

**AGENDA**  
**ZONING BOARD OF ADJUSTMENT**  
**REGULAR MEETING**  
**4:00 P.M., Wednesday, December 3, 2014**  
**City Council Chambers, 2nd Floor of City Hall**  
**823, Rosenberg, Galveston, Texas**

**A. Attendance**

**B. Conflict of Interest**

**C. Minutes: November 5, 2014**

**D. Old Business and Associated Public Hearing**

**14Z-38 (5623 Avenue L)**

Request for a variance from the Galveston Zoning Standards section 29-67 regarding off-street parking requirements in a General Residence (GR) zoning district. Property is legally described as Lot 3, Block 25, in the City and County of Galveston, Texas.

Applicant: Zach Martin, URS

Property Owner: Aurelia Garcia

Documents: [MEMO.PDF](#)

**E. New Business and Associated Public Hearing**

**14Z-41 (901 Church Street)**

Request for a variance from the Galveston Zoning Standards Section 29-65 regarding side and rear yard setback requirement in a One Family-Four (1F-4) zoning district. Property is legally described as Lot 7 Block 369 the City and County of Galveston, Texas.

Property Owner: Pamela E. Jones

Applicant: Stephanie Ann Jones

Documents: [14Z-41 STF.PDF](#)

**14Z-42 (1112 12th Street)**

Request for a variance from the Galveston Zoning Standards Section 29-65 regarding rear yard setbacks in a General Residence, Neighborhood Conservation District One (GR NCD)

# MEMORANDUM

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**TO:** William Clement, Chair and Board Members  
Galveston Zoning Board of Adjustment

**FROM:** Bryce Johnson, Urban Planner I  
Planning Department

**DATE:** November 25, 2014

**RE:** **14Z-38 (5623 Avenue L)** Request for a variance from the Galveston Zoning Standards Section 29-67 regarding off-street parking requirements in the General Residence (GR) zoning district. Property is legally described as Lot 3, Block 25, in the City and County of Galveston, Texas.  
Applicant: Zach Martin, URS  
Property Owner: Aurelia Garcia

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On November 4, 2014, the Zoning Board of Adjustment voted to continue case 14Z-38 to the December 16, 2014, meeting due to inadequate effort in the applicant's design of the structure. Please refer to the packet materials from the October 8, 2014 packet. If you need additional copies, please contact Bryce Johnson at (409) 797-3669.

This was the first request for a continuance and there are no costs associated with the request.



# 14Z-41 STAFF REPORT

**ADDRESS:**  
 901 Church Street

**APPLICANT/REPRESENTATIVE:**  
 Stephanie Ann Jones

**PROPERTY OWNERS:**  
 Pamela E. Jones

**ZONING:**  
 One Family-Four (1F-4)

**VARIANCE REQUEST:**  
 Rear yard setback from 10-feet to 0-feet and side yard setback from 5-feet to 0-feet.

**APPLICABLE ZONING LAND USE REGULATIONS:**  
 Section 29-65 of the Galveston Zoning Standards

**EXHIBITS:**  
 A – Aerial  
 B – Site Plan  
 C – Photos

**STAFF:**  
 Bryce Johnson, Urban Planner I  
 409-797-3669  
 johnsonbry@cityofgalveston.org

**Public Notice and Comment:**

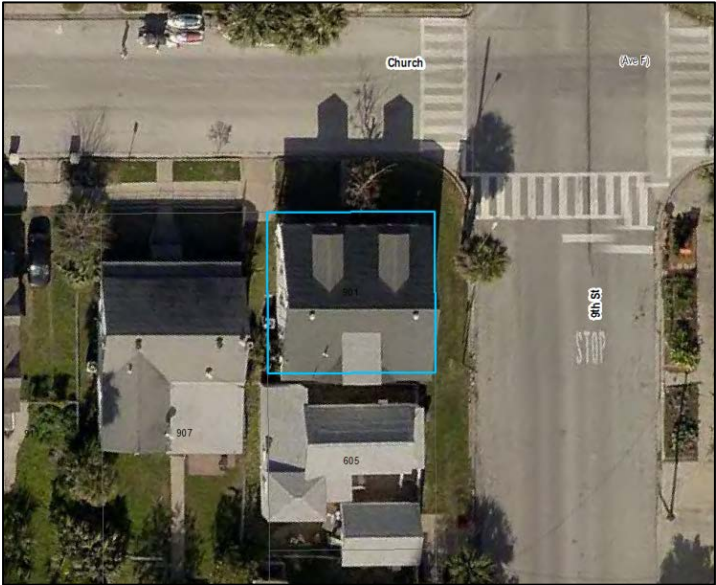
| Sent | Returned | In Favor | Opposed | No Comment |
|------|----------|----------|---------|------------|
| 27   |          |          |         |            |

