



CURVE TABLE

CURVE	ARC LENGTH	RADIUS
C1	2.62'	354.00'

Survey of Lot One (1), Replat of Lot 60 and the West 1/2 of Lot 61 of EVIA PHASE ONE, a subdivision in Galveston County, Texas, according to the map or plat thereof, recorded in Volume 2005A, Page 169 of the Map Records 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



South Land Title GF No. GV1859699
Subject to: Restrictive Covenants as recorded in Vol. 1310, Pg. 284 and County Clerk's File Nos. 9530498, 2005009466, 2005012971, 2005080621, 2005080622, 2006016459, 2009063959, and 2009063960 in the Official Public Records of Galveston County, Texas. 10.h) 10' Public Utility and Aerial easement along rear property line GCCFN 2005046812; 10.i) Centerpoint Energy agreement GCCFN 2005036097; 10.j) HL&P easement GCCFN 9536738 & 9611106; 10.k) HL&P easement Vol. 1375, Pg. 295; 10.l) Aviation easement GCCFN 9530498



- 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 North right-of-way line of Mariner Pass.

Legend:

- Wood Fence
- Concrete
- Flagstone
- Brick
- Building Line
- Easement Line
- B.L. Building Setback Line
- U.E. Utility Easement
- A.E. Aerial Easement
- ☐ Electrical Box

TRICON LAND SURVEYING, LLC

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

South Land Title GF No. GV1859699
Borrower: Eric Mittlefehldt

Drafting: BA | Survey Date: April 30, 2018
Surveyed for: South Land Title