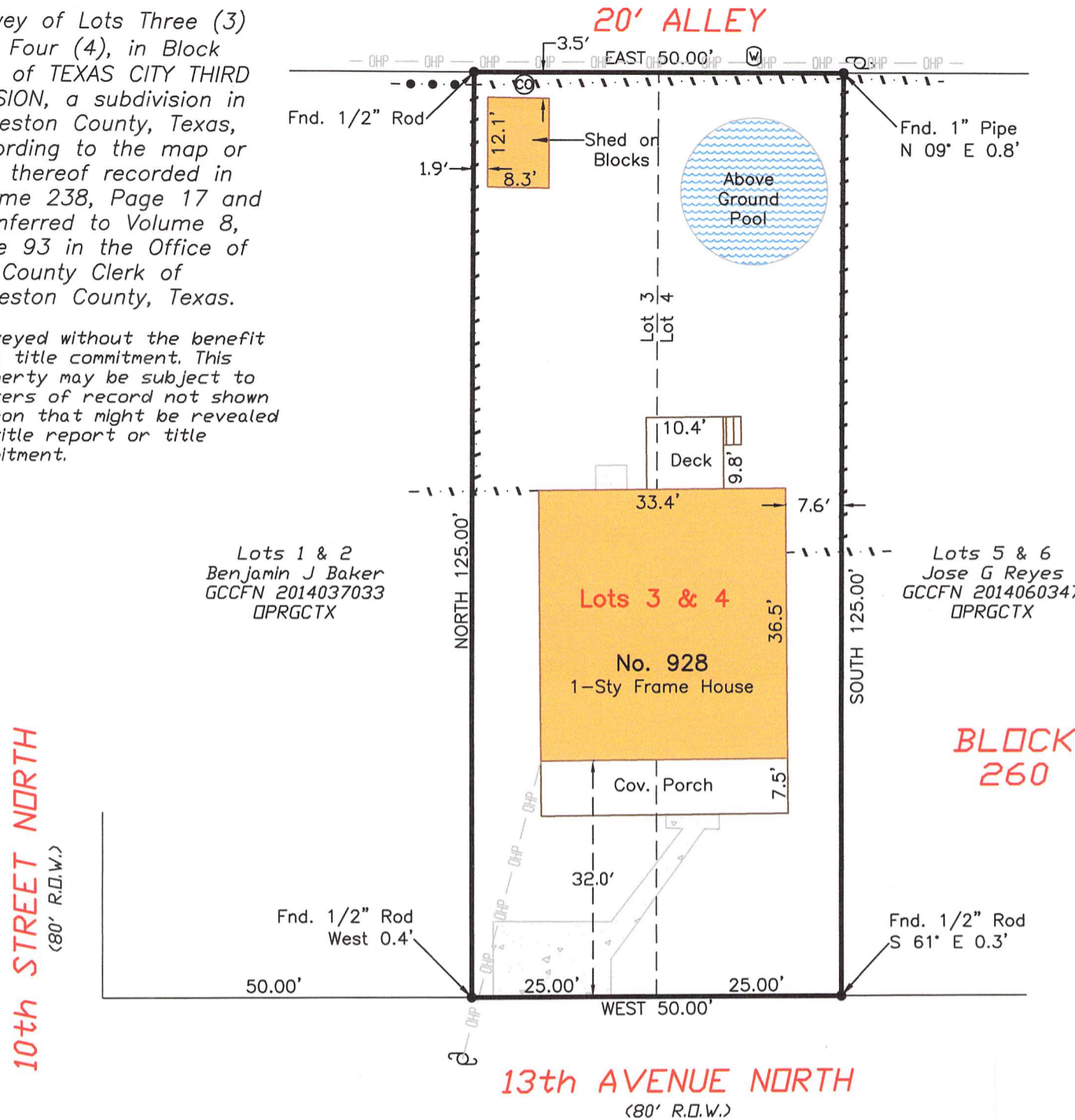


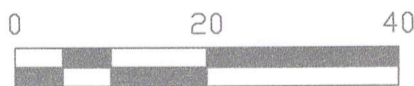
Survey of Lots Three (3) and Four (4), in Block 260 of TEXAS CITY THIRD DIVISION, a subdivision in Galveston County, Texas, according to the map or plat thereof recorded in Volume 238, Page 17 and transferred to Volume 8, Page 93 in the Office of the County Clerk of Galveston County, Texas.

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.



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



SCALE: 1" = 20'



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 flood 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 monumentation of the North right-of-way line of 13th Avenue North being a found 1/2 inch rod at the Southeast corner of Lot 16 and a found 1/2 inch rod at the Southwest corner of Lot 3.

<p>Legend:</p> <ul style="list-style-type: none"> Overhead Power Chain Link Fence Wood Fence Concrete Clean-out Water Meter Power Pole 		<p>TRICON LAND SURVEYING, LLC</p> <p>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</p>
<p>Drafting: LP</p>		
<p>Surveyed for: Brendan Flannery</p>		<p>Parcel ID: 225577</p>