

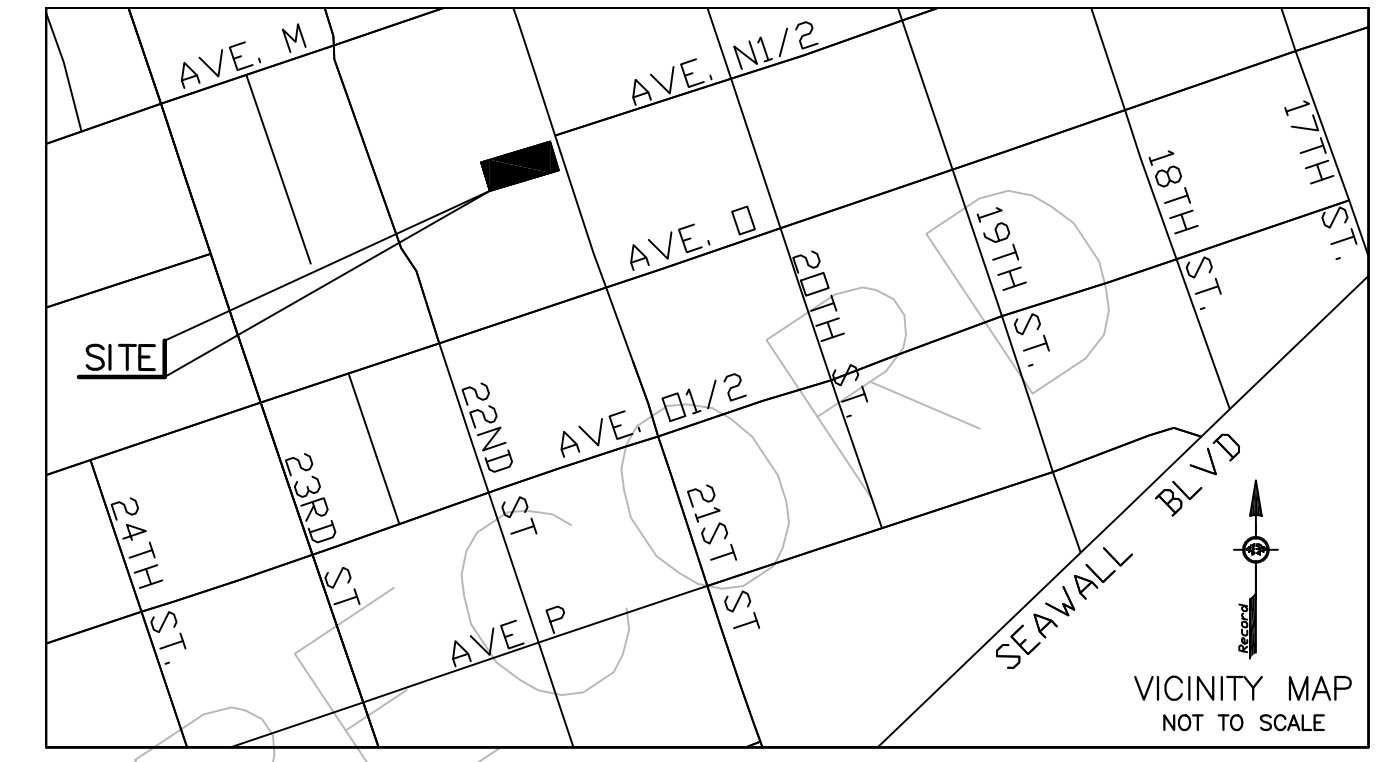
