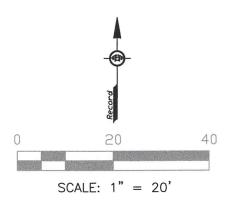


Survey of Lot A of H W MAGRUDER SUBDIVISON, a subdivision in Galveston County, Texas, according to the map or plat thereof recorded in Galveston County Clerk's File No. 2019022475 in the Official Public Records of Real Property of Galveston County, Texas.

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.









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 OSHA

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.

Overhead Power ● · ● · ● · Chain Link Fence - · · · - Wood Fence U.E. Utility Easement

P.A.E. Pedestrian Access Easement

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Power Pole Gravel Brick Concrete

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

TRICON

Drafting: LP Survey Date: January 29, 2021

Surveyed for: Melody Clark