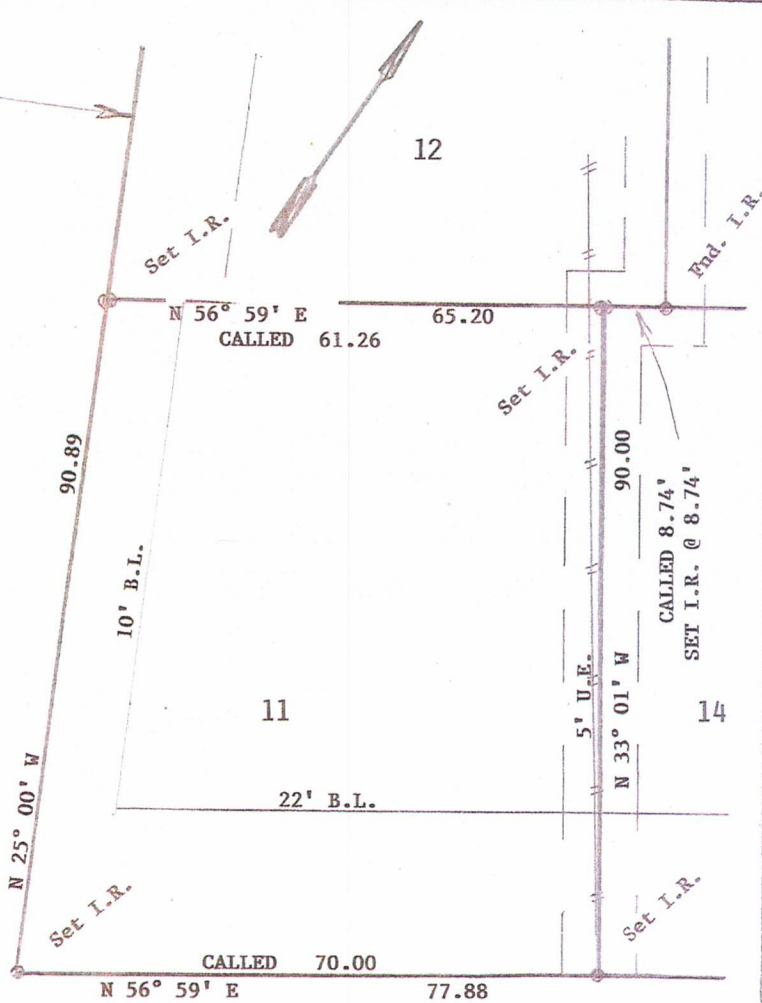


NOTE: MAP OR PLAT RECORDED IN VOLUME 1616, PAGE 30, GALVESTON COUNTY PLAT RECORDS.  
 THIS TRACT DOES LIE WITHIN THE 100 YEAR FLOOD PLAIN ACCORDING TO MAP NO. 4854690044E DATED 12/06/02 (ZONE VE), BFE=16'.  
 THIS SURVEY SUBJECT TO ANY FACTS THAT MAY BE DISCLOSED BY A FULL AND ACCURATE TITLE SEARCH.

BOUNDARY LINE AGREEMENT WITH ADJOINER SHOULD BE CONSIDERED TO AVOID POSSIBLE FUTURE BOUNDARY LINE PROBLEM.

JOHN REYNOLDS CIR.

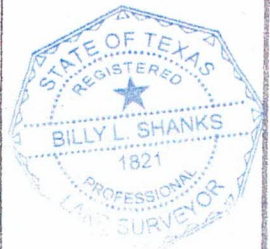


BERMUDA BEACH DRIVE

**SURVEY**  
 OF LOT 11, BERMUDA BEACH, SECTION 2,  
 GALVESTON COUNTY, TEXAS  
 (AS OCCUPIED)

SCALE: 1"=20'  
 DATE: 4/22/16  
 REVISED:  
 SURVEY BY: B.L.S.  
 DRAWN BY: B.L.S.  
 FOR: GINA R. SPEZIA &  
 MARK A. SPEZIA

THIS PLAT IS AN ACCURATE REPRESENTATION OF THAT SURVEY MADE ON THE GROUND UNDER MY SUPERVISION. THERE ARE NO APPARENT ENCROACHMENTS OR CONFLICTS ACROSS PROPERTY LINES AT THE TIME OF THIS SURVEY, EXCEPT AS SHOWN HEREON.

