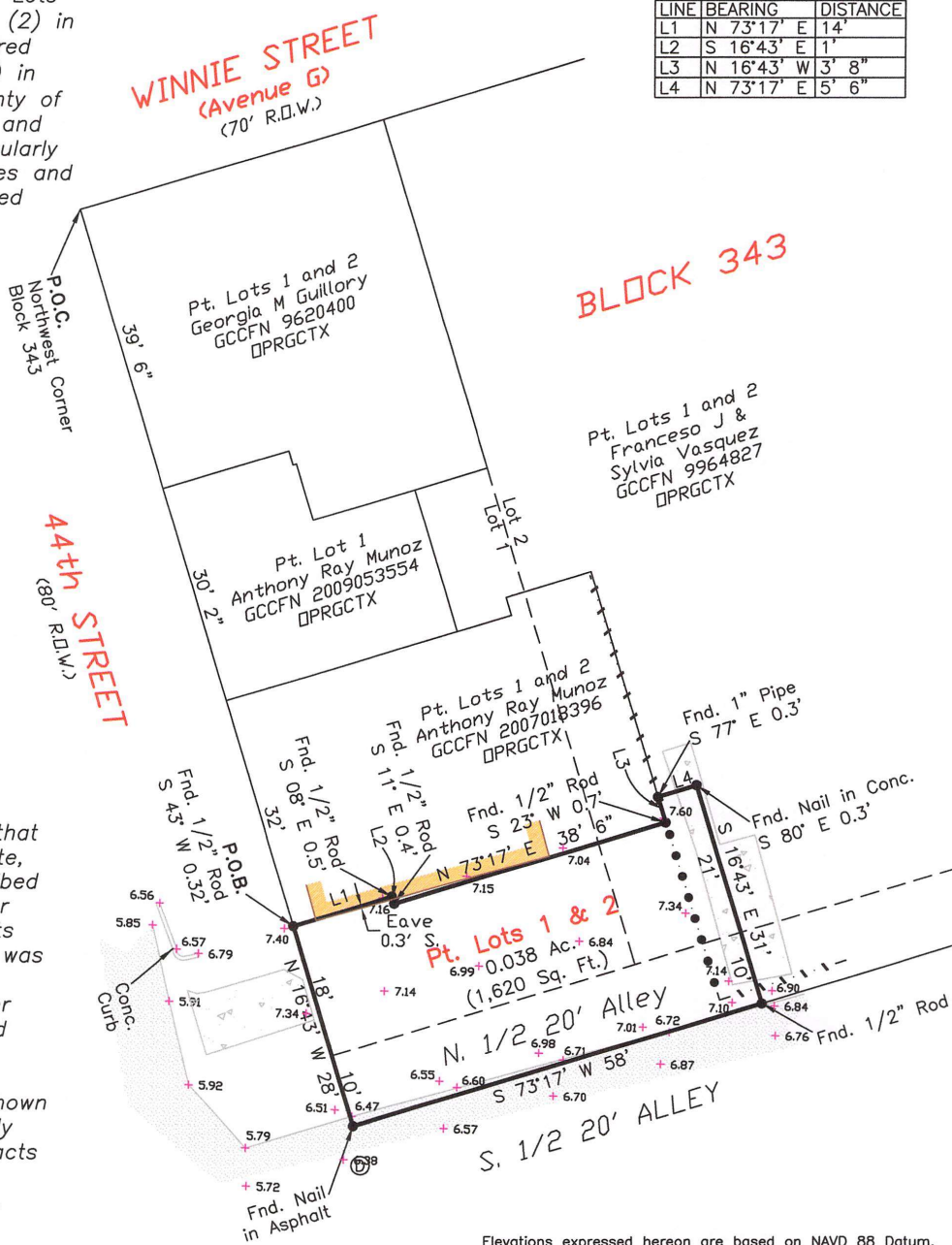


Survey of part of Lots One (1) and Two (2) in Block Three Hundred Forty-Three (343) in the City and County of Galveston, Texas, and being more particularly described by metes and bounds on attached Exhibit "A".

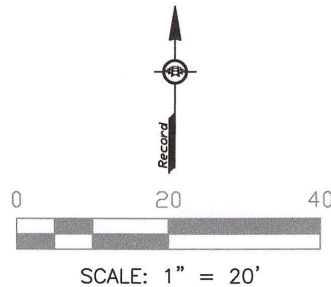
LINE TABLE

LINE	BEARING	DISTANCE
L1	N 73°17' E	14'
L2	S 16°43' E	1'
L3	N 16°43' W	3' 8"
L4	N 73°17' E	5' 6"



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



Elevations expressed hereon are based on NAVD 88 Datum.



- NOTES:
- 1) This property is subject to the building and zoning ordinances of the City of Galveston.
 - 2) This property does lie within the 100 Year Flood Plain as established by the Federal Emergency Management Agency.
 - 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 44th Street.

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.

- Legend:
- OHP — Overhead Power
 - Chain Link Fence
 - - - Wood Fence
 - ▭ Concrete
 - ▭ Asphalt
 - ⊙ Manhole
 - + 7.14 Spot Elevation (Typ.)
- Elevations expressed hereon are based on NAVD 88 Datum.

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: March 24, 2020

Surveyed for: LeRoy Grubbs

Exhibit "A"

Being part of Lots One (1) and Two (2) in Block Three Hundred Forty-Three (343) in the City and County of Galveston, Texas, and being more particularly described by metes and bounds as follows:

COMMENCING at the Northwest corner of said Block 343, same being the intersection of the South right-of-way line of Winnie Street (Avenue G)(70' R.O.W.) and the East right-of-way line of 44th Street (80' R.O.W.)

THENCE South 16° 43' East, along the West line of said Block 343 and the East line of said 44th Street, a distance of 101 feet 6 inches to the PLACE OF BEGINNING, same being the Northwest corner of the herein described tract, a found 1/2 inch rod bearing S 43° W 0.3'

THENCE North 73° 17' East, parallel to the North line of Block 343, a distance of 14 feet to a point for corner, a found 1/2 inch rod bearing S 08° E 0.5';

THENCE South 16° 43' East, parallel to the West line of said Block 343, a distance of 1 foot to a point for corner, a found 1/2 inch rod bearing S 11° E 0.4'

THENCE North 73° 17' East, parallel to the North line of said Block 343, a distance of 38 feet 6 inches to a point for corner, a found 1/2 inch rod bearing S 23° E 0.7';

THENCE North 16° 43' West, parallel to the West line of said Block 343, a distance of 3 feet 8 inches to a point for corner, a found 1 inch pipe bearing S 77° E 0.3';

THENCE North 73° 17' East, parallel to the North line of said Block 343, a distance of 5 feet 6 inches, to the Northeast corner of the herien described tract, a found nail in concrete bearing S 80° E 0.3';

THENCE South 16° 43' East, parallel to the West line of said Block 343, at 21 feet passing the North line of a 20 foot alley, for a total distance of 31 feet to the centerline of said 20 foot alley, same being the Southeast corner of the herein described tract, a found 1/2 inch rod;

THENCE South 73° 17' West, parallel to the North line of said Block 343 and along the centerline of said 20 foot alley, a distance of 58 feet to a point in the East line of said 44th Street, same being the Southwest corner of the herein described tract, a found nail in asphalt;

THENCE North 16° 43 West, along the West line of said Block 343 and the East line of said 44th Street, at 10 feet passing the North line of said 20 foot alley, for a total distance of 28 feet to the PLACE OF BEGINNING, and containing 0.038 acres (1,620 square feet) of land, more or less.