**City Department Notification Responses:**

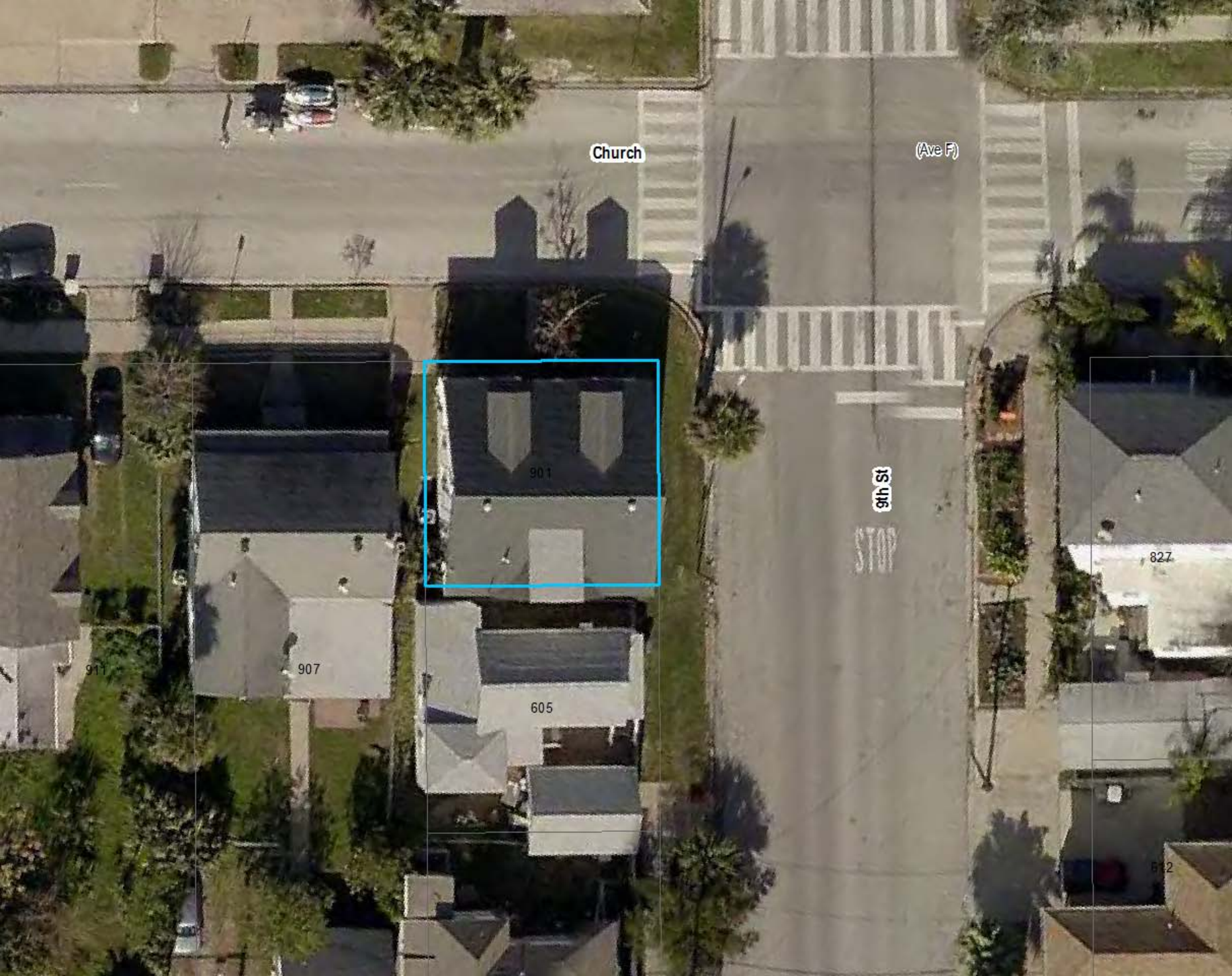
Public Works: I have no objection to the side & rear yard setback variance request. However, I will provide a warning to the applicant that the water meter for this lot is located on the City R.O.W. on the southeast corner of this tract of land. This leads me to believe that there may be a water service line that provides water to his house that is located in the rear yard where the applicant is proposing to install the addition. This water service line belongs to the property owner. The applicant will need to field locate this private water service line to determine whether there may be a conflict. If there is a conflict, the applicant may have to have the service line relocated.

