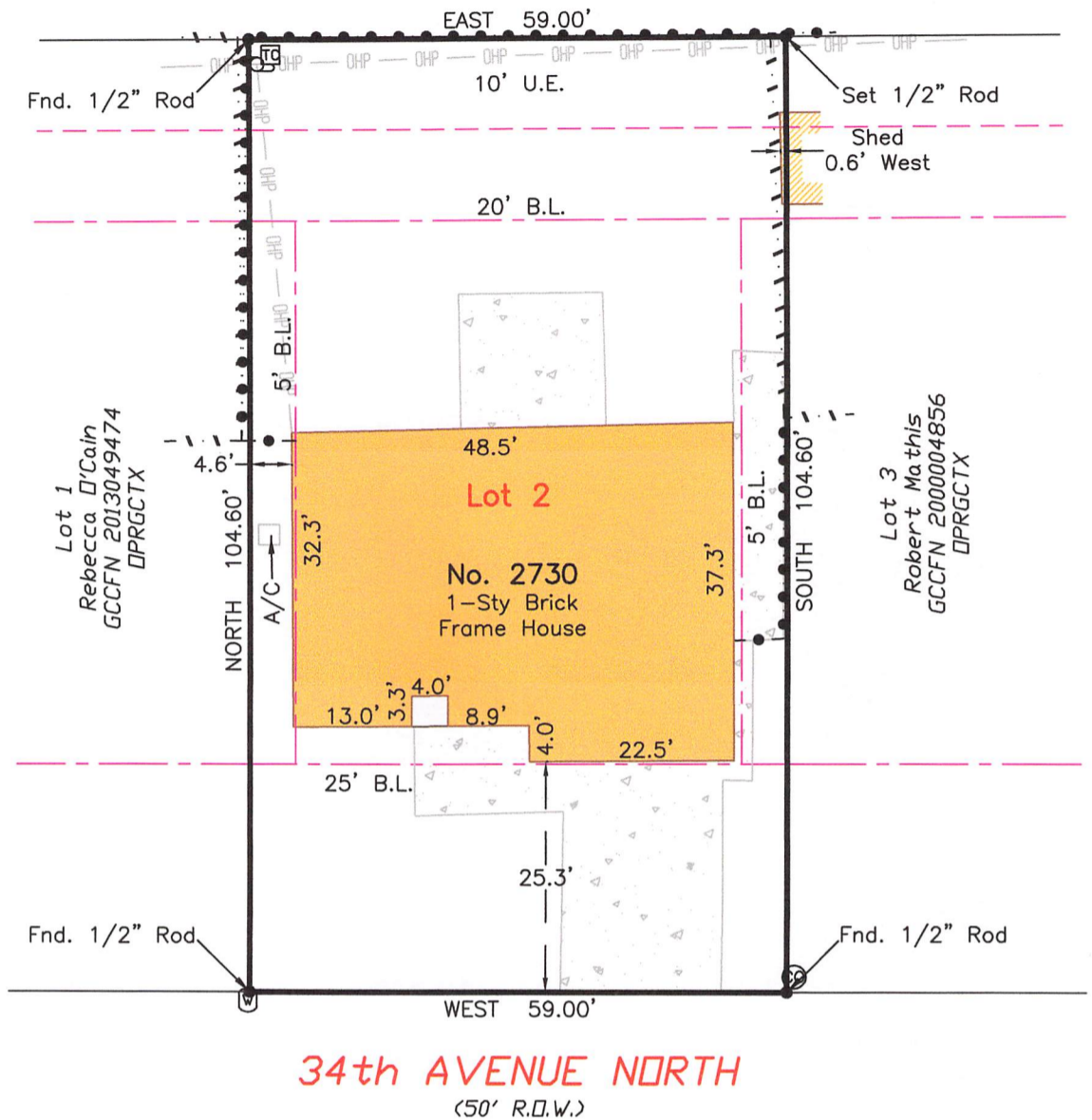


Pt. Lot 120
Duc Cam Ho
GCCFN 2006030457
DPRGCTX

Jemison's Addn.
(Vol. 238,
Pg. 18)

Record
SCALE: 1" = 20'

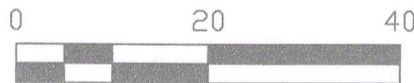


34th AVENUE NORTH
(50' R.O.W.)

Survey of Lot Two (2), of LAKEWAY, a subdivision in Galveston County, Texas, according to the map or plat thereof recorded in Volume 10, Page 38, of the Office of the County Clerk of Galveston County, Texas.

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.

Brene Addison
Brene Addison
Registered Professional
Land Surveyor No. 6598



South Land Title GF No. LC2186171
Borrower: AFBF Flannery Properties LLC
Insured: Quest Trust Co. FBO
Surrinder Ahluwalia, IRA AFBF
Flannery Properties LLC
This property is subject to
restrictive covenants recorded
in/under Volume 2148, Page 695 of
the Official Records of Galveston
County, Texas.



NOTES:
1) This property is subject to the zoning ordinances and/or the building regulations of the City of Texas City.
2) This property lies within 'other flood areas Zone X as established by the FEMA Flood Insurance Rate Map No. 48167C0266G, 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 and/or the local power company.
4) Bearings are based on the monumentation of the North right-of-way line of 34th Avenue North, being a found 1/2 inch rod at the Southeast corner of Lot 12, Block 17 of Northside Addition and a found 1/2 inch rod at the Southeast corner of Lot 10, Block 17 of Northside Addition.

<p>Legend: OHP Overhead Power Chain Link Fence Wood Fence Concrete Telecomm. Box Water Meter Power Pole Clean-out Building Line Easement Line B.L. Building Setback Line U.E. Utility Easement</p>		<p>TRICON LAND SURVEYING, LLC Mailing: 6341 Stewart Rd. #251 Physical: 2011 59th Street Galveston, TX 77551 409-497-2772 TriconLandSurveying.com T.B.P.E.L.S. Firm No. 10194309</p>
<p>Drafting: JA</p>		
<p>Surveyed for: Brendan Flannery</p>		<p>Parcel ID: 187662</p>