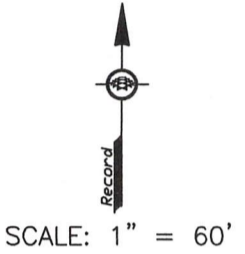
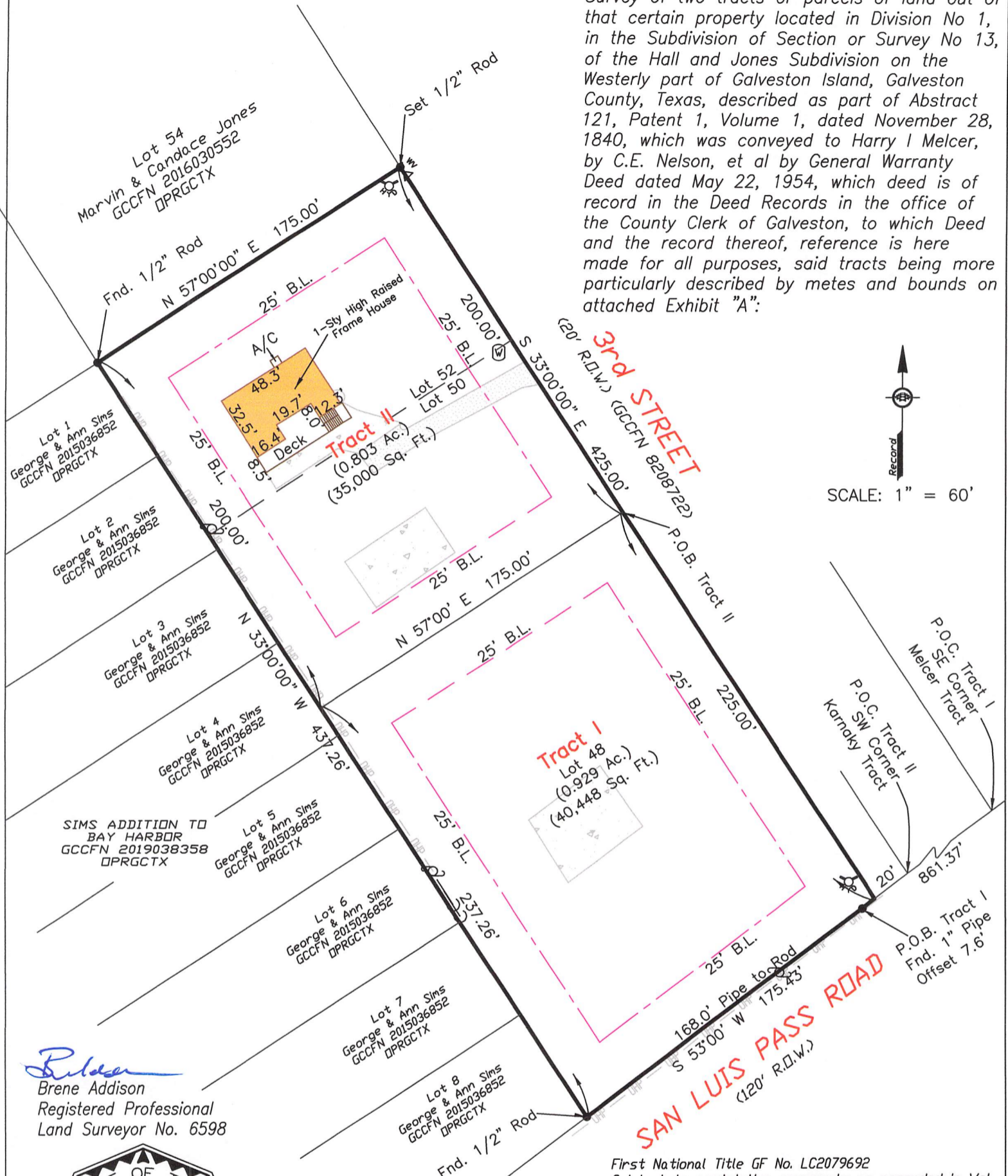


Survey of two tracts or parcels of land out of that certain property located in Division No 1, in the Subdivision of Section or Survey No 13, of the Hall and Jones Subdivision on the Westerly part of Galveston Island, Galveston County, Texas, described as part of Abstract 121, Patent 1, Volume 1, dated November 28, 1840, which was conveyed to Harry I Melcer, by C.E. Nelson, et al by General Warranty Deed dated May 22, 1954, which deed is of record in the Deed Records in the office of the County Clerk of Galveston, to which Deed and the record thereof, reference is here made for all purposes, said tracts being more particularly described by metes and bounds on attached Exhibit "A":



Breene Addison
 Breene Addison
 Registered Professional
 Land Surveyor No. 6598



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.

