

Exhibit "A"

Being that certain tract or parcel of land in Division (1) of the Hall & Jones Survey, Abstract 121, in Galveston County, Texas, being all of a tract of land conveyed unto Ignacio Lupercio and Pamela Strong-Lupercio by deed recorded in County Clerk's File No. 2014071411 of the Official Public Records of Galveston County, Texas, said tract being more particularly described by metes and bounds as follows:

COMMENCING at a found 5/8 inch rod at the intersection of the Southwest right-of-way line of 4th Street (25 feet wide) with the Southeast right-of-way line of Galceran Drive (width varies);

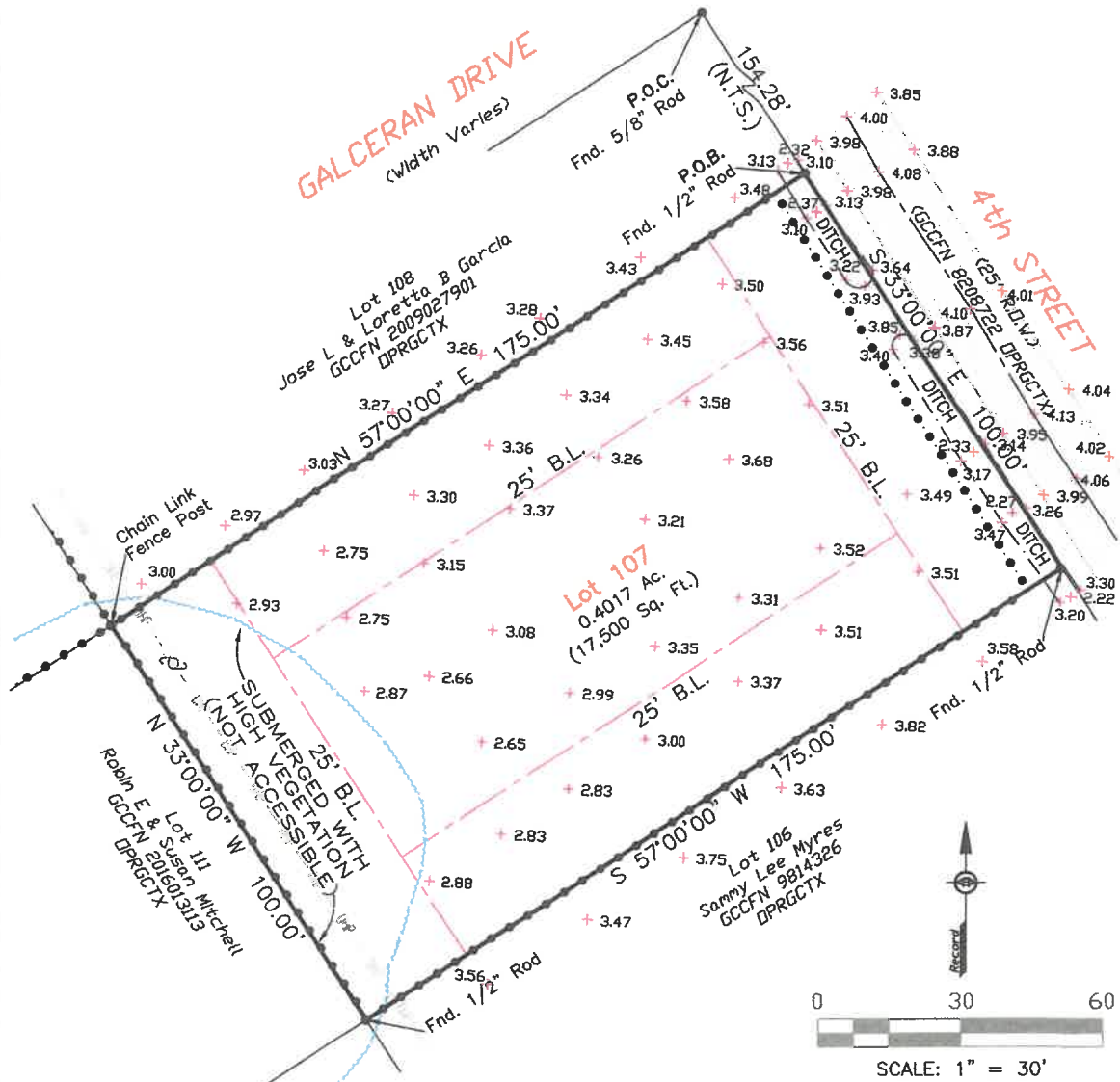
THENCE South 33° 00' 00" East along the Southwest right-of-way line of said 4th Street, a distance of 154.28 feet to the PLACE OF BEGINNING, and being the Northeast corner of the herein described tract, a found 1/2 inch iron rod;

THENCE continuing South 33° 00' 00" East along the Southwest right-of-way line of said 4th Street, a distance of 100.00 feet to the Southeast corner of the herein described tract, a found 1/2 inch rod;

THENCE South 57° 00' 00" West, a distance of 175.00 feet to the Southwest corner of the herein described tract, a found 1/2 inch rod;

THENCE North 33° 00' 00" West, a distance of 100 feet to the Northwest corner of the herein described tract, a found chain link fence post;

THENCE North 57° 00' 00" East, a distance of 175.00 feet to the PLACE OF BEGINNING, and containing 0.4017 acres (17,500 square feet) of land, more or less, also being known as Lot 107 of Bay Harbor Subdivision, an unrecorded subdivision in 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



Survey of that certain tract or parcel of land in Division (1) of the Hall & Jones Survey, Abstract 121, in Galveston County, Texas, being all of a tract of land conveyed unto Ignacio Lupercio and Pamela Strong-Lupercio by deed recorded in County Clerk's File No. 2014071411 of the Official Public Records of Galveston County, Texas, said tract being more particularly described by metes and bounds on Attached Exhibit "A":



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 4th Street.

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.

Legend:

- Overhead Power
- Chain Link Fence
- (N.T.S.) Not to Scale
- Asphalt
- ⊕ Power Pole
- + 3.15 Spot Elevation (Typ.)
- Building Line
- B.L. Building Setback Line

TRICON LAND SURVEYING, LLC
 Mailing: 6341 Stewart Rd. #251
 Physical: 2011 58th Street
 Galveston, TX 77551
 409-497-2772
 TriconLandSurveying.com
 T.B.P.L.S. Firm No. 10194309

Drafting: LP Survey Date: June 13, 2019

Surveyed for: Thuc Le