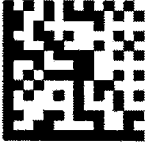


OTHER



1139727-1-0

File #: 1002023

Property Address: 922 3rd Ave. North, Texas City, TX 77590

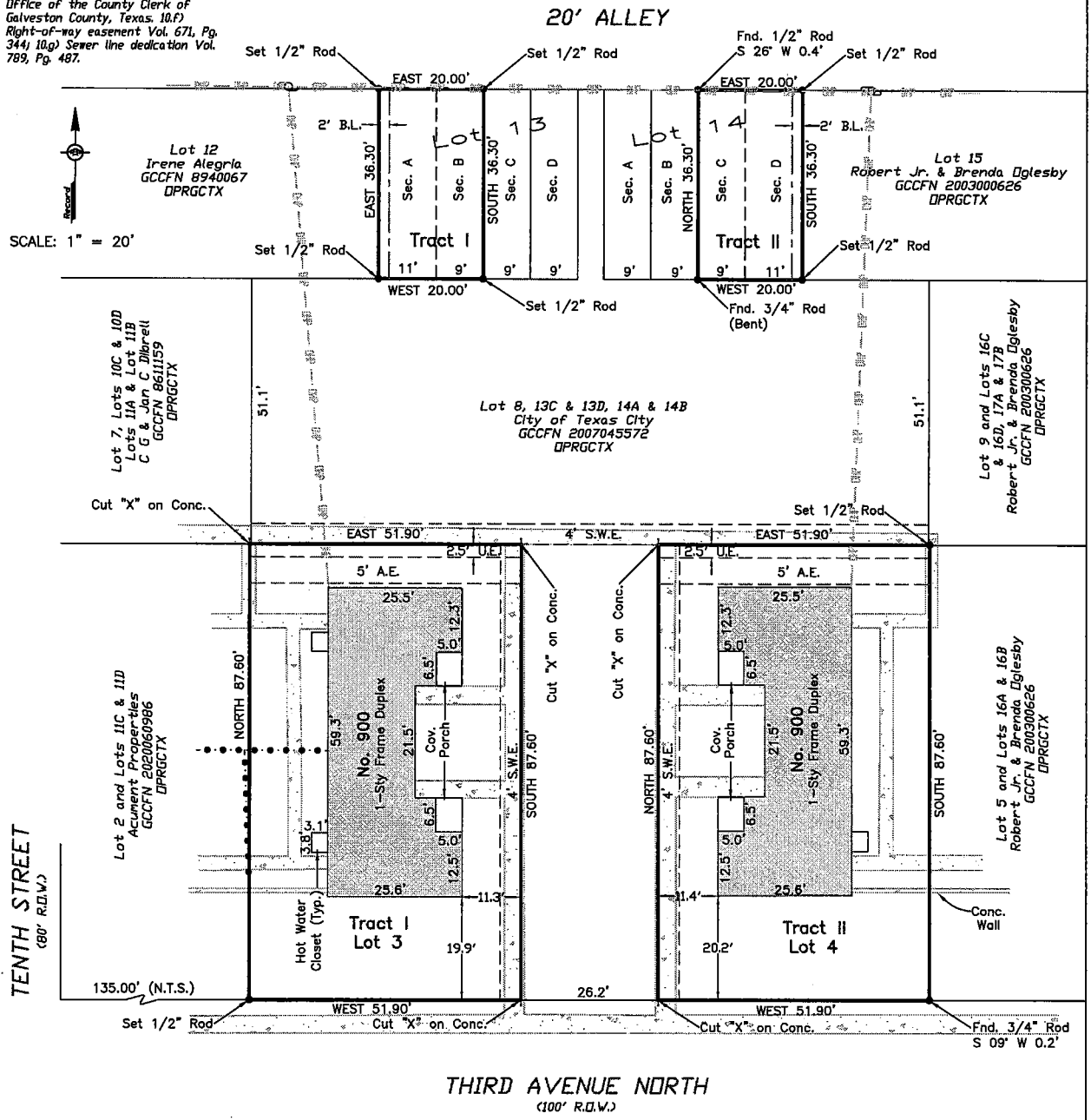
Barcode - Other

Stewart Title File No. 1002023  
 This property is subject to restrictive covenants recorded in/under Vol. 790, Pg. 69 in the Office of the County Clerk of Galveston County, Texas. 18.F) Right-of-way easement Vol. 671, Pg. 344) 10g) Sewer line dedication Vol. 789, Pg. 487.

TLS Job No 20-0921

3rd Avenue North, Texas City, TX. 77590

Ref No: 7090-0240-0004-000



TENTH STREET  
 (90' R.O.W.)

THIRD AVENUE NORTH  
 (100' R.O.W.)

Tract I

Survey of Lot 3 and Sections A and B of Lot 13, in Block 240, of THIRD AVENUE VILLAS, a replat of part of TEXAS CITY SECOND DIVISION, a subdivision in Galveston County, Texas, according to the map or plat thereof recorded in Volume 254-A, Page 57, in the Office of the County Clerk, later transferred to Volume 5, Page 70 of the Map Records of Galveston County, Texas.

Tract II

Survey of Lot 4 and Sections C and D of Lot 13, in Block 240, of THIRD AVENUE VILLAS, a replat of part of TEXAS CITY SECOND DIVISION, a subdivision in Galveston County, Texas, according to the map or plat thereof recorded in Volume 254-A, PAGE 57, in the Office of the County Clerk, later transferred to Volume 5, Page 70 of the Map Records 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.

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



NOTES:

- 1) This property is subject to the building and zoning ordinances of the City of Texas City.
- 2) This property lies within "area with reduced risk due to levee" Zone X as established by the FEMA Flood Insurance Rate Map No. 48167C0268G, 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 nonumentation of the North line of 3rd Avenue North.

Stewart Title File No. 1002023  
 Insured: Hatova Real Estate, LLC



**Legend:**

- Overhead Power
- Chain Link Fence
- Concrete
- Power Pole
- U.E. Utility Easement
- B.L. Building Setback Line
- S.W.E. Sidewalk Easement
- A.E. Aerial Easement
- Building Line
- Easement Line
- (N.T.S.) Not to Scale

**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: November 18, 2020  
 Surveyed for: Alberto Bazbaz