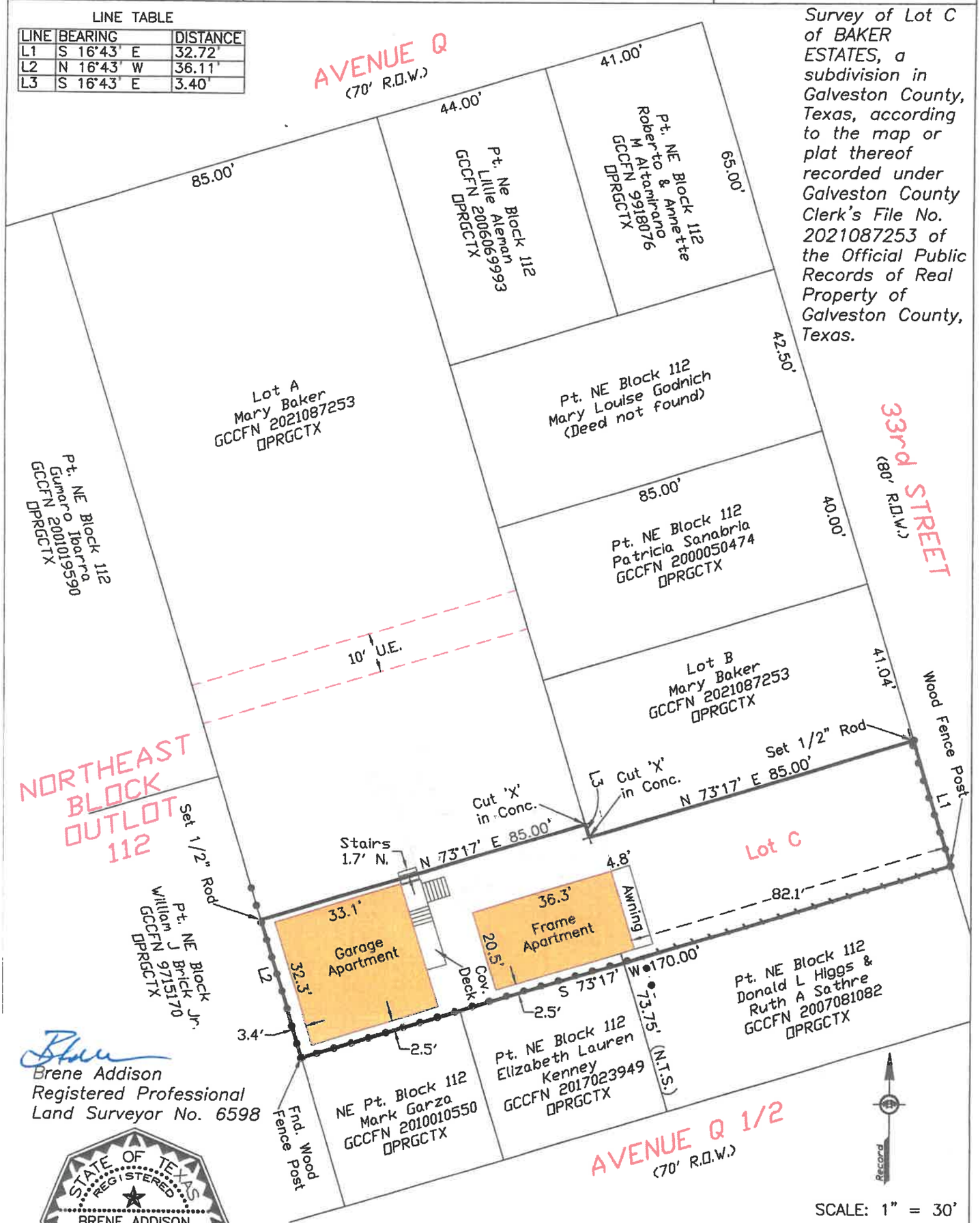
TLS Job No 20-0673	2119 33rd Street Galveston, TX. 77550	Ref No: 3510-0112-1004-001

Survey of Lot C of BAKER ESTATES, a subdivision in Galveston County, Texas, according to the map or plat thereof recorded under Galveston County Clerk's File No. 2021087253 of the Official Public Records of Real Property of Galveston County, Texas.

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 16°43' E	32.72'
L2	N 16°43' W	36.11'
L3	S 16°43' E	3.40'



Brene Addison
Registered Professional
Land Surveyor No. 6598

STATE OF TEXAS
REGISTERED
BRENE ADDISON
6598
PROFESSIONAL
LAND SURVEYOR

SCALE: 1" = 30'

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.

NOTES:
1) This property is subject to the building and zoning ordinances of the City of Galveston.
2) This property lies within Zone AE (EL 10) as established by the FEMA Flood Insurane Rate Map Community No. Panel No. 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 33rd 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.

0 30 60

Legend:
Chain Link Fence
Wood Fence
Concrete
U.E. Utility Easement
(N.T.S.) Not to Scale
Easement Line

TRICON LAND SURVEYING, LLC
Mailing: 6341 Stewart Rd. #251
Physical: 2011 59th Street
Galveston, TX 77551
409-497-2772
TriconLandSurveying.com
T.B.P.L.S. Firm No. 10194309

Drafting: LP | Survey Date: December 17, 2021

Surveyed for: Mary Baker