

FULLEN SUBDIVISION
PART OF LOTS 125 AND 132 IN THE F.H. THAMAN'S FIRST SUBDIVISION OUT OF THE EAST 1/2 OF THE MARY AUSTIN LEAGUE #14 IN GALVESTON COUNTY, TEXAS.
12-14-18

1 BLOCK 2 LOTS 231,786 SQ. FT.

Owner: James P. Fullen
 Surveyor: Brene Addison
 Registered Professional Land Surveyor No. 6598

THE STATE OF TEXAS
 COUNTY OF GALVESTON

We, James P. Fullen, owner of the property subdivided in the above and foregoing map of FULLEN SUBDIVISION, do hereby make subdivision according to the lines, streets, building lines, and easements thereon shown, and dedicate to the public use, as such, the streets, alleys, parks, and easements shown thereon forever, and do hereby waive any claims for damages occasioned by the establishment of grades as approved for the streets and alleys dedicated, or occasioned by the alteration of the surface of any portion of streets to conform to such grades, and do hereby bind myself, my successors and assigns to warrant and forever defend the title to the land as dedicated.

There is also dedicated for utilities an unobstructed aerial easement five (5) feet wide from a plane twenty (20) feet above the ground upward located adjacent to all utility easements shown hereon, within the subdivision boundaries.

James P. Fullen

THE STATE OF TEXAS {}
 COUNTY OF GALVESTON {}
 KNOW ALL MEN BY THESE PRESENTS

BEFORE ME, the undersigned authority, on this day personally appeared James P. Fullen, known to me to be the person whose name is subscribed to the above and foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed and in the capacity therein and herein set forth.

WITNESS MY HAND AND SEAL OF OFFICE this _____ day of _____, 2018.

Notary Public for the State of Texas
 My Commission Expires _____

PROPERTY DESCRIPTION:

Being that certain tract or parcel of land, being part of Lots 125 and 132 in the F.H. Thaman's First Subdivision out of the East 1/2 of the Mary Austin League #14, in Galveston County, Texas, according to the map or plat thereof recorded in Valuem 231, Page 6 in the Office to the County Clerk of Galveston County, Texas, said tract being more particularly described by metes and bounds as follows:

BEGINNING at a point in the North line of said Lot 132, a distance of 756.6 feet East of the Northwest corner of said Lot 132, a found 1 inch pipe;

THENCE East, along the North line of said Lot 132, a distance of 285.1 feet to the Northwest corner of said Lot 132, a set 1/2 inch rod;

THENCE South, along the East line of said Lots 132 and 125, at 414.0 feet passing the East common corner of said Lots 132 and 125, a total distance of 828.0 feet to the Southeast corner of said Lot 125 in the center of 2nd Street, a 30 foot right-of-way described in Volume 1185, Page 14, in the Office of the County Clerk of Galveston County, Texas, a 1/2 inch rod set North 15 feet and West 10 in the high bank of a ditch located in a 12.5 foot drainage easement on the East side of the herein described tract as said easement is described in Galveston County Clerk's File No. 8937655 in the Official Public Records of Real Property of Galveston County, Texas;

THENCE West, along the South line of said Lot 125 and the centerline of said 2nd Street, a distance of 285.1 feet to the Southwest corner of the herein described tract;

THENCE North, parallel with the East and West lines of said Lots 125 and 132, at 15 feet passing the North line of said 2nd Street and a set 1/2 inch rod, a distance of 414.0 feet passing the common line between said Lots 125 and 132, a total distance of 828 feet to the PLACE OF BEGINNING and containing 5.321 acres of land, more or less, not including said 2nd Street right-of-way.



- NOTES:**
- 1) This property is subject to the building and zoning ordinances of the City of Dickinson.
 - 2) This property lies within Zone C. Flood zone determined by scaling Flood Insurance Rate Map (FIRM) Community No. 481569, Panel No. 0005B, dated March 4, 1991.
 - 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) This property lies within the incorporated boundaries of the City of Dickinson.

This is to certify that the owner of REPLAT OF LOTS 74 AND 75 IN PINE OAK COVE, have complied with all of the conditions necessary as provided by law in subdividing the above property.

CERTIFIED, by the Chief Building Official and Mayor of the City of Dickinson, on the _____ day of _____, 2018.

 Mayor, City of Dickinson

 Chief Building Official, City of Dickinson

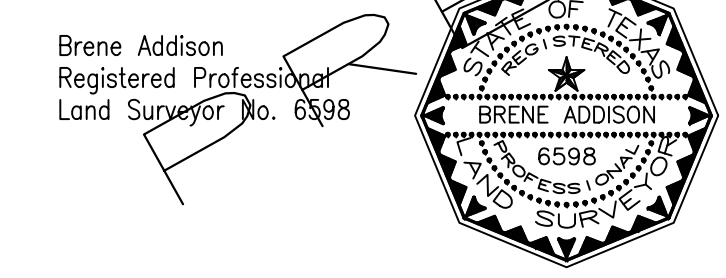
THE STATE OF TEXAS {}
 COUNTY OF GALVESTON {}
 KNOW ALL MEN BY THESE PRESENTS

I, Dwight D. Sullivan, County Clerk, Galveston County Texas, do hereby certify that the written instrument was filed for record in my office on _____, 2018, at _____ O'clock, _____ m, and duly recorded on _____, 2018, at _____ O'clock, _____ m, Instrument # _____, Galveston County records.

Witness my hand and seal of office, at Galveston, Texas, the day and date las above written

Dwight D. Sullivan, County Clerk
 Galveston County, Texas
 By _____ Deputy

This is to certify that I, Brene Addison, a Registered Professional Land Surveyor for the State of Texas, have platted the above and foregoing subdivision and replat from an actual survey on the ground and under my direction and that all corners have been, or will be, properly monumented.



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
 TLS #18-0445

NOT RECORDED

MINIARY