

**INTERSTATE HIGHWAY NO.45**

(R.I.W. Width Varies)

Fnd. Punch Mark in Conc. Monument  
N 82°47'54" E (Called N 83°50'12" E) 233.4828'

S 25° E 2.3'

P.O.B. Fnd. 1/2" Rod

Pt. Lot 534  
Trac D Hoang  
GCCFN 2021039794  
DPRGCTX

S 25°15' E 274.91' (Called 244.93')  
245.03' Rod to Rod

Pt. Lot 53A  
2.229 Acres (67,990 Sq. Ft.)

N 25°15' W 397.61' (Called 373.40')  
373.33' Punch Mark to "X"

Multiple Lots  
Bryan D & Lisa A Fleget  
GCCFN 2005045676  
DPRGCTX

Fnd. "X" on Conc. B.H.

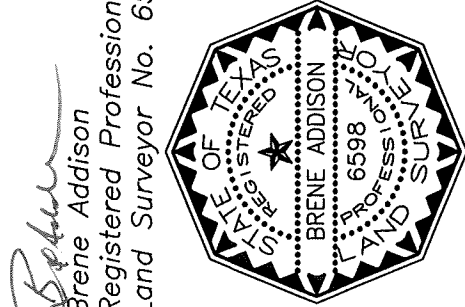


SCALE: 1" = 60'

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 07°00'44" E	32.89'
L2	S 34°54'50" W	13.95'
L3	S 83°19'10" W	10.02'
L4	S 71°33'20" W	43.31'
L5	S 61°49'33" W	44.97'
L6	S 70°26'49" W	18.86'
L7	N 76°59'26" W	32.15'
L8	S 61°53'46" W	44.92'
L9	S 12°27'27" W	10.49'
L10	S 57°14'42" W	9.13'
L11	S 79°38'48" W	18.12'
L12	N 74°50'54" W	6.69'
L13	S 74°09'05" W	24.61'
L14	S 01°14'33" W	24.87'

Survey of that certain tract or parcel of land out of Lot 534 of Section 1 of the Trimble & Lindsey Survey of Galveston Island, lying South of Interstate Highway 45, and North of Offats Bayou in Galveston County, Texas, and being more particularly described by metes and bounds on attached Exhibit "A".



I hereby certify that on the above 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.

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	5575.00'	63.09'	63.09'	N 82°17'39" E
		Called 62.22'	Called 62.22'	Called N 82°31'01" E

Legend:

- Overhead Power
- Metal Fence
- Gravel
- Riprap
- Power Pole
- Electrical Box
- Telecomm. Box

- NOTES:
- 1) This property is subject the zoning ordinances and/or the building regulations of the City of Galveston.
  - 2) This property lies within Zone AE (EL 12) as established by the FEMA Flood Insurance Rate Map No. 48167C0436G, 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 the South right-of-way line of Interstate Highway No. 45.
- 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.

**TRICON LAND SURVEYING, LLC**  
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 T.B.P.E.L.S. Firm No. 10194309

Drafting: LP

Parcel ID: 115971

Surveyed for: Dave Bridgewater