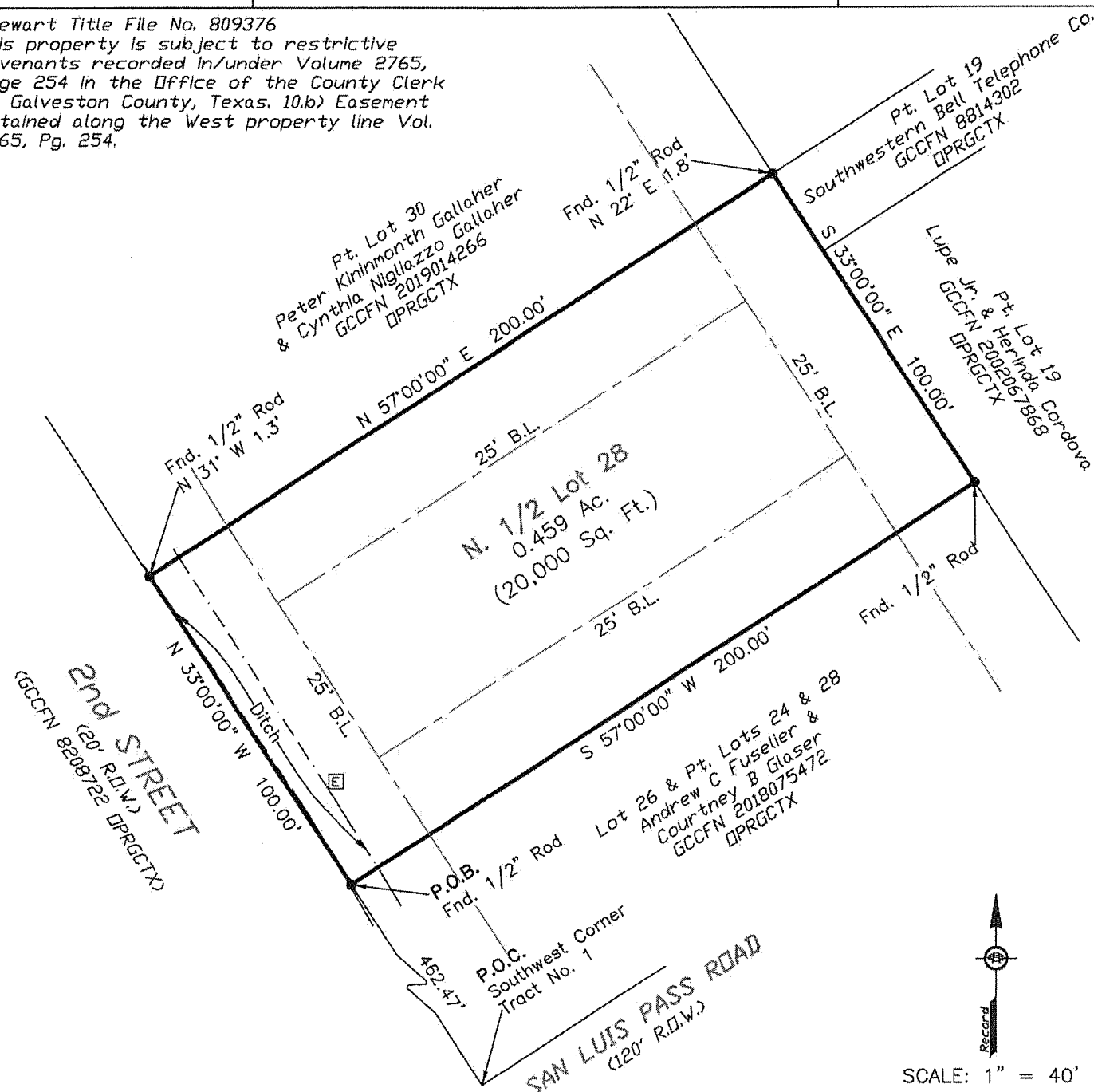
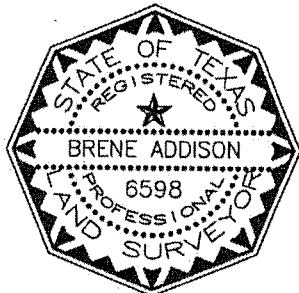


This property is subject to restrictive covenants recorded in/under Volume 2765, Page 254 in the Office of the County Clerk of Galveston County, Texas. 10.b) Easement retained along the West property line Vol. 2765, Pg. 254.

