

Pt. Lot 133  
Jackie Peacock  
GCCFN 8233056  
DPRGCTX

AVENUE L  
(50' R.O.W.)

EAST 484.00' (N.T.S.)

EAST 272.60'

South line Lot 133  
North line Lot 132

P.O.C. Northwest Corner Lot 132

P.O.B. Fnd. 1" Pipe

Fnd. 1" Pipe

Pt. Lot 132  
Donald Dobson  
GCCFN 2021089942  
DPRGCTX

39.8'  
Storage Container  
7.8'

Lot 1R  
Jimmie & Pamela Travis  
GCCFN 2019013819  
DPRGCTX

Lot 1  
Michael & Jennifer Casso  
GCCFN 2019017772  
DPRGCTX

Relon Subdivision  
(GCCFN 2016045257)

Pt. Lots 125 & 132  
(5.0878 acres,  
221,624 sq.ft)

Fullen Subdivision  
(GCCFN 2019014279)

Lot 2R  
Janice Caballero  
GCCFN 2017010331  
DPRGCTX

Survey of that certain tract or parcel of land out of Lots One Hundred Twenty-Five (125) and One Hundred Thirty-Two (132), of F.H. THAMAN'S SUBDIVISION, out of the East One-half (1/2) of the Mary Austin League #14, a subdivision in Galveston County, Texas, according to the map or plat thereof recorded in Volume 231, Page 6, of the Deed Records in the Office of the County Clerk of Galveston County, Texas, and being more particularly described by metes and bound as follows:

COMMENCING at the Northwest corner of said Lot 132, said point lying in the East right-of-way line of Avenue L (50' R.O.W.);

THENCE East along the North line of said Lot 132 a distance of 484.00 feet to the PLACE OF BEGINNING, and being the Northwest corner of the herein described tract, a found 1 inch pipe;

THENCE East continuing along the North line of said Lot 132, a distance of 272.60 feet to the Northeast corner of the herein described tract, a found 1 inch pipe;

THENCE South, parallel to the East lines of said Lots 125 and 132 at 414.00 feet passing the South line of said Lot 132, same being the North line of said Lot 125, and at 813.00 feet passing a found 1/2 inch rod on the North right-of-way line of 2nd Street (R.O.W. Width Varies), for a total distance of 828.00 feet, to the Southeast corner of the herein described tract;

THENCE West, along the South line of said Lot 125, a distance of 272.60 feet to the Southwest corner of the herein described tract;

THENCE North, parallel to the East lines of said Lots 125 and 132, at 15.00 feet passing a set 1/2 inch rod on the North right-of-way line of said 2nd Street, and at 414.00 feet passing the North line of said Lot 125 and the South line of said Lot 132, for a total distance of 828.00 feet to the PLACE OF BEGINNING containing 5.0878 acres (221,624 sq.ft.) of land, more or less.

Pt. Lot 125  
Isamar Morales & Esteban Reyes  
GCCFN 2022019640  
DPRGCTX

Set 1/2" Rod

Fnd. 1/2" Rod

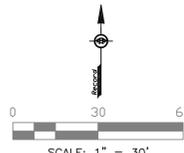
2nd STREET  
(R.O.W. - WIDTH VARIES)

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.

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.



NOTES:  
1) This property is subject to the zoning ordinances and/or building regulations of the City of Dickinson.  
2) This property lies within 'other areas' Zone X as established by the FEMA Flood Insurance Rate Map No. 48167C0240G, 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 the North right-of-way line of 2nd Street.

Legend: — OF — Overhead Power X X X X Wire Fence Asphalt Gravel	<b>TRICON LAND SURVEYING, LLC</b> Mailing: 6341 Stewart Rd. #251 Physical: 2011 50th Street Galveston, TX, 77551 409-697-2772 TriconLandSurveying.com TBS-LLC, Firm No. 10194309
Drafting: JA	Parcel ID: 520734
Surveyed For: Teresa Saltzman	