Building Department: Cannot approve unless the Building Board of Adjustments and Appeals grants a variance regarding section R302.1 Fire Resistant Construction of the 2009 IRC.

Other Departments: No Comments



**Applicant’s Justification**      “Request for permission to rebuild and create a walkway and deck for safe egress from home at the rear and side driveway.”



Church

(Ave F)

901

911

907

605

827

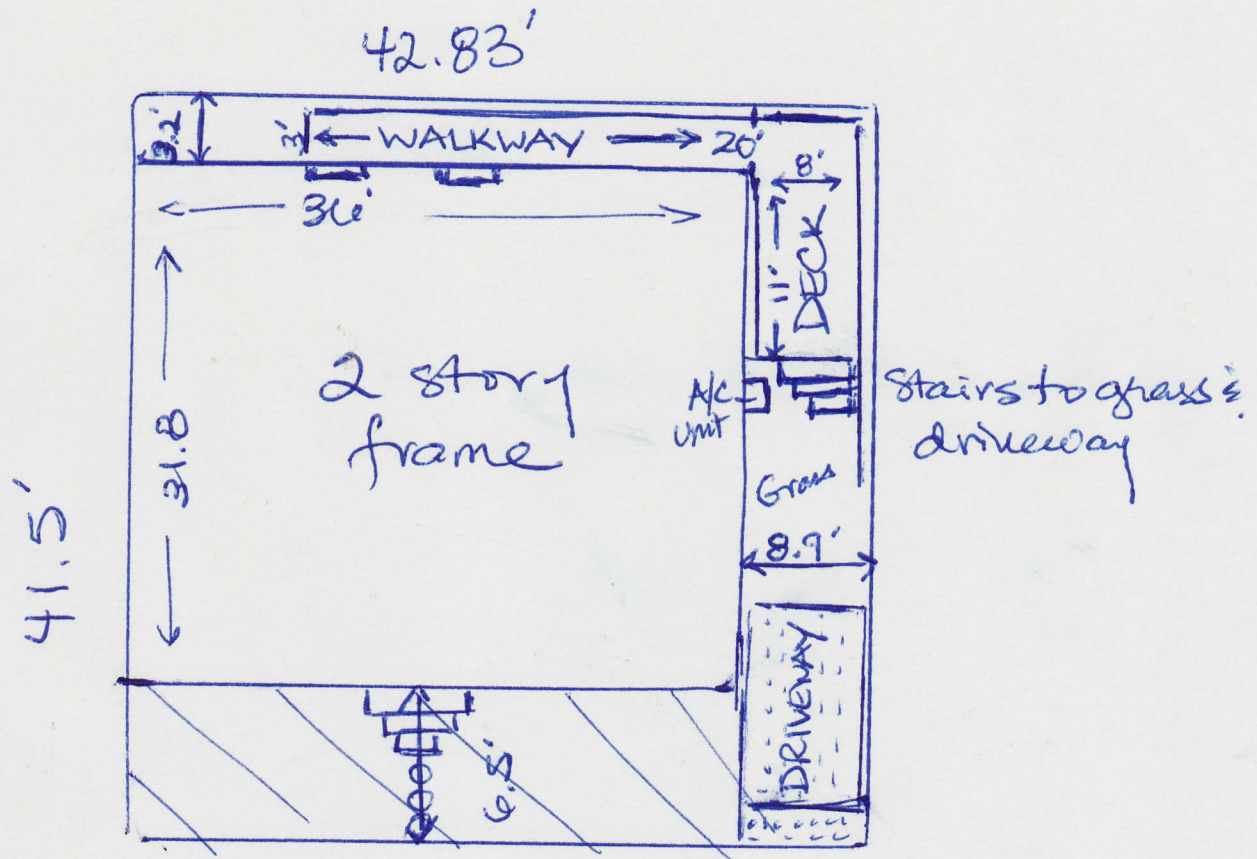
612

9th St

STOP

901 Church Street

Proposed emergency egress at rear door



Not drawn to scale

When I first acquired the property at 901 Church Street, extensive post-like reparations were required, including the remediation of all debris underneath the home, as well as any damaged materials that were torn from the home during the storm. One of the elements that was destroyed by the storm was a wooden walkway and stairs for rear exit from the home. In the case of emergency evacuation, it would be necessary to redesign and rebuild an appropriate exit for the safety of myself and any guests in the home. I am a retired, elderly resident, and ease of access to safety will be essential. I would like for a walkway to be constructed along the rear perimeter with a handrail for safety, that would connect with a small deck to provide an exit via stairs at the northwest side of the property to facilitate access to the driveway.