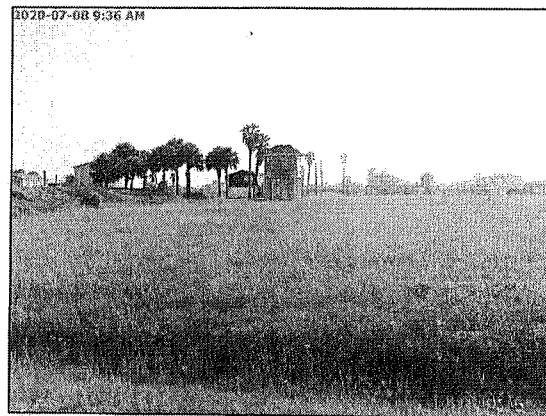


Survey of that certain 0.459 acre tract or parcel of land situated in Division (1), Section No. Thirteen (13) of the Hall and Jones Survey on the Westerly part of Galveston Island, Galveston County, Texas, and being a part of that tract of land described as Tract No. 1 in the partition Deed executed by Herry I Melcer, Earl Galceran and E.H. Thorton Jr. recorded in Volume 1197, Page 168 of the deed records of Galveston County, Texas, said 0.459 acre tract being more particularly described by metes and bounds on attached Exhibit "A".


Brene Addison
Registered Professional
Land Surveyor No. 6598



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.



- 1) This property is subject to the building and zoning ordinances of the City of Galveston.
- 2) This property lies within Zone VE (EL 15) as established by the FEMA Flood Insurance Rate Map Community No. 485469, Panel No. 0489G, 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 Northeast right-of-way line of 2nd Street.

Stewart Title File No. 809376
Borrower: Douglas Chandler
and Sarah Chandler

Clint Douglas

dotloop verified
07/31/23 5:07 PM CDT
ECEC-GVB8-IU60-FM9B

Kelli Douglas

dotloop verified
07/31/23 3:01 PM CDT
OG7I-GFI B-HPBW-7KIP

— — — High Bank
 [E] Electrical Box
 — — — Building Line
 B.L. Building Setback Line

**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: July 8, 2020

Surveyed for Stewart Title



Exhibit "A"

Being that certain 0.459 acre tract or parcel of land situated in Division (1), Section No. Thirteen (13) of the Hall and Jones Survey on the Westerly part of Galveston Island, Galveston County, Texas, and being a part of that tract of land described as Tract No. 1 in the partition Deed executed by Herry I Melcer, Earl Galceran and E.H. Thorton Jr. recorded in Volume 1197, Page 168 of the deed records of Galveston County, Texas, said 0.459 acre tract being more particularly described by metes and bounds as follows:

COMMENCING at the Southwest corner of said Tract No. 1;

THENCE North 33° 00' West a distance of 462.47 feet to the PLACE OF BEGINNING, same being the Southwest corner of the herein described tract, a found 1/2 inch rod;

THENCE continuing North 33° 00' West a distance of 100.00 feet to the Northwest corner of the herein described tract, a found 1/2 inch rod bearing N 31° W 1.3';

THENCE North 57° 00' East a distance of 200.00 feet to the Northeast corner of the herein described tract, a found 1/2 inch rod bearing N 22° E 1.8'

THENCE South 33° 00' East a distance of 100.00 feet to the Southeast corner of the herein described tract; a found 1/2 inch rod;

THENCE South 57° 00' West, a distance of 200.00 feet to the PLACE OF BEGINNING, and containing 0.459 acres (20,000 square feet) of land, more or less. Also known as the North 1/2 of Lot 28 of BAY HARBOR, an unrecorded subdivision in Galveston County, Texas.