TLS Job No 22-0419 | Avenue U, Santa Fe, TX. 77510 | Survey Date: August 9, 2022

Lot 1 | COYOTE RUN PHASE I 20200030164 G.C.C.F.N. | Lot 2 | Lot 3 | Lot 4

COYOTE RUN

(50' Private Access, Drainage & Utility Easement)

EAST 656.52'

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.

Survey of Lot B of COYOTE RUN SOUTH, a subdivision in Galveston County, Texas, according to the map or plat thereof as recorded under Galveston County Clerk's File Number 2022052015 in the Official Public Records of Real Property of Galveston County, Texas.

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
Registered Professional Land Surveyor No. 6598

STATE OF TEXAS REGISTERED BRENE ADDISON 6598 PROFESSIONAL LAND SURVEYOR

Lot A
Daniel & Lisa Marie Applegarth
GCCFN 2022052015
OPRGCTX

COYOTE RUN PHASE II 2021020866 G.C.C.F.N.

152.50'

Fnd. 5/8" Rod

Set 1/2" Rod

WEST 656.52'

5' B.L.

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

NORTH 152.50'

20' B.L.

Lot B
2.298 Acres
(100,119 Sq. Ft.)

Pond

10' B.L.

SOUTH 152.50'

Lot 8
Erik Ramon
GCCFN 2021085596
OPRGCTX

5' B.L.

WEST 656.52'

Fnd. 1/2" Rod

Fnd. 1/2" Rod

Pt. Outlot 406
Johnny & Robin Smith
GCCFN 2018061818
OPRGCTX

Pt. Outlot 406
Kevin Don Fanning
GCCFN 2018067139
OPRGCTX

West Line Outlot 406

660.00' (N.T.S.)

28th STREET
(60' R.O.W.)

Record

0 60 120

SCALE: 1" = 60'

NOTES:
1) This property is subject the zoning ordinances and/or the building regulations of Galveston County.
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 East right-of-way line of Avenue U.

Legend:
- OHP — Overhead Power
- Chain Link Fence
- Wood Fence
- (N.T.S.) Not to Scale
- Gravel
- Power Pole
- B.L. Building Setback Line
- Building Line

TRICON LAND SURVEYING, LLC
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T.B.P.E.L.S. Firm No. 10194309

Drafting: LP | Parcel ID: 728279

Surveyed for: Daniel Applegarth