



Survey of Tract I of EMILY ROOT ADDITION NO. 2, a subdivision in Galveston County, Texas, according to the map or plat thereof recorded in Galveston County Clerk's File No. 2019043753 in the Official Public Records of Real Property 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.

*Brendan Addison*  
 Brene Addison  
 Registered Professional  
 Land Surveyor No. 6598



SCALE: 1" = 60'



- NOTES:
- 1) This property is subject to the 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 West right-of-way line of Bayou Shores Drive.

**Legend:**

—OP—OP—	Overhead Power
· · · · ·	Wood Fence
▭	Concrete
⊕	Power Pole
(N.T.S.)	Not to Scale
—	B.L. Building Setback Line
—	Building Line
▨	Conc. Rip-Rap

**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

South Land Title GF No. GV2080612  
 Borrower: Shawn McDermott and Kelly McDermott  
 Insured: BanCorp South Bank

Drafting: LP Survey Date: December 28, 2020

Surveyed for: South Land Title