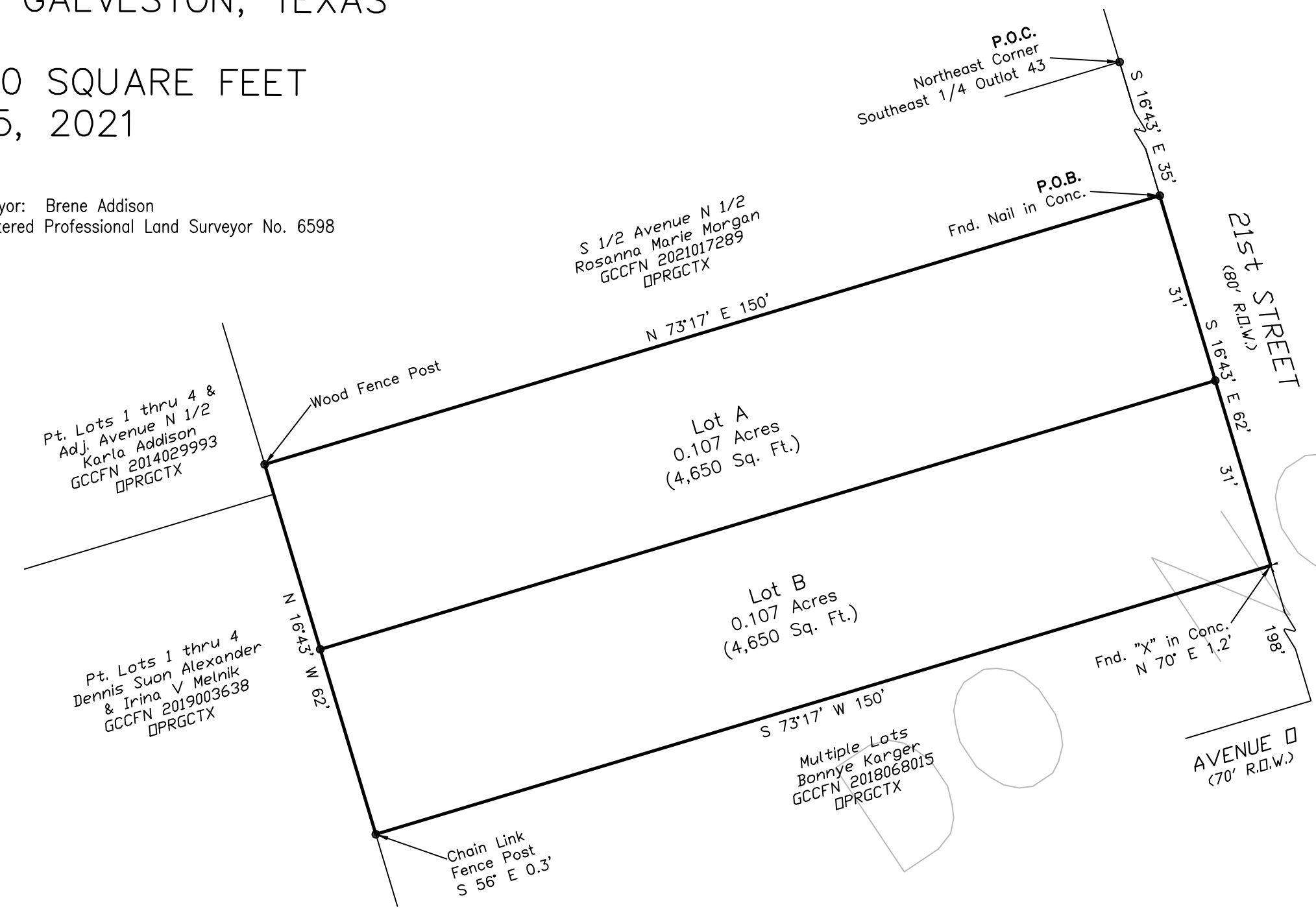
# EDDINGS REPLAT

