



Survey of the East One-Half (1/2) of Lots Four (4), Five (5) and Six (6), of RITZLER PARTITION (also known as the Ritzler Special Subdivision) of the North One and Three Quarters (1-3/4) acres of the East One-Half (1/2) of Outlot One Hundred Seven (107), in the City and County of Galveston, Texas, as recorded in Volume 172, Page 541 of the Deed Records in the Office of the County Clerk of Galveston County, Texas, and being more particularly described by metes and bounds on attached Exhibit "A".

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.

Brene Addison

Brene Addison
Registered Professional
Land Surveyor No. 6598



SCALE: 1" = 20'



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. 48167C0441G, 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 OSHA 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
 - x - x - Metal Fence
 - Concrete
 - ⊕ Centerline
 - ⊕ Power Pole

TRICON LAND SURVEYING, LLC
 Mailing: 6341 Stewart Rd. #251
 Physical: 2011 59th Street
 Galveston, TX 77551
 409-497-2772
 TriconLandSurveying.com
 T.B.P.E.L.S. Firm No. 10194308

Drafting: LP

Parcel ID: 108075

Surveyed for: Rick Duff



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Physical: 2011 59th Street
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Exhibit "A"

Being the East One-Half (1/2) of Lots Four (4), Five (5) and Six (6), of RITZLER PARTITION (also known as the Ritzler Special Subdivision) of the North One and Three Quarters (1-3/4) acres of the East One-Half (1/2) of Outlot One Hundred Seven (107), in the City and County of Galveston, Texas, as recorded in Volume 172, Page 541 of the Deed Records in the Office of the County Clerk of Galveston County, Texas, and being more particularly described by metes and bounds as follows:

COMMENCING at the intersection of Avenue R (70' R.O.W) and 43rd Street (80' R.O.W.);

THENCE North 16° 43' West along the centerline of said 43rd Street a distance of 525 feet to a point for corner;

THENCE South 73° 17' West a distance of 40 feet to the PLACE OF BEGINNING, and being Southeast corner of said Lot 4 and the Northeast corner of Lot Three (3) of said Ritzler Partition, said point lying in the West right-of-way line of said 43rd Street (80' R.O.W.), and being the Southeast corner of the herein described tract, a found 1/2 inch pipe bearing S 10° E a distance of 0.4 feet;

THENCE South 73° 17' West along the common lot line of said Lot 4 and Lot 3, a distance of 55 feet to the Southwest corner of the herein described tract, a found 1/2 inch rod bearing S 49° W a distance of 0.8 feet;

THENCE North 16° 43' West parallel to the West right-of-way line of said 43rd Street, a distance of 100 feet to the South right-of-way line of said Avenue Q (70' R.O.W.), and being the Northwest corner of the herein described tract, a set 1/2 inch rod;

THENCE North 73° 17' East along the South right-of-way line of said Avenue Q, a distance of 55 feet to the intersection of the South right-of-way line of said Avenue Q with the West right-of-way line of said 43rd Street, and being the Northeast corner of the herein described tract, a found 1/2 inch rod bearing N 24° W a distance of 0.6 feet;

THENCE South 16° 43' East along the West right-of-way line of 43rd Street (80' R.O.W.), a distance of 100 feet to the PLACE OF BEGINNING, and containing 0.126 acres (5,500 square feet) of land, more or less.