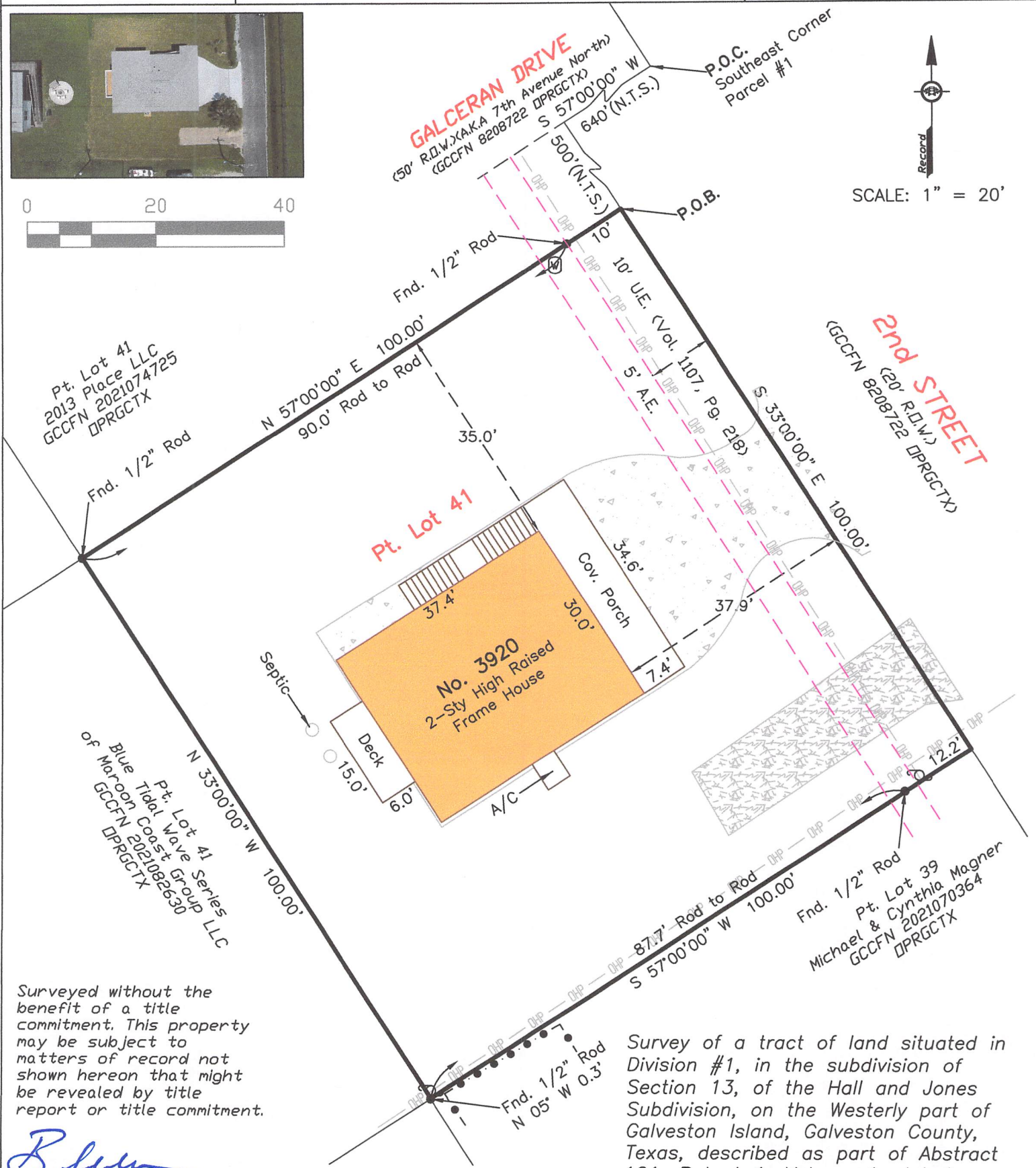


SCALE: 1" = 20'



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.

Brene Addison
Brene Addison
Registered Professional
Land Surveyor No. 6598



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.

