



$\Delta = 61'15''00''$
 $R = 85.00'$
 $L = 90.87'$
 $CH = N 27'09'29'' E,$
 $86.60'$

0.357 ACRE
 (15,541 SQ. FT.)

- LEGEND**
- G.C.M.R. GALVESTON COUNTY MAP RECORDS
 - (C.M.) CONTROL MONUMENT
 - I.R. IRON ROD
 - R.O.W. RIGHT-OF-WAY
 - ☉ WATER METER
 - ⊙ PROPERTY CORNER
 - POWER POLE
 - //— CHAINLINK FENCE
 - WROUGHT IRON FENCE
 - OHE— OVERHEAD ELECTRICAL
 - ▨ CONCRETE PAVING

LINE CHART		
LINE	BEARING	DISTANCE
L1	N 85°22'05" W	18.23'
L2	N 77°59'31" W	9.64'
L3	S 30°20'13" W	12.05'
L4	S 18°52'46" E	9.11'

- NOTES:**
- THE BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE ZONE OF 1983, SOUTH CENTRAL ZONE.
 - THIS SURVEY HAS BEEN PREPARED WITHOUT THE BENEFIT OF A COMMITMENT FOR TITLE INSURANCE.
 - FENCELINE DIMENSIONS ARE SHOWN ON THE SIDE OF THE PROPERTY LINE THE FENCES ARE ON.
 - THERE WERE NO EASEMENTS SHOWN ON THE RECORDED PLAT AND ADDITIONAL EASEMENTS HAVE NOT BEEN RESEARCHED OR SHOWN AS PART OF THIS SURVEY.
 - THE BOUNDARY LINES OF THIS TRACT 1 ALONG DICKINSON BAYOU ARE SHOWN AS PER THE PHYSICAL LOCATION OF THE EXISTING BULKHEAD (EDGE OF WATER). THE WILSON SURVEY GROUP, INC. IS NOT STATING OR IMPLYING THAT THE OWNER HAS ANY RIGHT OF CLAIM TO OWNERSHIP OF THE SUBMERGED LAND PAST THE WATER'S EDGE AND UP TO THE ORIGINAL PLATTED LOT LINE. THE SERVICES OF A LICENSED STATE LAND SURVEYOR (L.S.L.S.) FOR THE STATE OF TEXAS WOULD NEED TO DETERMINE THE RIGHT TO CLAIM OWNERSHIP (IF ANY).

LEGAL DESCRIPTION:

ALL OF LOTS 15, 16 AND 17, BLOCK 8 IN THE SUBDIVISION OF BLOCK 8, TROPICAL GARDENS AND ADDITION IN GALVESTON COUNTY AS RECORDED IN VOLUME 254-A, PAGE 76 IN THE GALVESTON COUNTY MAP RECORDS.



THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1B, CONDITION II SURVEY.
Michael D. Wilson
 MICHAEL D. WILSON R.P.L.S.
 TEXAS REGISTRATION NO. 4821

09/13/17

THE WILSON SURVEY GROUP PROFESSIONAL LAND SURVEYORS 2006 E. BROADWAY PEARLAND, TEXAS (281) 485-3991 FAX (281) 485-3998 (T.B.P.L.S. FIRM NO. 10014900)	CAD FILE 17-145.dwg
	ORIGINAL PLOT DATE: 09/12/17
STEVEN KEITH	DWN C.L.H. CKD M.D.W. APPD M.D.W.
BOUNDARY AND IMPROVEMENT SURVEY OF A 0.357 ACRE TRACT IN THE W.G. BANKS SURVEY, ABSTRACT NO. 36 IN DICKINSON, GALVESTON COUNTY, TEXAS	SCALE 1"=20' JOB NO. 17-145 SHEET 1 OF 1