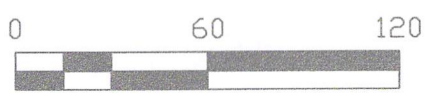
First National Title GF No. LC2079692
 Subject to restrictive covenants as recorded in Vol. 1101, Pg. 143, Vol. 1135, Pg. 655, and Vol. 1229, Pg. 381 (Tract I), Vol. 1105, Pg. 308 (Tract II). 10.f) unlocated Easement along north side of property Vol. 1135, Pg. 655, Vol. 1229, Pg. 381 (Tract I). 10.i) unlocated Roadway easements Vol. 1101, Pg. 143, Vol. 1135, Pg. 655, and Vol. 1229, Pg. 381 (Tract I), Vol. 1105, Pg. 308 (Tract II). 10.j) Right of ingress egress Vol. 1045, Pg. 489 (Both Tracts), Vol. 1101, Pg. 143, Vol. 1135, Pg. 655, and Vol. 1229, Pg. 381 (Tract I), Vol. 1105, Pg. 308 (Tract II).

NOTES:
 1) This property is subject to the zoning ordinances of the City of Galveston.
 2) This property lies within Zone VE (EL 15') as established by the FEMA Flood Insurance Rate Map No. 48167C0577G 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 West right-of-way line of 3rd Street.

Legend:	
	Overhead Power
	Concrete
	Asphalt
	Water Meter
	Power Pole
	Down Guy
	Fire Hydrant
	Water Valve
	Building Line
	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

First National Title GF No. LC2079692
 Borrower: Gregory Newton



Drafting: JA | Survey Date: November 2, 2020
 Surveyed for: First National Title

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LAND
SURVEYING, LLC



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Exhibit "A"

Tract I

Being that certain tract or parcel of land out of that certain property located in Division No 1, in the Subdivision of Section or Survey No 13, of the Hall and Jones Subdivision on the Westerly part of Galveston Island, Galveston County, Texas, described as part of Abstract 121, Patent 1, Volume 1, dated November 28, 1840, which was conveyed to Harry I Melcer, by C.E. Nelson, et al by General Warranty Deed dated May 22, 1954, which deed is of record in the Deed Records in the office of the County Clerk of Galveston, to which Deed and the record thereof, reference is here made for all purposes, said tract being more particularly described by metes and bounds as follows:

COMMENCING at a point where the East boundary line of said Melcer tract intersects the North right-of-way line of San Luis Pass Road (120' right-of-way);

THENCE South 53° 00' West, along said North line of said San Luis Pass Road, a distance of 861.37 feet to the PLACE OF BEGINNING and being the Southeast corner of the property herein conveyed;

THENCE South 53° 00' West, continuing along said North line of said San Luis Pass Road, at 7.60 feet passing a found 1 inch pipe, a total distance of 175.43 feet to the Southwest corner of the herein described tract, a found 1/2 inch rod;

THENCE North 33° 00' West, a distance of 237.26 feet to the Northwest corner of the herein described tract;

THENCE North 57° 00' East, a distance of 175 feet to the Northeast corner of the herein described tract, a set 1/2 inch rod;

THENCE South 33° 00' East, a distance of 225 feet to the North right-of-way line of said San Luis Pass Road and the PLACE OF BEGINNING and also known as Lot 48 of Bay Harbor, an unrecorded subdivision, an containing 0.929 acres (40,448 square feet) of land, more or less.

Tract II

Being that certain tract or parcel of land out of that certain property located in Division No 1, in the Subdivision of Section or Survey No 13, of the Hall and Jones Subdivision on the Westerly part of Galveston Island, Galveston County, Texas, described as part of Abstract 121, Patent 1, Volume 1, dated November 28, 1840, which was conveyed to Harry I Melcer, by C.E. Nelson, et al by General Warranty Deed dated May 22, 1954, which deed is of record in the Deed Records in the office of the County Clerk of Galveston, to which Deed and the record thereof, reference is here made for all purposes, said tract being more particularly described by metes and bounds as follows:

COMMENCING at the Southwest corner of a tract of land heretofore sold by the said Harry I Melcer to Frank Karnaky by General Warranty Deed of record in Volume 1107, Page 86 of the Deed Records in the Office of the County Clerk of Galveston County, Texas, to which deed and the record thereof, reference is here made for all purposes, which Southwest corner of said tract is located on the North line of a San Luis Pass Road (120' right-of-way);

THENCE South 53° 00' West (Called South 53° 35' West) along the North line of said San Luis Pass Road a distance of 20 feet to a point for corner;

THENCE North 33° 00' West a distance of 225 feet to the PLACE OF BEGINNING, being the Southeast corner of the herein described tract;

THENCE North 33° 00' West a distance of 200 feet to the Northeast corner of the herein described tract, a set 1/2 inch rod;

THENCE South 57° 00' West a distance of 175 feet to the Northwest corner of the herein described tract, a found 1/2 inch rod;

THENCE South 33 degrees East a distance of 200 feet to the Southwest corner of the herein described tract;

THENCE North 57° 00' East, a distance of 175 feet to the PLACE OF BEGINNING, and also known as Lots 50 and 52 of Bay Harbor, an unrecorded subdivision, and containing 0.803 acres (35,000 square feet) of land, more or less.