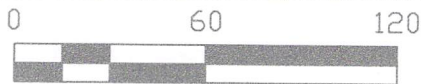


6607 Highland Road, Santa Fe, TX. 77517

TLS Job No 23-0780 Survey Date: November 14, 2023



Survey of a 1.1223 acre tract or parcel of land out of Outlot Four Hundred Fourteen (414), of ALTA LOMA OUTLOTS, a subdivision in Galveston County, Texas, according to the map or plat thereof recorded in Volume 113, Page 9, in the Office of the County Clerk of Galveston County, Texas, and being that part of a 3.000 acre tract or parcel of land conveyed to Tera M. Henderson, Steven L. Henderson Jr. and Alexander C. Blaske by deed recorded under Galveston County Clerk's File No. 2014015034 of the Official Public Records of Real Property of Galveston County, Texas, SAVE AND EXCEPT that certain 2.000 acre tract or parcel of land conveyed to Gabriel Lozano and Lucy Lozano by deed recorded under Galveston County Clerk's File No. 2021039232 of the Official Public Records of Real Property of Galveston County, Texas, said 1.1223 acre tract being more particularly described by metes and bounds on attached Exhibit "A".

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  
Registered  
Professional  
Land Surveyor  
No. 6598

- NOTES:
- 1) This property is subject the zoning ordinances and/or the building regulations of Galveston County.
  - 2) This property lies within 'Other Areas' Zone X as established by the FEMA Flood Insurance Rate Map No. 48167C0380G, 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 record, based on the monumentation of the East line of subject property and the found monumentation of the Northeast right-of-way line of Highland Road as occupied.

**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

Legend:  
— OHP — Overhead Power  
●●●● Chain Link Fence  
□ Concrete  
▨ Gravel  
⊕ Power Pole

Surveyed for:  
Valerie Slago  
Drafting: JA  
Parcel ID: 354917

LINE TABLE

| LINE | BEARING                     | DISTANCE         |
|------|-----------------------------|------------------|
| L1   | SOUTH                       | 10.00'           |
| L2   | WEST                        | 895.00' (N.T.S.) |
| L3   | SOUTH                       | 544.50' (N.T.S.) |
| L4   | N 89°09'23" W (Called West) | 130.65' (N.T.S.) |

Pt. Outlot 414  
John Harris  
GCCFN 2023049883  
DPRGCTX

P.O.C.  
Northeast corner  
Outlot 414

Fnd. 1/2" Rod

S 89°09'05" E 85.39'  
(Called EAST)

P.O.B.  
Fnd. 1/2" Rod  
S 15° E 1.6'

Fnd. 1/2" Rod

**Pt. Outlot 414**  
1.1223 Acres  
48,889 Sq. Feet

Pt. Outlot 414  
Steven & Tera Henderson  
GCCFN 2013052830  
DPRGCTX

NORTH 535.14' (Called 481.66')

Neighbor  
Eave  
3.3' East

Pt. Outlot 414  
Gabriel & Lucy Lozano  
GCCFN 2021039232  
DPRGCTX

SOUTH 610.01'



SCALE: 1" = 60'

Septic

Shed  
2.5' E.

(Called N 48°09'00" W)  
N 48°16'41" W 114.40'  
Set 1/2" Rod  
**HIGHLAND ROAD**  
(50' R.O.W.)

Fnd. 1/2" Rod

700.8'

**CASEY ROAD**  
(60' R.O.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.

*Exhibit "A"*

*Being a 1.1223 acre tract or parcel of land out of Outlot Four Hundred Fourteen (414), of ALTA LOMA OUTLOTS, a subdivision in Galveston County, Texas, according to the map or plat thereof recorded in Volume 113, Page 9, in the Office of the County Clerk of Galveston County, Texas, and being that part of a 3.000 acre tract or parcel of land conveyed to Tera M. Henderson, Steven L. Henderson Jr. and Alexander C. Blaske by deed recorded under Galveston County Clerk's File No. 2014015034 of the Official Public Records of Real Property of Galveston County, Texas, SAVE AND EXCEPT that certain 2.000 acre tract or parcel of land conveyed to Gabriel Lozano and Lucy Lozano by deed recorded under Galveston County Clerk's File No. 2021039232 of the Official Public Records of Real Property of Galveston County, Texas, said 1.1223 acre tract being more particularly described by metes and bounds as follows:*

*COMMENCING at the Northeast corner of said Outlot 414;*

*THENCE South along the East line of said Outlot 414 a distance of 10.00 feet;*

*THENCE West parallel to the North line of said Outlot 414 a distance of 895.00 feet;*

*THENCE South parallel to the East line of said Outlot 414 a distance of 544.50 feet to the Northeast corner of said Lozano 2.00 acre tract, a found 1/2 inch rod;*

*THENCE North 89° 09' 23" West (Called West) a distance of 130.65 feet to the PLACE OF BEGINNING and being the Northeast corner of the herein described tract, a found 1/2 inch rod, bearing S 15° E a distance of 1.6 feet;*

*THENCE South parallel to the East line of said Outlot 414 a distance of 610.01 feet to the North right-of-way line of Highland Road (50' R.O.W. as occupied) and being the Southeast corner of the herein described tract, a found 1/2 inch rod;*

*THENCE North 48° 16' 41" West (Called 48° 09' 00" West) along the North right-of-way line of said Highland Road (as occupied) a distance of 114.40 feet to the Southwest corner of the herein described tract, a set 1/2 inch rod;*

*THENCE North parallel to the East line of said Outlot 414 a distance of 535.14 (Called 481.66) feet to the Northwest corner of the herein described tract, a found 1/2 inch rod;*

*THENCE South 89° 09' 05" East (Called East) a distance of 85.39 feet to the PLACE OF BEGINNING and containing 1.1223 acres (48,889 sq.ft.) of land, more or less.*