



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



Survey of Lot "A" of REPLAT OF LOTS 6 AND 7 IN THE NORTHEAST BLOCK OF OUTLOT 60 IN THE CITY AND COUNTY OF GALVESTON, TEXAS, a subdivision in Galveston County, Texas, according to the map or plat thereof recorded in Volume 18, Page 478 and as corrected by Affidavit recorded under Film Code No. 009-66-1199 in the Office of the County Clerk of Galveston County, Texas, SAVE AND EXCEPT that certain tract or parcel of land out of the West 1/2 of Lot A of REPLAT OF LOTS 6 AND 7 IN THE NORTHEAST BLOCK OF OUTLOT 60 IN THE CITY AND COUNTY OF GALVESTON, TEXAS, a subdivision in Galveston County, Texas, according to the map or plat thereof recorded in Volume 18, Page 478 and as corrected by Affidavit recorded under Film Code No. 009-66-1199 in the Office of the County Clerk of Galveston County, Texas, said SAVE AND EXCEPT tract being more particularly described by metes and bounds on attached Exhibit "A".

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 73°17'00" W	11.00'
L2	S 16°43'00" E	9.66'
L3	S 73°17'00" W	17.33'

- NOTES:
- 1) This property is subject to the zoning ordinances and/or the building regulations of the City of Galveston.
 - 2) This property lies within Zone AE (EL 10) as established by the FEMA Flood Insurance Rate Map No. 48167C0441G, 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 37th Street.

Legend:

- Overhead Power
- Chain Link Fence
- - - Wood Fence
- ▭ Concrete

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

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 Parcel ID: 409186
 Surveyed for: Carol Gardosik

Exhibit "A"

Being Lot "A" of REPLAT OF LOTS 6 AND 7 IN THE NORTHEAST BLOCK OF OUTLOT 60 IN THE CITY AND COUNTY OF GALVESTON, TEXAS, a subdivision in Galveston County, Texas, according to the map or plat thereof recorded in Volume 18, Page 478 and as corrected by Affidavit recorded under Film Code No. 009-66-1199 in the Office of the County Clerk of Galveston County, Texas, SAVE AND EXCEPT that certain tract or parcel of land out of the West 1/2 of Lot A of REPLAT OF LOTS 6 AND 7 IN THE NORTHEAST BLOCK OF OUTLOT 60 IN THE CITY AND COUNTY OF GALVESTON, TEXAS, a subdivision in Galveston County, Texas, according to the map or plat thereof recorded in Volume 18, Page 478 and as corrected by Affidavit recorded under Film Code No. 009-66-1199 in the Office of the County Clerk of Galveston County, Texas, said SAVE AND EXCEPT tract being more particularly described by metes and bounds as follows:

BEGINNING at the Northwest corner of said Lot A, said point lying in the South right-of-way line of Avenue O 1/2 (70' R.O.W.);

THENCE North 73° 17' East along the North line of said Lot A and with the South right-of-way line of said Avenue O 1/2 a distance of 26.48 feet to a point for corner, a found 1 inch pipe;

THENCE South 16° 59' East a distance of called 87.77 feet to a point corner for corner (called the South line of Lot A);

THENCE South 72° 45' West (Called along the common lot line of Lot A and Lot C) a distance of 25.34 feet to a point corner to the called Southwest corner of Lot A;

THENCE North 16° 43' West along the East line of Lot 5, Northeast 1/4 of said Outlot 60, a distance of 88.00 feet to the PLACE OF BEGINNING, and containing 0.052 acres (2,280 square feet) of land, more or less.