



Survey of Lot A of H W MAGRUDER SUBDIVISION, a subdivision in Galveston County, Texas, according to the map or plat thereof recorded in Galveston County Clerk's File No. 2019022475 in the Official Public Records of Real Property 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.

B. Addison
Brene Addison
Registered Professional
Land Surveyor No. 6598



SCALE: 1" = 20'



- NOTES:**
- 1) This property is subject to the building and zoning ordinances of the City of Galveston.
 - 2) This property lies within Zone AE (EL 11) as established by the FEMA Flood Insurance Rate Map No. 48167C0441G, 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 East right-of-way line of 26th Street.

Surveyed without 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.

Legend:

	Overhead Power
	Chain Link Fence
	Wood Fence
	Easement Line
	Utility Easement
	Pedestrian Access Easement
	Power Pole
	Gravel
	Brick
	Concrete

TRICON LAND SURVEYING, LLC

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 T.B.P.L.S. Firm No. 10194309

Drafting: LP | Survey Date: January 29, 2021

Surveyed for: Melody Clark