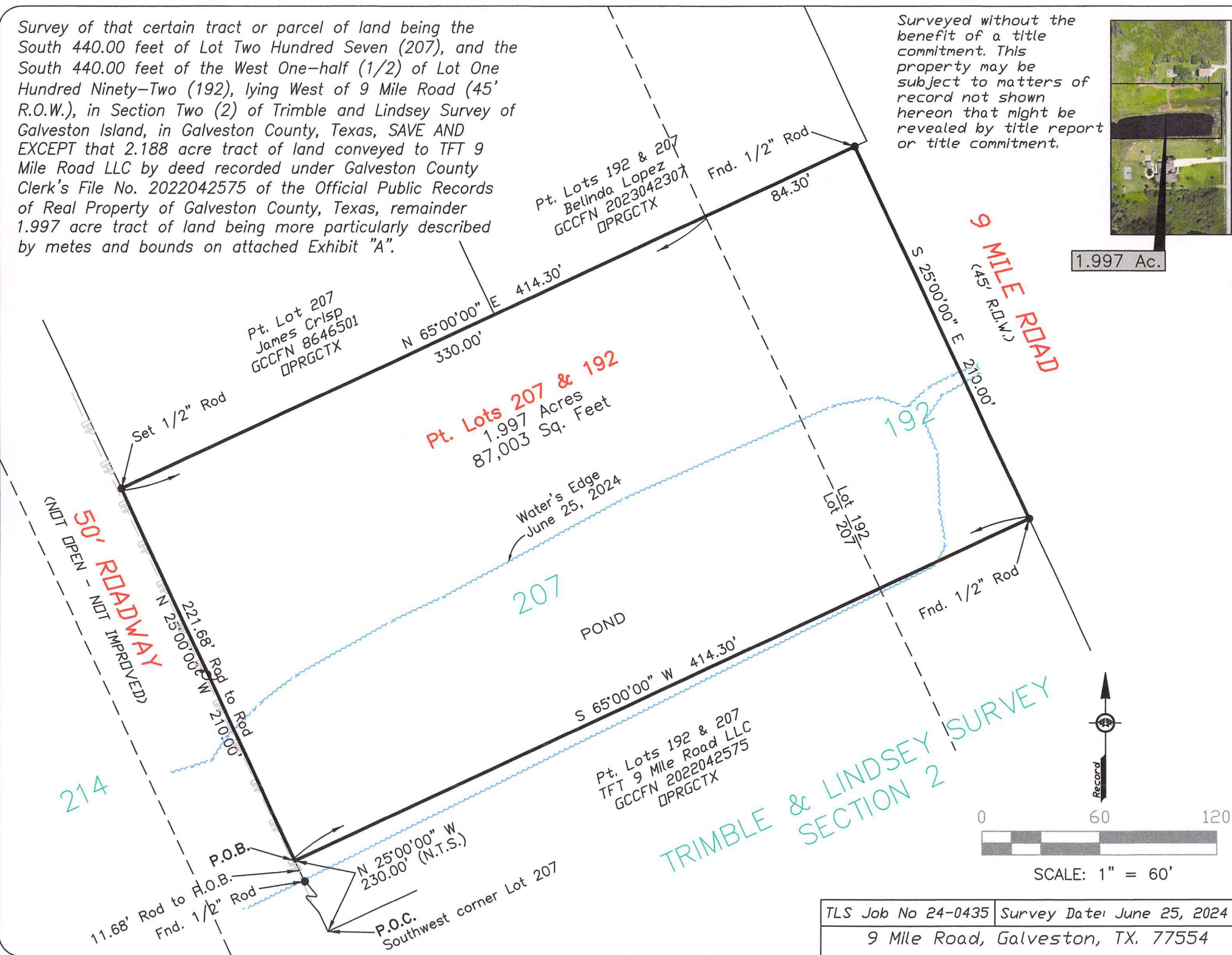


Survey of that certain tract or parcel of land being the South 440.00 feet of Lot Two Hundred Seven (207), and the South 440.00 feet of the West One-half (1/2) of Lot One Hundred Ninety-Two (192), lying West of 9 Mile Road (45' R.O.W.), in Section Two (2) of Trimble and Lindsey Survey of Galveston Island, in Galveston County, Texas, SAVE AND EXCEPT that 2.188 acre tract of land conveyed to TFT 9 Mile Road LLC by deed recorded under Galveston County Clerk's File No. 2022042575 of the Official Public Records of Real Property of Galveston County, Texas, remainder 1.997 acre tract of land being more particularly described by metes and bounds on attached Exhibit "A".



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.



1.997 Ac.

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.

B. Addison
Brene Addison
Registered
Professional
Land Surveyor
No. 6598



NOTES:
1) This property is subject the zoning ordinances and/or the building regulations of the City of Galveston. All building setback lines and easements shown are per recorded plat and/or recorded restrictions. If none shown, it is the property owners responsibility to confirm any setback requirements with City of Galveston.
2) This property lies within Zone AE (EL 14') as established by the FEMA Flood Insurance Rate Map No. 48167C0507G, 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 West right-of-way line of 9 Mile Road.

Legend:
— OHP Overhead Power
••• Chain Link Fence
- - - Wood Fence
— Concrete



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

TLS Job No 24-0435 Survey Date: June 25, 2024
9 Mile Road, Galveston, TX. 77554

Drafting: JA
Surveyed for: Gannon Rawlins
Parcel ID:
116343, 392141