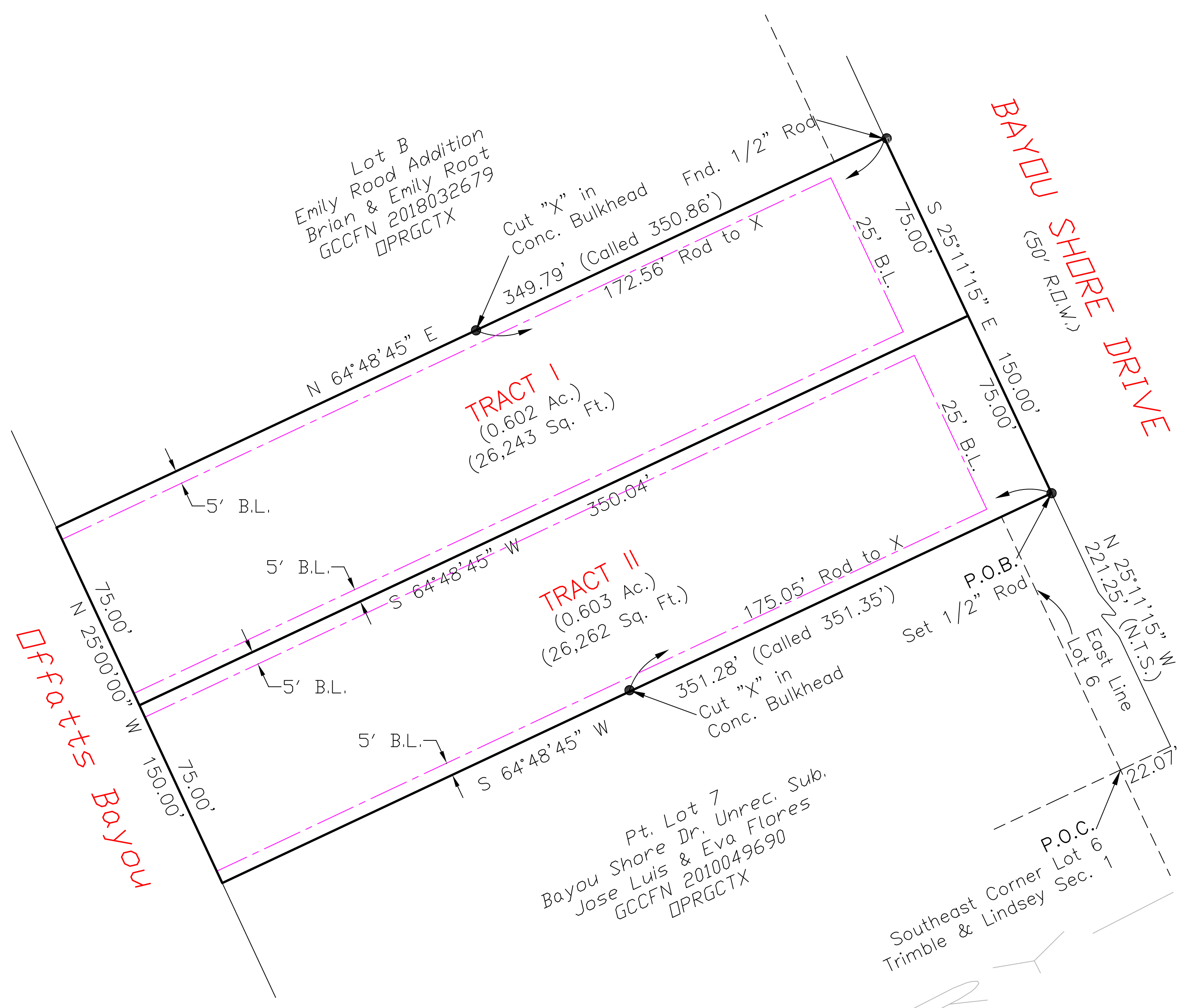
