



LINE TABLE	
LINE BEARING	DISTANCE
L1 S 73°17' W	192.3'

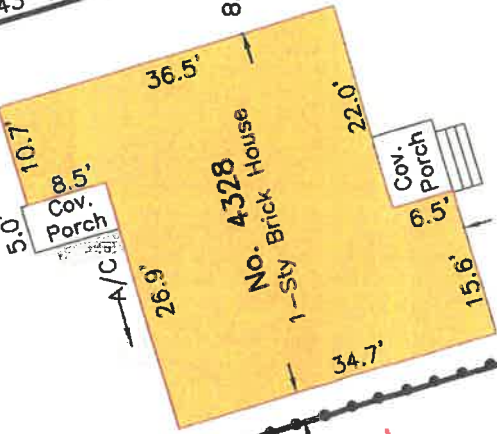


SCALE: 1" = 20'

20' ALLEY



Lot A
0.136 Acres
(5,910 Sq. Ft.)



Pt. NE 1/4 Outlot 157
Coastal Estates LLC
GCCFN 2021033044
DPRGCTX

Lot B
Carlson
Carol A. Carlson
& David R. Carlson
GCCFN 2021060737
DPRGCTX

Pt. NE 1/4 Outlot 157
Bart Hopkins
GCCFN 2003078341
DPRGCTX

43rd STREET
(60' R.D.W.)

Southeast Corner
Lot 8

**NORTHEAST
1/4
OUTLOT
157**

AVENUE S 1/2
(70' R.D.W.)

Brene Addison
Brene Addison
Registered Professional
Land Surveyor No. 6598



Survey of Lot A of CARLSON REPLAT, a subdivision in Galveston County, Texas, according to the map or plat thereof recorded, under Galveston County Clerk's File No. 2021060737 of the Official Public Records of Real Property of Galveston County, Texas.

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 to the zoning ordinances and/or the building regulations of the City of Galveston.
- 2) This property lies within "other flood areas" Zone X as established by the FEMA Flood Insurance Rate Map No. 48167C0443G, 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 based on the monumentation of 43rd Street.

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.

- Legend:**
- Overhead Power
 - Chain Link Fence
 - Wood Fence
 - Concrete
 - Power Pole

TRICON LAND SURVEYING, LLC
Mailing: 6341 Stewart Rd. #251
Galveston, TX 77551
409-497-2772
TriconLandSurveying.com
T.B.P.E.L.S. Firm No. 10194309

Drafting: LP
Parcel ID: 109284
Surveyed for: Carol Carlson