3/8 inch rod bearing S 07° E a distance of 0.5 feet;

THENCE North 60° 50' East along the South right-of-way line of said F.M. 3005 a distance of 536.42 feet to the PLACE OF BEGINNING, and containing 1.990 acres (86,677 square feet) of land, more or less.

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 to the zoning ordinances and/or the building regulations of the City of Galveston.  
2) This property lies within Zones VE (EL 16' EL 17' & EL 18') as established by the FEMA Flood Insurance Rate Map No. 48167C0506G, 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 based on the monumentation of the South right-of-way line of FM 3005.

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.

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| <b>Legend:</b>               | <b>TRICON LAND SURVEYING, LLC</b> |
| DP Overhead Power            | Mailing: 6341 Stewart Rd. #231    |
| CL Chain Link Fence          | Galveston, TX 77551               |
| WF Wood Fence                | Phone: 409-497-2772               |
| WM Water Meter               | TriconLandSurveying.com           |
| TEB Telecomm. Box            | T.B.P.L.L.S. Firm No. 0194309     |
| PP Power Pole                |                                   |
| (N.T.S.) Not to Scale        |                                   |
| Drafting: LP                 | Parcel ID: 304419                 |
| Surveyed For: Larry Williams |                                   |

