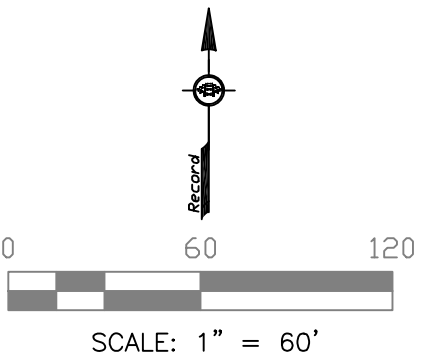
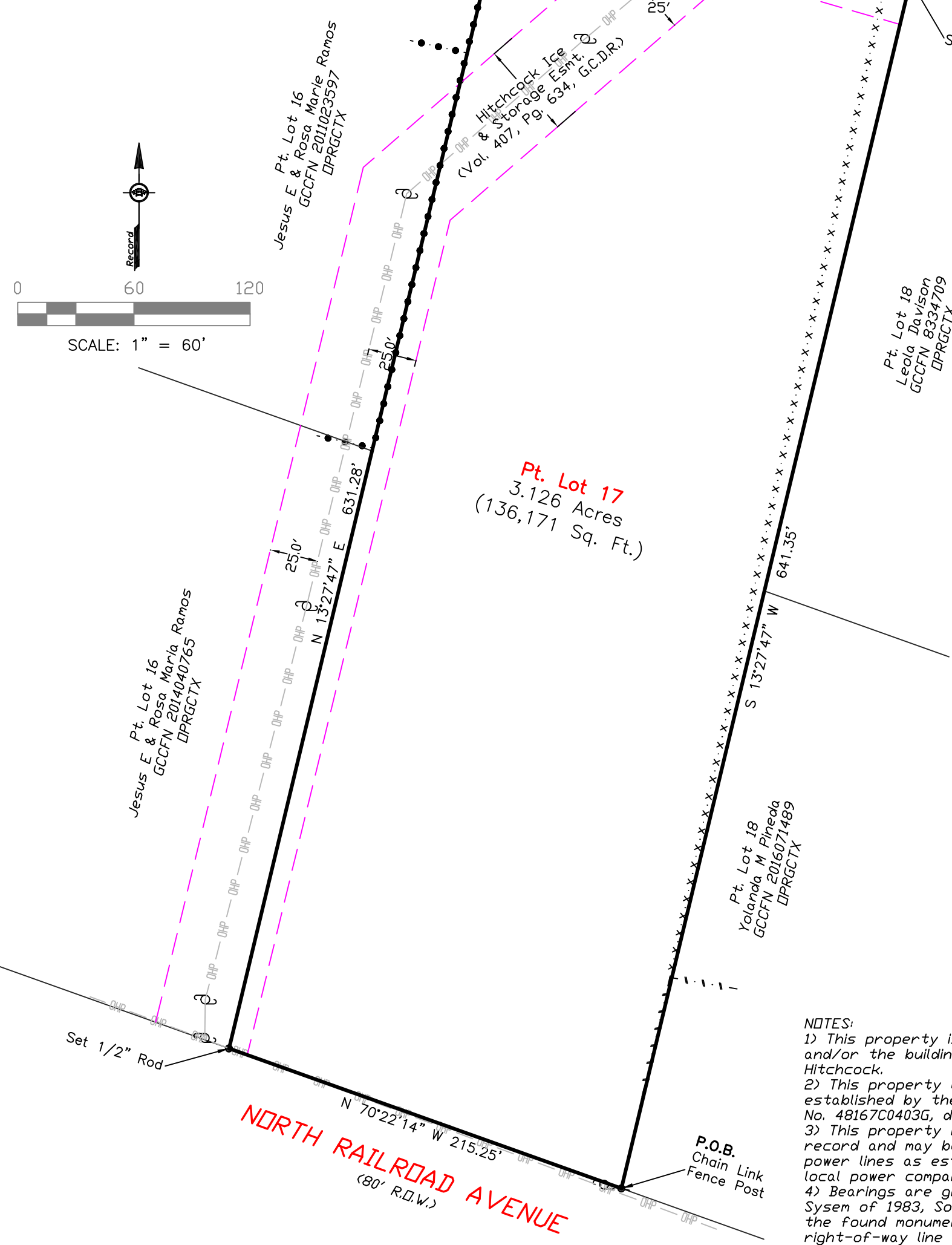


**Legend:**  
 - OHP - Overhead Power  
 - ● - Chain Link Fence  
 - - - - Wood Fence  
 - x - x - Wire Fence  
 - ○ - Power Pole  
 - [ ] - Asphalt  
 - [ ] - Gravel  
 - --- - Easement Line

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

Fidelity National Title  
 GF No. ST-0321-4903212100385A  
 Insured: Siraf Investment LLC  
 10.c) Easement granted to Hitchcock Ice & Storage Company Vol. 407, Pg. 634 of the Deed Records of Galveston County, Texas- does not apply.



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



- NOTES:**
- 1) This property is subject the zoning ordinances and/or the building regulations of the City of Hitchcock.
  - 2) This property lies within Zone AE (EL 15) as established by the FEMA Flood Insurance Rate Map No. 48167C0403G, 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 grid, Texas State Coordinate System of 1983, South Central Zone, and based on the found monumentation of the North right-of-way line of North Railroad Avenue.

Survey of Part of Lot Seventeen (17) of FOUNTAINBLEAU SUBDIVISION, a subdivision in Galveston County, Texas, according to the map or plat thereof recorded in Volume 119, Page 27 in the Office of the County Clerk of Galveston County, Texas. Said part of Lot 17 lying between the Southerly line of State Highway 6 (120' R.O.W.), and the Northerly line of North Railroad Avenue (60 R.O.W.), and being more particularly described by metes and bounds as follows:

**BEGINNING** at the intersection of the East line of said Lot 17 and the North line of said North Railroad Avenue, a found chain link fence post;  
**THENCE** North 70° 22' 14" West along the South line of said Lot 17 and with the North right-of-way line of said North Railroad Avenue a distance of 215.25 feet to the Southwest corner of the herein described tract, a set 1/2 inch rod;  
**THENCE** North 13° 27' 47" East along the West line of said Lot 17 a distance of 631.28 feet to the South right-of-way line of said State Highway No. 6 (120' R.O.W.), being the Northwest corner of the herein described tract, a found 3/8 inch rod;  
**THENCE** South 73° 02' 44" East along the South right-of-way line of said State Highway No. 6. a distance of 214.40 feet to a point in the East line of said Lot 17, being the Northeast corner of the herein described tract, a set 1/2 inch rod;  
**THENCE** South 13° 27' 47" West along the East line of said Lot 17 a distance of 641.35 feet to the PLACE OF BEGINNING, and containing 3.126 acres (136,171 square feet) of land, more or less.