# 14Z-42

# STAFF REPORT

**ADDRESS:**

1112 12<sup>th</sup> Street

**LEGAL DESCRIPTION:**

Property is legally described as Lot 1, Block 71,  
 in the City and County of Galveston, Texas

**APPLICANT/REPRESENTATIVE:**

Bernard and Kathy Petronella / Gregory P.  
 Lewis

**PROPERTY OWNERS:**

Bernard and Kathy Petronella

**ZONING:**

General Residence, Neighborhood Conservation  
 District-One (GR-NCD-1)

**VARIANCE REQUEST:**

Rear yard setback from ten feet to four inches

**APPLICABLE ZONING LAND USE**

**REGULATIONS:**

Section 29-65 of the Galveston Zoning  
 Standards

**EXHIBITS:**

- A – Site Plan
- B – Survey
- C – Elevation Drawings

**STAFF:**

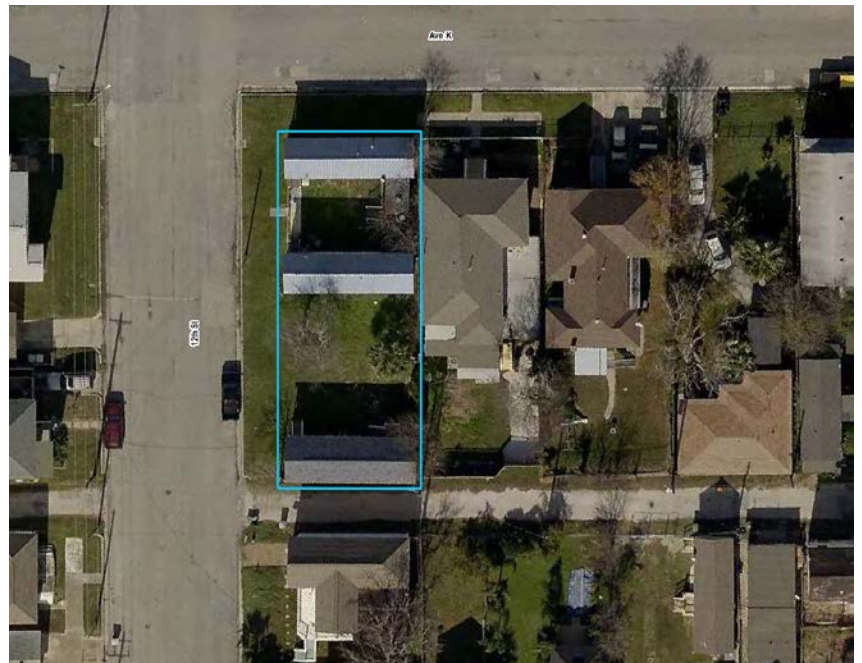
Ian Knox, Urban Planner II  
 409-797-3659  
 knoxian@cityofgalveston.org

**Public Notice and Comment:**

| Sent | Returned | In Favor | Opposed | No<br>Comment |
|------|----------|----------|---------|---------------|
| 41   |          |          |         |               |

**City Department Notification Responses:**

No Objection from any Departments.