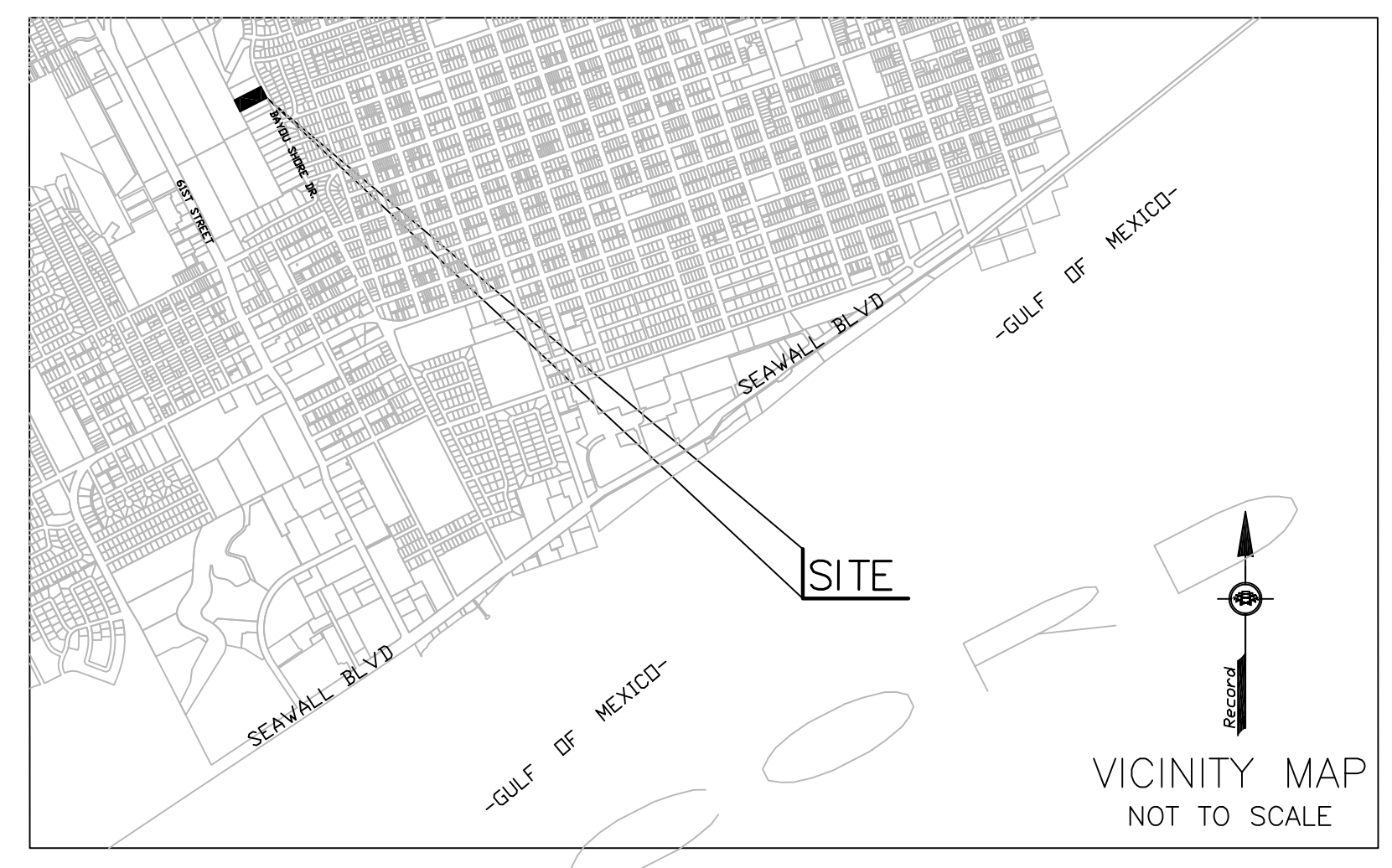