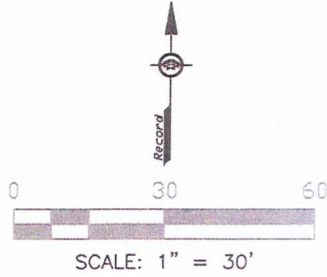
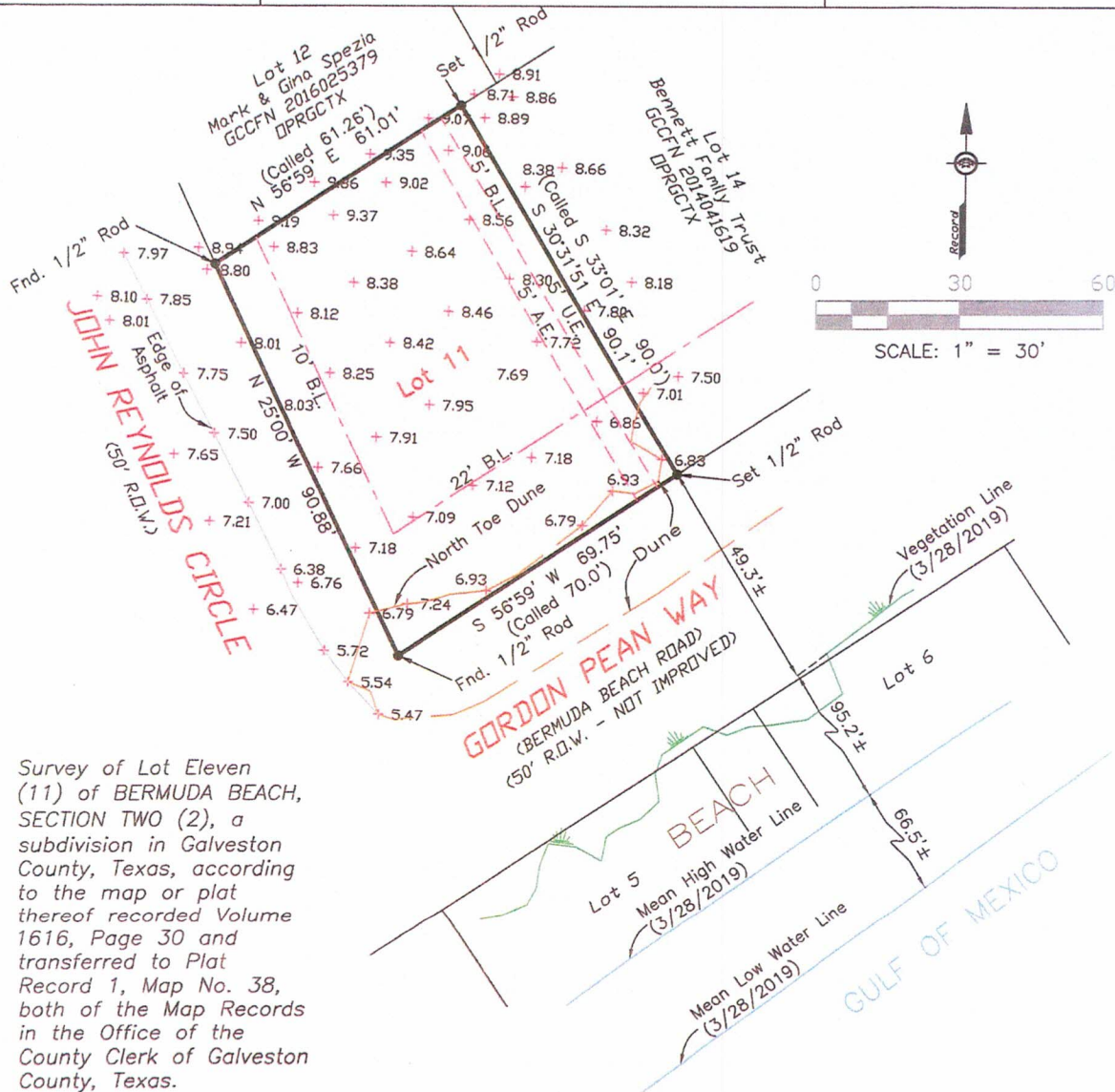


PURCHASER:

*Billy L. Shanks*  
 BILLY L. SHANKS  
 REGISTRATION NO. 1821

JOB NO. 2553

BILLY L. SHANKS 1414 WAVECREST LN. HOUSTON, TX. 77062  
 281-808-4789 FAX 281-488-5526



Survey of Lot Eleven (11) of BERMUDA BEACH, SECTION TWO (2), a subdivision in Galveston County, Texas, according to the map or plat thereof recorded Volume 1616, Page 30 and transferred to Plat Record 1, Map No. 38, both of the Map Records in the Office of the County Clerk 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



Elevations expressed hereon are based on NAVD 88 Datum.

- 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 the West right-of-way line of John Reynolds Circle.

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:**

- Veg. Line
- Dune Line
- Building Line
- Easement Line
- + 7.12 Spot Elevation (Typ.)
- B.L. Building Setback Line
- U.E. Utility Easement
- A.E. Aerial Easement

**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: LP Survey Date: March 28, 2019  
 Surveyed for: Mark Spezia