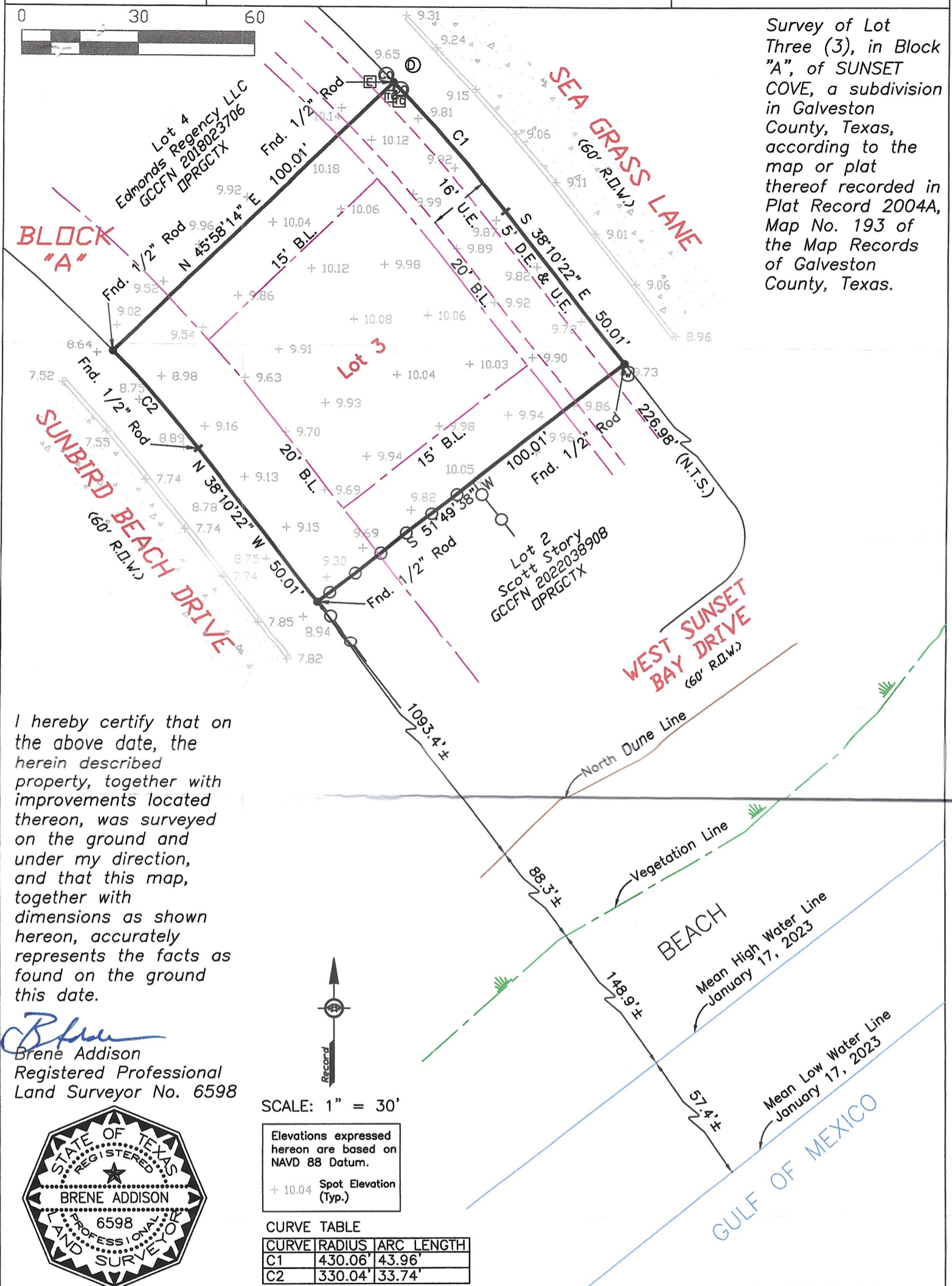


Survey of Lot Three (3), in Block "A", of SUNSET COVE, a subdivision in Galveston County, Texas, according to the map or plat thereof recorded in Plat Record 2004A, Map No. 193 of the Map Records of Galveston County, Texas.



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
 Brene Addison
 Registered Professional
 Land Surveyor No. 6598



SCALE: 1" = 30'

Elevations expressed hereon are based on NAVD 88 Datum.

+ 10.04 Spot Elevation (Typ.)

CURVE TABLE

CURVE	RADIUS	ARC LENGTH
C1	430.06'	43.96'
C2	330.04'	33.74'

- NOTES:
- 1) This property is subject to the zoning ordinances and/or building regulations of the City of Galveston.
 - 2) This property lies within Zone AE (EL 12) as established by the FEMA Flood Insurane Rate Map No. 48167C0493G, 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 Sea Grass Lane.

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:

- Plastic Fence
- Concrete
- Electrical Box
- Telecomm. Box
- Water Meter
- Manhole
- Clean-out
- 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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Drafting: LP

Parcel ID: 426741

Surveyed for: Vicki Cortez-Grace