



South Land Title GF No. GV26110549
Borrower: Martech Developments, LLC
Insured: Robert Migliore
10.e) HL & P easement GCCFN 8345149
□PRRPCTX, 10.f) Cabot Petroleum Corp.
pipeline right-of-way GCCFN 9019785
□PRRPCTX

Pt. Lot 289
Four Brothers Construction Supply
GCCFN 2016033964
□PRGCTX

Pt. Lots 272-274, 288, 289 & Abnd. Street
White Castle Holding LLC
GCCFN 2023016850
□PRGCTX

Tract 1:
Survey of Unrestricted Reserve "A", of A REPLAT OF PART OF LOT 289 TRIMBLE & LINDSEY SURVEY, SECTION TWO (2), a subdivision in Galveston County, Texas, according to the map or plat thereof recorded in Plat Record 18, Map No. 893, of the Map Records of Galveston County, Texas.

Tract 2:
Survey of Unrestricted Reserve "A", of MIGLIORE SPECIAL SUBDIVISION, a subdivision in Galveston County, Texas, according to the map or plat thereof recorded in Plat Record 18, Map No. 927 of the Map Records of Galveston County, Texas.



Brene Addison
Registered Professional
Land Surveyor No. 6598

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.

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') and Zone VE (EL 16') as established by the FEMA Flood Insurance Rate Map No. 48167C0506G, and 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 DSHA and/or the local power company.
4) Bearings are record, as shown on plat of Migliore Special Subdivision, based on the monumentation of the East right-of-way line of Pean Street and denoted as C.M. above.

Legend:

	Overhead Power
	Chain Link Fence
	Wood Fence
	Concrete
	Gravel
	Water Meter
	Meter Pole
	Power Pole
	Down Guy
	Telecomm. Box

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

Drafting: JA
Parcel ID: 372807
Surveyed for:
Mark Coyle

North Arrow
Scale: 1" = 40'