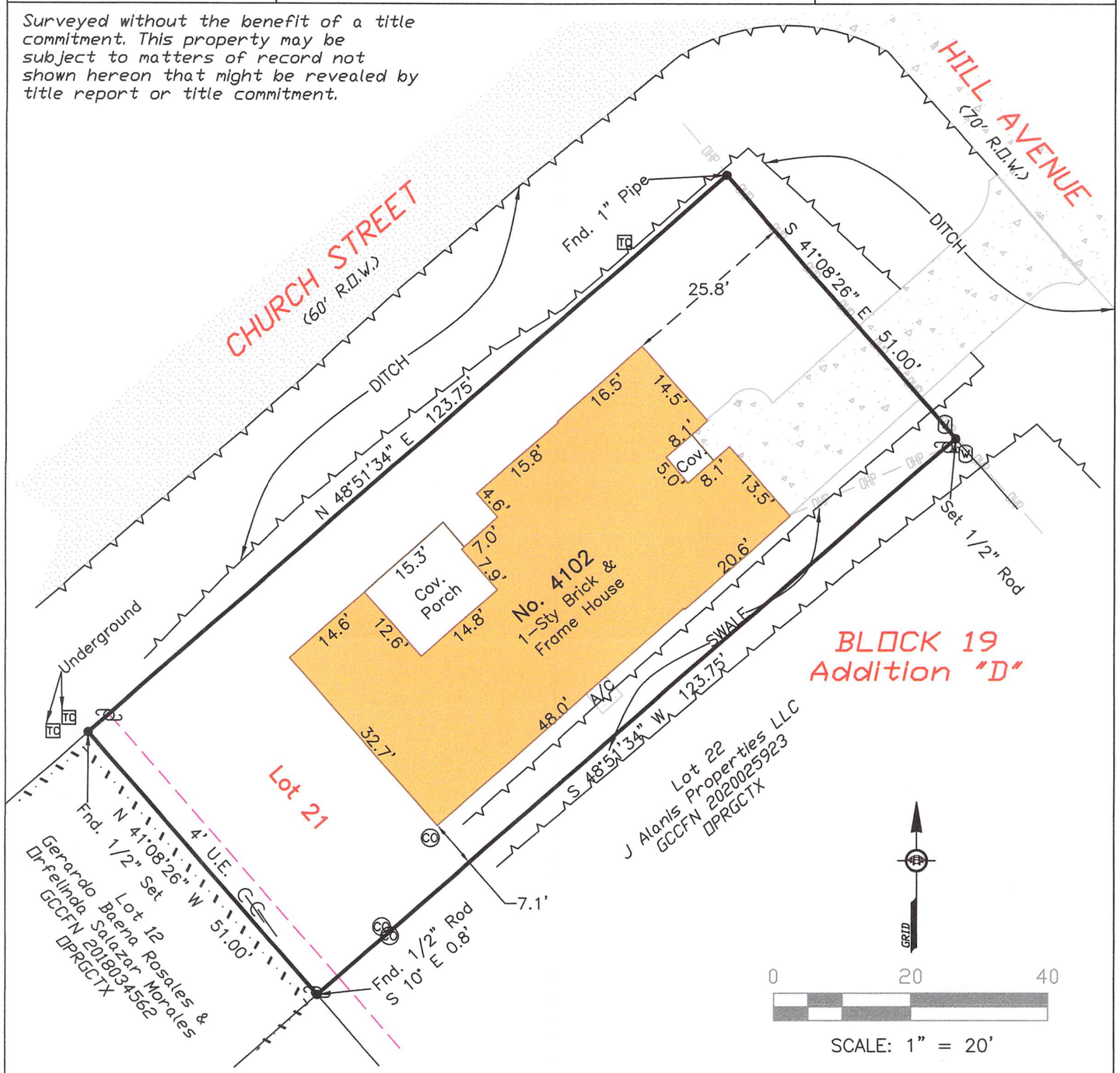
TLS Job No 24-0475	4102 Hill Avenue, Dickinson, TX. 77539	Survey Date: July 16, 2024

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
Registered Professional
Land Surveyor No. 6598

STATE OF TEXAS
REGISTERED
BRENE ADDISON
6598
PROFESSIONAL
LAND SURVEYOR

Survey of Lot Twenty-One (21), of HIGH SCHOOL ADDITION, a subdivision of Block 190 of Addition "D" to the Town of Dickinson out of the Perry and Austin League Abstract 19, in Galveston County, Texas, according to the map or plat thereof recorded in Volume 254-A, Page 53, later transferred to Plat Record 3, Map Number 67.1 of the map or plat records of Galveston County, Texas.

NOTES:
1) This property is subject the zoning ordinances and/or the building regulations of the City of Dickinson. 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 Dickinson.
2) This property lies within Zone AE (EL 14') as established by the FEMA Flood Insurance Rate Map No. 48167C0235G, 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 grid, Texas Coordinate System of 1983, South Central Zone, based on the found monumentation of the Southeast right-of-way line of Church Street.

Legend:
OHP — Overhead Power
Wood Fence
Concrete
Asphalt
TC Telecomm. Box
Spot Elevation(Typ.)
U.E. Utility Easement
Easement Line
Down Guy
W Water Meter
Power Pole
CO Clean-out
High Bank

TRICON LAND SURVEYING, LLC
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Physical: 2011 59th Street
Galveston, TX 77551
409-497-2772
TriconLandSurveying.com
T.B.P.L.S. Firm No. 10194309

Drafting: LB | Parcel No. 500530

Surveyed for: Esmeralda Alanis