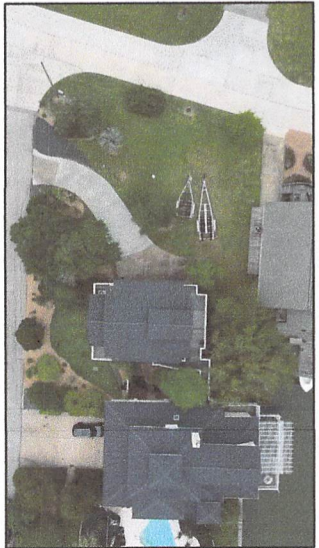
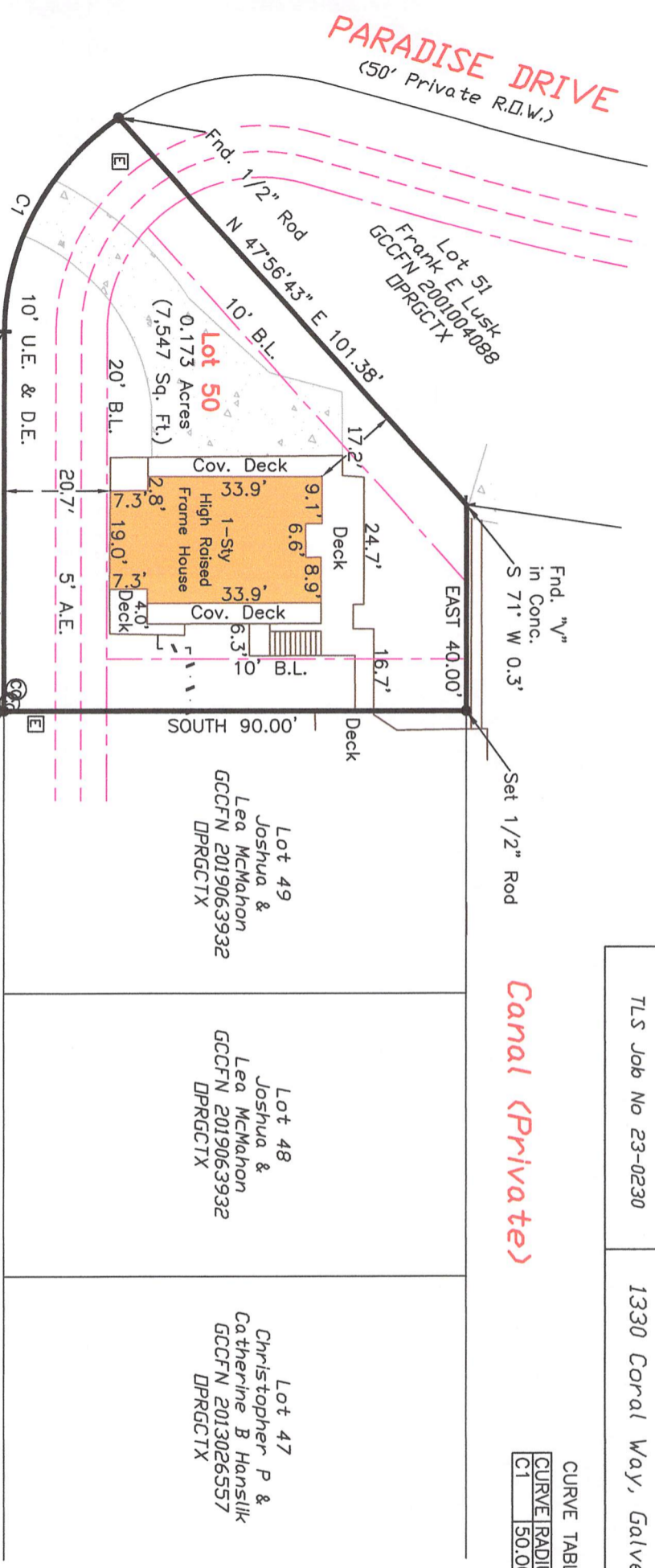


Canal (Private)

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	50.00'	48.93'	47.00'	N 61°57'55" W



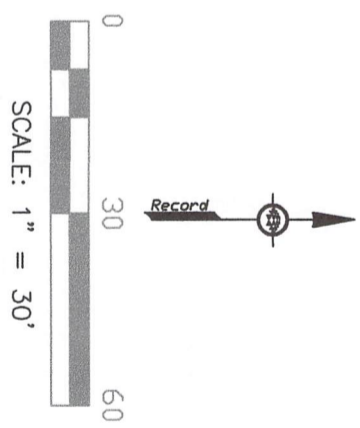
Surveyed without the benefit of a title commitment. This property may be subject to matters of record not shown hereon that might be revealed by title report or title commitment.

- NOTES:
- 1) This property is subject to the building and zoning ordinances of the City of Galveston.
 - 2) This property does lie within Zone VE (EL 14') as established by the FEMA Flood Insurance Rate Map Number 48167C0416G 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 DSHA and/or the local power company.
 - 4) Bearings are based on the monumentation of the North right-of-way line of Coral Way.

Survey of Lot Fifty (50) of TIKI ISLAND, SECTION SIX (6), a subdivision in Galveston County, Texas, according to the map or plat thereof recorded in Volume 1616, Page 125, and transferred to Plat Record 9, Map No. 33, both of the Map Records in the Office of the County Clerk of Galveston County, Texas, and being more particularly described by metes and bounds on attached Exhibit "A".

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.

Brene Addison
 Brene Addison
 Registered Professional
 Land Surveyor No. 6598



Legend:

- - - - - Wood Fence
- ▬ Concrete
- Ⓛ Electrical Box
- Ⓛ Building Setback Line
- Ⓛ U.E. Utility Easement
- Ⓛ A.E. Aerial Easement
- Ⓛ Building Line
- Ⓛ Easement Line
- Ⓛ Clean-out

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: April 14, 2023
 Surveyed for: Lea McMahon

Exhibit "A"

Being Lot Fifty (50) of TIKI ISLAND, SECTION SIX (6), a subdivision in Galveston County, Texas, according to the map or plat thereof recorded in Volume 1616, Page 125, and transferred to Plat Record 9, Map No. 33, both of the Map Records in the Office of the County Clerk of Galveston County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at the Southeast corner of said Lot 50, said point lying in the North right-of-way line of Coral Way (50' Private R.O.W.), and being the Southeast corner of the herein described tract, a set 1/2 inch rod;

THENCE West along the South line of said Lot 50 and with the the North right-of-way line of said Coral Way, a distance of 73.79 feet to the point of commencement of a curve to the right, a found 1 inch pipe;

THENCE along said curve to the right having a radius of 50.00, a chord length of 47.00 feet and a chord bearing of N 61° 57' 55" West, a distance of 48.93 feet to the Southwest corner said Lot 50, same being the Southwest corner of the herein described tract, a found 1/2 inch rod;

THENCE North 47° 56' 43" East along the West line of said Lot 50, a distance of 101.38 feet to the Northwest corner of said Lot 50, same being the Northwest corner of the herein described tract, a found 'V' in concrete bearing S 71° W a distance of 0.3 feet;

THENCE East long the North line of said Lot 50, a distance of 40.00 feet to the Northeast corner of said Lot 50, same being the Northeast corner of the herein described tract, a set 1/2 inch rod;

THENCE South along the East line of said Lot 50 a distance of 90.00 feet to the PLACE OF BEGINNING, and containing 0.173 acres (7,547 square feet) of land more or less.