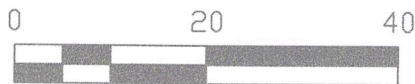


Elevations expressed hereon are based on NAVD 88 Datum.

Survey of Lot Thirteen (13), in Block Eleven (11) of PIRATES BEACH, SECTION THREE (3), a subdivision in Galveston County, Texas, according to the map or plat thereof recorded in Volume 1616, Page 174 of 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.

Brenee Addison
 Brenee 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 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 San Domingo.

Legend:

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

TRICON LAND SURVEYING, LLC
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 Physical: 2011 59th Street
 Galveston, TX 77551
 409-497-2772
 TriconLandSurveying.com
 T.B.P.L.S. Firm No. 10194309

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.

Drafting: LP | Survey Date: January 11, 2021
 Surveyed for: Richard Kincheloe