

Pt. Outlot 247
Cody Eugene Besherars
GCCFN 2020041395
DPRGCTX

Set 1/2" Rod

Fnd. 1/2" Rod
S 61° E 0.4'

217.00'

EAST 434.00'

10' B.L.

Kinder Morgan/Tejas Pipeline
(Gas Pipeline- As Marked)
(800-633-0184)

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

Lot A
Rebecca Marie Ostermayer
Carol Janine Cmaidalka
Cynthia Denise Stephenson
GCCFN 2022072421
DPRGCTX

Lot B
2.512 Acres
(109,405 Sq. Ft.)

Pt. Outlot 247
Mark Roloff
GCCFN 2008023803
DPRGCTX

NORTH 504.17'

SOUTH 504.17'

5' B.L.

5' B.L.

ALTA LOMA
OUTLOTS
(VOL. 113,
PG. 9,
G.C.D.R.)

217.00'

20' B.L.

Set 1/2" Rod

WEST 217.00'

Fnd. 1/2" Rod

32nd STREET
(60' R.O.W.)

Survey of Lot B of OSTERMAYER ESTATES, a subdivision in Galveston County, Texas, according to the map or plat thereof as recorded under Galveston County Clerk's File number 2022072421 in the Official Public Records of Real Property of Galveston County, Texas.

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.

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.



SCALE: 1" = 60'

Brene Addison
Brene Addison
Registered Professional
Land Surveyor No. 6598



NOTES:

- 1) This property is subject the zoning ordinances and/or the building regulations of the City of Santa Fe.
- 2) This property lies within 'other areas' Zone X as established by the FEMA Flood Insurance Rate Map No. 48167C0380G, 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 North right-of-way line of 32nd Street.



Legend:
- x · x - Wire Fence
B.L. Building Setback Line
Building Line

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: LP Parcel ID: 192312
Surveyed for: Rebecca Ostermayer