Survey of a tract of land situated in Division #1, in the subdivision of Section 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, 1849, conveyed to Harry I. Melcer by C.E. Nelson, et al, by General Warranty Deed dated May 22, 1954, recorded in Volume 1045, Page 489, in the Official Records of Real Property of Galveston County, Texas, said tract being know as the South 1/2 of the East 1/2 of Tract 41, of BAY HARBOR, an unrecorded subdivision, said tarct being more particularly described by metes and bounds on attached Exhibit "A".

- NOTES:
- 1) This property is subject to the zoning ordinances and/or the building regulations of the City of Galveston.
 - 2) This property lies within Zone AE (EL 13) as established by the FEMA Flood Insurance Rate Map No. 48167C0489G, 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 2nd Street.

Legend:	
	Overhead Power
	Chain Link Fence
	Asphalt
	Concrete
	Gravel
	Power Pole
	High Bank
	Easement Line
	U.E. Utility Easement
	A.E. Aerial Easement

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.E.L.S. Firm No. 10194309

Drafting: JA Parcel ID: 297817
 Surveyed for: S&D Coastal Construction

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LAND
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Exhibit "A"

Survey of a tract of land situated in Division #1, in the subdivision of Section 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, 1849, conveyed to Harry I. Melcer by C.E. Nelson, et al, by General Warranty Deed dated May 22, 1954, recorded in Volume 1045, Page 489, in the Official Records of Real Property of Galveston County, Texas, said tract being know as the South 1/2 of the East 1/2 of Tract 41, of BAY HARBOR, an unrecorded subdivision, said tarct being more particularly described as follows:

COMMENCING at the Southeast corner of Parcel #1, as described in General Warranty Deed from Harry I. Melcer, et al, to Bay Harbor, Inc. dated July 16, 1957, as recorded in Volume 1223, Page 196, and the Southeastern corner of Galceran Drive (50' R.O.W.) (A.K.A. 7TH Avenue North) and recorded under Galveston County Film Code Number 001-61-1523;

THENCE South 57° 00' 00" West, along the South line of said Galceran Drive, a distance of 640.00 feet to the West right-of-way line of Section Street (20' R.O.W.) as recorded in Galveston County Film Code Number 001-61-1523;

THENCE South 33° 00' 00" East along the West right-of-way line of said Second Street, a distance of 500.00 feet to the PLACE OF BEGINNING, being the Southeast corner of that certain tract or parcel of land as conveyed to 2013 Place LLC, by deed recorded in Galveston County Clerk's File Number 2021074725 in the Official Public Records of Real Property of Gavleston County, Texas, and being the Northeast corner of the herein described tract;

THENCE South 33° 00' 00" East continuing along the West right-of-way line of said Second Street, a distance of 100.00 feet to the Northeast corner of that certain tract or parcel of land as conveyed to Michael and Cynthia Magner by deed recorded in Galveston County Clerk's File Number 2021070364 in the Official Public Records of Real Property of Gavleston County, Texas, and being the Southeast corner of the herein described tract;

THENCE South 57° 00' 00" West along the Northern line of said Magner tract, at 12.20 feet passing a found 1/2 inch rod, for a total distance of 100.00 feet to the Northwest corner of said Magner tract, same being the Southeast corner of that certain tract or parcel of land conveyed to Blue Tidal Wave Series of Maroon Coast Group, LLC by deed recorded in Galveston County Clerk's File Number 2021082630 in the Official Public Records of Real Property of Gavleston County, Texas, and being the Southwest corner of the herein described tract of land, a found 1/2 inch rod bearing N 05° W a distance of 0.3';

THENCE North 33° 00' 00" West along the Eastern line of said Blue Tidal Wave tract, a distance of 100.00 feet to the Southwest corner of said 2013 Place LLC tract, and being the Northwest corner of the herein described tract of land, a found 1/2 inch rod;

THENCE North 57° 00' 00" East along the Southern line of said 2013 Place LLC tract, at 90.00 feet passing a found 1/2 inch rod, for a total distance of 100.00 feet to the PLACE OF BEGINNING, and containing 0.230 acres (10,000 square feet) of land, more or less.