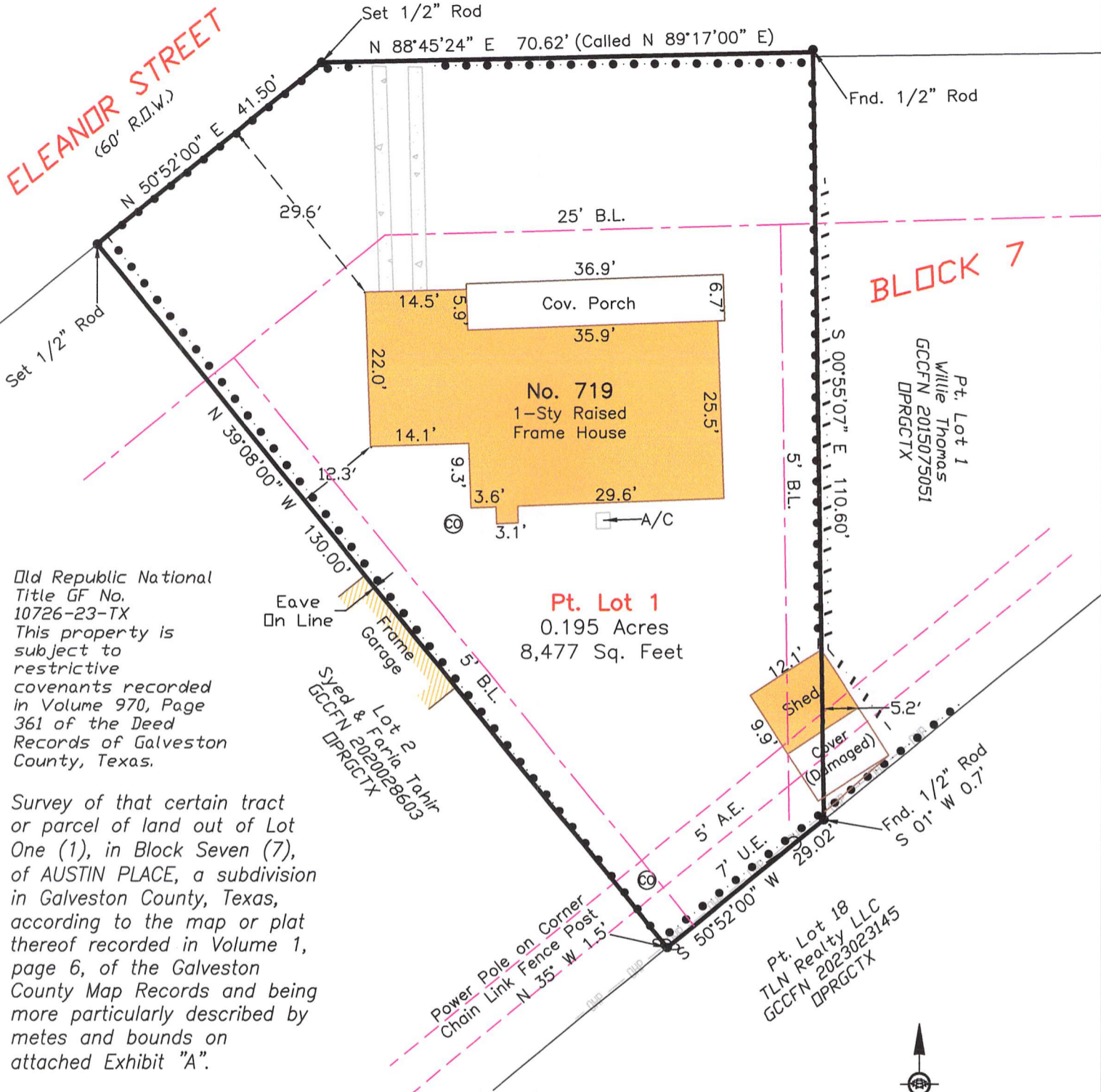


GRAFTON STREET

(60' R.O.W.)

ELEANOR STREET

(60' R.O.W.)



Old Republic National Title GF No. 10726-23-TX
 This property is subject to restrictive covenants recorded in Volume 970, Page 361 of the Deed Records of Galveston County, Texas.

Survey of that certain tract or parcel of land out of Lot One (1), in Block Seven (7), of AUSTIN PLACE, a subdivision in Galveston County, Texas, according to the map or plat thereof recorded in Volume 1, page 6, of the Galveston County Map Records and being more particularly described by metes and bounds on attached Exhibit "A".

Brene Addison
 Brene Addison
 Registered Professional Land Surveyor No. 6598



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 La Marque.
- 2) This property lies within 'area with reduced risk due to levee' Zone X as established by the FEMA Flood Insurance Rate Map No. 48167C0402G, 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 the South right-of-way line of Grafton Street.

Old Republic National Title GF No. 10726-23-TX
 Borrower: Victor Manuel Aviles and Teresa Medellin Aviles
 Insured: Texas Dow Employee Credit Union

Legend:	
	Overhead Power
	Chain Link Fence
	Wood Fence
	Concrete
	Power Pole
	Down Guy
	Clean-out
	Building Line
	Easement Line
	B.L. Building Setback Line
	U.E. Utility Easement
	A.E. Aerial Easement

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. 10194309

Drafting: JA

Parcel ID: 422201

Surveyed for:
 Victor Aviles

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. 10194309

Exhibit "A"

Being that certain tract or parcel of land out of Lot One (1), in Block Seven (7), of AUSTIN PLACE, a subdivision in Galveston County, Texas, according to the map or plat thereof recorded in Volume 1, page 6, of the Galveston County Map Records and being more particularly described by metes and bounds as follows:

BEGINNING at a point in the South right-of-way line of Eleanor Street (60' R.O.W.), said point being the Northwest corner of said Lot 1 and the Northwest corner of the herein described tract, a set 1/2 inch rod;

THENCE North 50° 52' 00" East along the South right-of-way line of said Eleanor Street a distance of 41.50 feet to a point in the intersection of the South right-of-way line of said Eleanor Street and the South right-of-way line of Grafton Street (60' R.O.W.), a set 1/2 inch rod;

THENCE North 88°45' 24" East (Called North 89° 17' 00" East) along the South right-of-way line of said Grafton Street a distance of 70.62 feet to the Northeast corner of the herein described tract, a found 1/2 inch rod;

THENCE South 00° 55' 07" East a distance of 110.60 feet to a point in the South line of said Lot 1 and being the Southeast corner of the herein described tract, a found 1/2 inch rod, bearing S 01° W a distance of 0.7 feet;

THENCE South 50° 52' 00" West along the South line of said Lot 1 a distance of 29.02' to the Southwest corner of said Lot 1 and the Southwest corner of the herein described tract, a power pole on corner, and a chain link fence post bearing N 35° W a distance of 1.5 feet;

THENCE North 39° 08' 00" West along the West line of said Lot 1 a distance of 130.00 feet to the PLACE OF BEGINNING and containing 0.195 acres (8,477 sq.ft.) of land, more or less.

*Brene Addison
Registered Professional
Land Surveyor No. 6598*