REPLAT OF PART OF THE  
SOUTHEAST 1/4 OF OUTLOT 43  
CITY AND COUNTY OF GALVESTON, TEXAS

2 LOTS – 9,300 SQUARE FEET  
March 25, 2021

Owners:  
Ryan Eddings  
Ana Sirovic

Surveyor: Brene Addison  
Registered Professional Land Surveyor No. 6598



- NOTES:
- 1) This property is subject to the building and zoning ordinances of the City of Galveston.
  - 2) This property does lie within Zone AE (EL 11) as established by the FEMA Flood Insurance Rate Map No. 48167C0441G, Dated August 15, 2019.
  - 3) This property lies within the incorporated boundaries of the City of Galveston.
  - 4) This property is subject to any restrictions of record.
  - 5) All utilities shall be relocated as needed to avoid crossing platted property lines.

This Subdivision plat in the City of Galveston, Galveston County, Texas, as set forth on this plat, has been approved by the Galveston Planning Commission on this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

\_\_\_\_\_  
Secretary  
Galveston Planning Commission

\_\_\_\_\_  
Chairperson  
Galveston Planning Commission

AREA TABLE

LOT	Sq. Feet	Acres
A	4,650	0.107
B	4,650	0.107

PROPERTY DESCRIPTION:

Being that certain tract or parcel of land being part of the Southeast 1/4 of Outlot Forty-three (43) in the City and County of Galveston, Texas, said tract being more particularly described by metes and bounds as follows:

- COMMENCING at the Northeast corner of said Southeast 1/4 of Outlot 43;
- THENCE South 16° 43' East along the East line of said Southeast 1/4 of Outlot 43, same being the West right-of-way line of 21st Street (80' R.O.W.) a distance of 35 feet to the PLACE OF BEGINNING, being the Northeast corner of the herein described tract, a found nail in concrete;
- THENCE South 16° 43' East continuing along the East line of said Southeast 1/4 of Outlot 43 a distance of 62 feet to the Southeast corner of the herein described tract, a found "X" in concrete bearing N 70° E a distance of 1.2 feet;
- THENCE South 73° 17' West parallel to the North line of said Southeast 1/4 of Outlot 43 a distance of 150 feet to the Southwest corner of the herein described tract, a found chain link fence post bearing S 56° E a distance of 0.3 feet;
- THENCE North 16° 43' West parallel to the East line of said Southeast 1/4 of Outlot 43 a distance of 62 feet to the Northwest corner of the herein described tract, a found wood fence post;
- THENCE North 73° 17' East parallel to the North line of said Southeast 1/4 of Outlot 43 a distance of 150 feet to the PLACE OF BEGINNING, and containing 0.213 acres (9,300 square feet) of land, more or less.

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

That We, Ryan Eddings and Ana Sorovic, being the owners of those certain tracts or parcels of land, lying and being situated in the City of Galveston, in Galveston County, Texas, subdivided in the above and foregoing plat do hereby make subdivision of said property according to the lines and lots shown thereon, and designate said subdivision as the "EDDINGS REPLAT", in the City and County of Galveston, Texas.

\_\_\_\_\_  
Ryan Eddings

\_\_\_\_\_  
Ana Sorovic

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

BEFORE ME, the undersigned authority, on this day personally appeared Ryan Eddings, known to me to be the persons whose names are subscribed to the above and foregoing instrument and acknowledged to me that they 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 \_\_\_\_\_, 2021.

\_\_\_\_\_  
Notary Public for the  
State of Texas  
My Commission Expires \_\_\_\_\_

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 \_\_\_\_\_, 2021, at \_\_\_\_\_ O'clock, \_\_\_\_m, and duly recorded on \_\_\_\_\_, 2021, at \_\_\_\_\_ O'clock, \_\_\_\_m, Instrument # \_\_\_\_\_, Galveston County records.

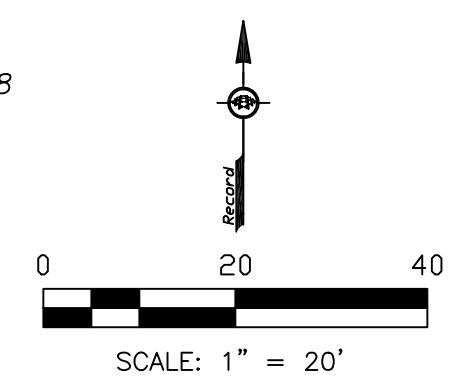
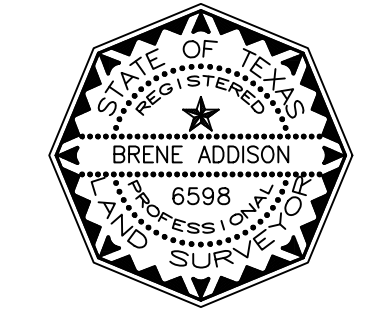
Witness my hand and seal of office, at Galveston, Texas, the day and date las above written

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.

Brene Addison  
Registered Professional  
Land Surveyor No. 6598



**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 21-0213