EMILY ROOT ADDITION #2

1.205 ACRES OF LAND CONTAINING 2 LOTS 1 BLOCK PART OF LOT 6, SECTION 1 TRIMBLE & LINDSEY SURVEY 07-02-2019

Owner: Emily Root- Managing Member
Emily's Home Remodeling and Design Services, LLC

Surveyor: Brene Addison
Registered Professional Land Surveyor No. 6598



- NOTES:
- 1) This property is subject to the zoning ordinances of the City of Galveston.
 - 2) This property does lie within the 100 Year Flood Plain as established by the Federal Emergency Management Agency.
 - 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.

THE STATE OF TEXAS
COUNTY OF GALVESTON

This is to certify that I, Emily Root, Managing Member of Emily's Home Building, Remodeling and Design Services, LLC, the owner of that certain tract or parcel of land, lying and being situated in the City of Galveston in Galveston County, Texas, subdivided in the above foregoing plat do hereby make subdivision of aid property according to the lines and lots shown thereon, and designate the subdivision as the "EMILY ROOT ADDITION #2" in the City and County of Galveston, Texas.

Emily Root

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

BEFORE ME, the undersigned authority, on this day personally appeared Emily Root, known to me to be the person whose name is 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 _____, 2019.

Notary Public for the State of Texas
My Commission Expires _____

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 _____, 2019.

Secretary Galveston Planning Commission
Chairman Galveston Planning Commission

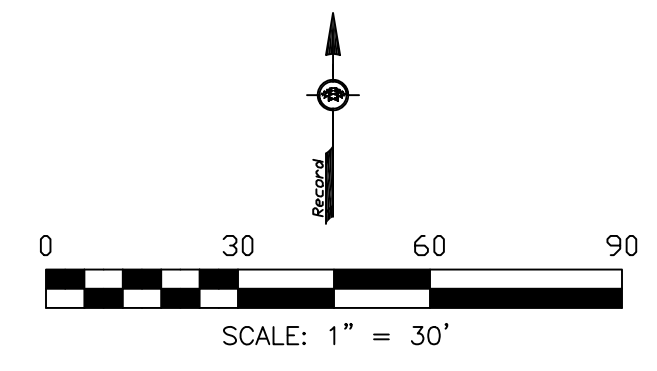
THE STATE OF TEXAS {}
COUNTY OF GALVESTON {} KNOW ALL MEN BY THESE PRESENTS

I, Dwight D. Sullivan, County Clerk, Galveston County Texas, do hereby certify that the written instrument was filed for record in my office on _____, 2019, at _____ O'clock, ____m, and duly recorded on _____, 2019, 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



AREA TABLE

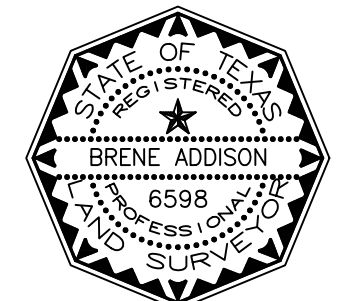
LOT NO.	ACRES	SQ. FEET
Tract 1	0.602	26,2432
Tract 2	0.603	26,262

LEGEND

	Building Line
	B.L. Building Setback Line
	N.T.S. Not to Scale

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 #19-0319

PROPERTY DESCRIPTION:

Being that certain tract or parcel of land being a portion of Lot 6 in Section 1 of the Trimble & Lindsey Survey of Galveston Island, also being a portion of a 50 foot roadway lying East of and adjoining the said Lot 6, said roadway beng abandoned by an Ordinance of the City of Galveston being recorded in Volume 701, Page 28 of the Deed Records of Galveston County, Texas, said tract also being known as Lot 6, and the South 1/2 of Lot 5 of the Bayou Shore Drive Unrecorded Subdivision, and being more particularly described by metes and bounds as follows:

COMMENCING at the Southeast corner of said Trimble and Lindsey, Section 1, Lot 6;

THENCE North 64° 48' 45" East, a distance of 22.07 feet to the West line of Bayou Shore Drive (50 foot right-of-way);

THENCE North 25° 11' 15" West, along the West line of said Bayou Shore Drive, a distance of 221.25 feet to the Northeast corner of Lot 7 of Bayou Shore Drive Unrecorded Subdivision being a tract of land conveyed to Jose Luis and Eva Flores recorded in Galveston County Clerk's File No. 2010049690, and the PLACE OF BEGINNING, same being the Southeast corner of the herein described tract, a set 1/2 inch rod;

THENCE South 64° 48' 45" West, along the North line of said Flores tract, a distance of 175.05 feet passing a cut "X" in concrete bulkhead, and continuing for a total distance of 351.28 feet (Called 351.35') to the Southwest corner of the herein described tract;

THENCE North 25° 00' 00" West, a distance of 150.00 feet to the Northwest corner of the herein described tract, same being the Southwest corner of a tract of land conveyed to Brian & Emily Root recorded in Galveston County Clerk's File No. 2017032679;

THENCE North 64° 48' 45" East, along the South line of said Root tract, a distance of 177.23 feet passing a cut "X" in concrete bulkhead, and continuing for a total distance of 349.79 feet (Called 350.86') to the Northeast cornerthe herein described tract and the West line of said Bayou Shore Drive, a found 1/2 inch rod;

THENCE South 25° 11' 15" East, along the West line of said Bayou Shore Drive, a disance of 150.00 feet to the PLACE OF BEGINNING, and containg 1.205 acres of land (52,505 square feet) more or less.