

116 Tuna Avenue, Galveston, TX 77550

Survey Date: March 20, 2021

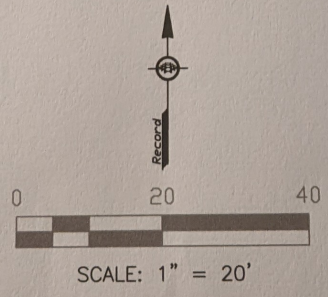
South Land Title GF No. 112819  
 This property is subject to restrictive covenants recorded in/under Volume 1282, Page 641, of the Deed Records of Galveston County, Texas, 10g) Utility Easement Vol. 831, Pg. 458, 10h) Perpetual Easement for lines and poles Vol. 1282, Pg. 641.

Lindale Park (Vol. 2, Pg. 16 G.C.M.R.)  
 Lot 5 Joseph & Gracy Thevaril GGCN 8009008206 DPRGCTX  
 Lot 6 Bember Properties LLC GGCN 2019002385 DPRGCTX  
 Chain Link Fence Post N 88° E 0.6'  
 Wood Fence Post N 21° W 0.2'  
 James & Katherine GGCN 2016017694 DPRGCTX  
 Lot 8 Kobhaman  
 Lot 7 No. 116 1-Story Frame House  
 16.7', 16.2', 9.1', 22.8', 27.8', 34.0', 10.9', 14.4', 4.6', 20.1', 156.4' (N.T.S.)  
 S 73°17' W 58'  
 TUNA AVENUE (50' R.O.W.)  
 Fnd. 1" Pipe S 08° E 0.3'

Survey of Lot Seven (7), of LYNCREST MANOR, SECTION TWO (2), a subdivision in Galveston County, Texas, according to the map or plat thereof recorded in Volume 254A, Page 82 and transferred to Plat Record 13, Map Number 22, 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.

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



- NOTES:
- 1) This property is subject to the building and zoning ordinances of the City of Galveston.
  - 2) This property lies within Zone AE (EL 11') as established by the FEMA Flood Insurance Rate Map No. 48167C0434G 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 North right-of-way line of Tuna Avenue, being a found 1 inch pipe at the Southeast corner of Lot 9 and a found 1/2 inch rod at the Southeast corner of Lot 2.

- Legend:
- OHP — Overhead Power
  - • • Chain Link Fence
  - - - Wood Fence
  - ▭ Concrete
  - ⊙ Power Pole
  - ▭ Building Line
  - - - Easement Line
  - B.L. Building Setback Line
  - U.E. Utility Easement
  - A.E. Aerial Easement
  - (N.T.S.) Not to Scale

**TRICON LAND SURVEYING, LLC**  
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 Galveston, TX 77551  
 409-497-2772  
 TriconLandSurveying.com  
 T.B.P.L.S. Firm No. 10194309

Drafting: JA Parcel ID: 112819

Surveyed for: South Land Title