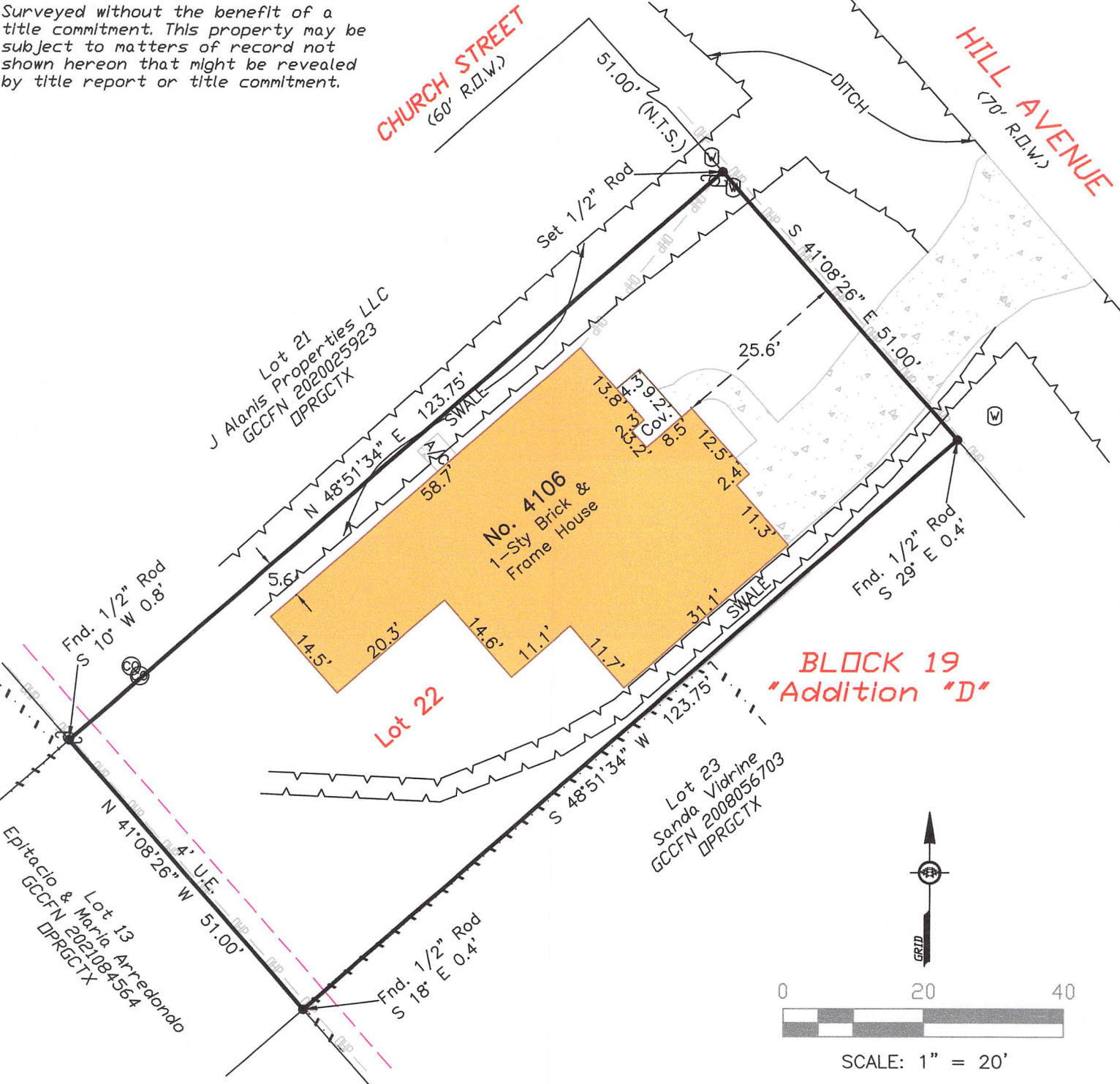


Surveyed without the benefit of a title commitment. This property may be subject to matters of record not shown hereon that might be revealed by title report or title commitment.



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



Survey of Lot Twenty-Two (22), of HIGH SCHOOL ADDITION, a subdivision out of Block 190 of Addition "D" to the Town of Dickinson out of the Perry and Austin Lower 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 map or plat records of Galveston County, Texas.

4106 Hill Avenue



- 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 DSHA 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:	
	Overhead Power
	Wood Fence
	Concrete
	Power Pole
	Water Meter
	U.E. Utility Easement
	Easement Line
	(N.T.S.) Not to Scale
	High Bank

TRICON LAND SURVEYING, LLC
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T.B.P.L.S. Firm No. 10194309

Drafting: LB

Parcel No. 164718

Surveyed for: Esmeralda Alanis