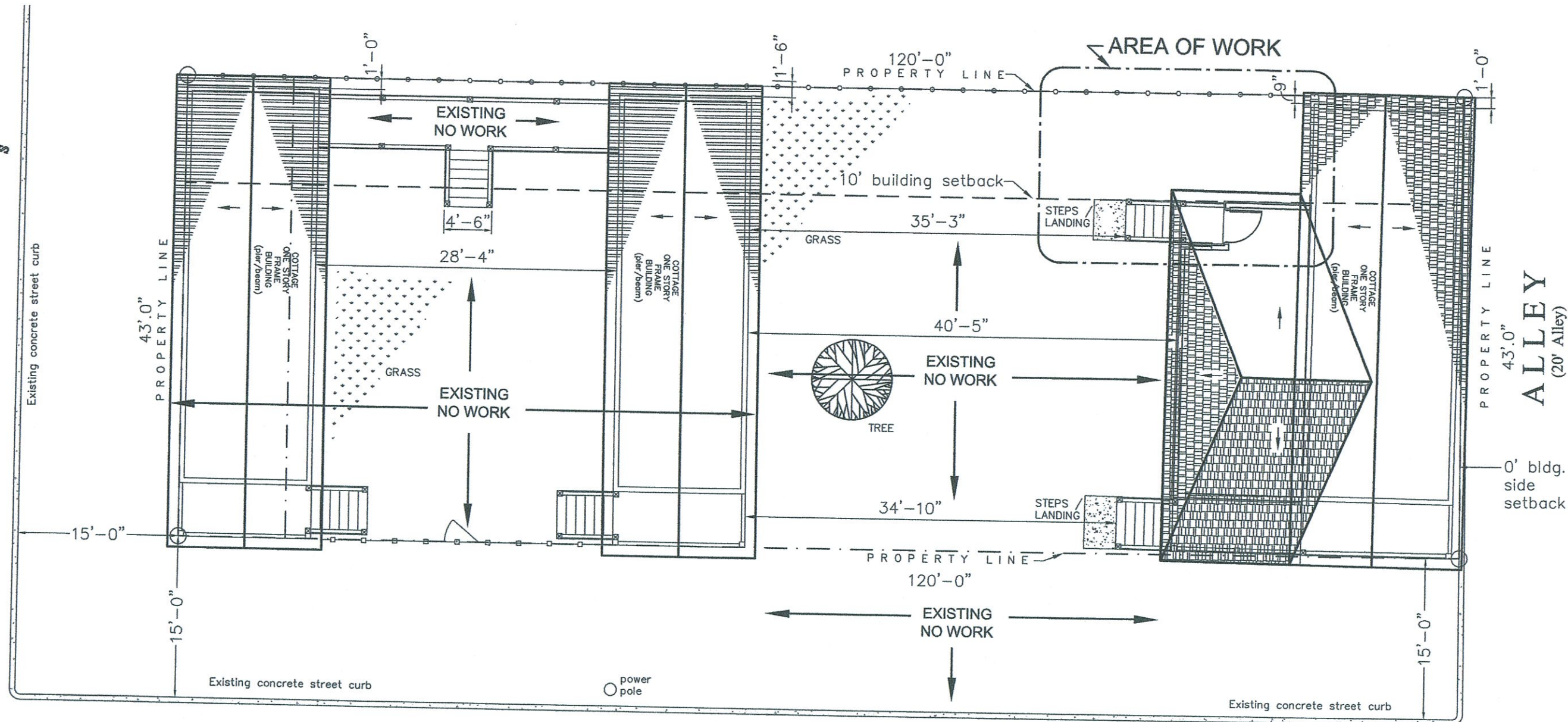


**Executive Summary**            The applicant is requesting a variance from section 29-65: Rear Yard, in regards to setbacks to build a deck in the rear of the house.

**Applicant’s Justification**        “Owner would like to line up new deck with rear of house which is already within the setback.”

**Please see Agenda for Standard Conditions for a Variance and Appeal from Decision of Board Process**

**Avenue K**  
(70' R.O.W.)



1

## EXISTING SITE PLAN

Scale: 3/32" = 1' 0"

**12th STREET**  
(80' R.O.W.)

### CITY OF GALVESTON, TEXAS PLANNING DEPARTMENT COMPLIANCE NOTES:

ZONING OF SUBJECT PROPERTY:  
GR - General Residential - No Proposed change in Zoning.  
East End Historic District  
Building setbacks:  
Front - 10'0" -  
Rear - 10'0" -  
Sides - 0" - complies

Design Standards for Historic Properties in Galveston, if applicable.

### CITY OF GALVESTON BUILDING DIVISION COMPLIANCE NOTES:

All designs and construction shall meet or exceed the following codes:

2009 International Building Code, with local amendments (Chapter 10 of City Code)  
2009 International Residential Code, with local amendments (Chapter 10 of City Code)  
2009 International Energy Code (Chapter 10 of City Code)  
2009 Mechanical Code, with local amendments (Chapter 21 of City Code)  
2009 International Fire Code  
2008 National Electrical Code  
Zoning Ordinances, 1991 amended version  
2001 Comprehensive Plan  
Design Standards for Historic Properties in Galveston, if applicable.

### REFERENCE SURVEY DATED:

June 21, 2006

### SURVEY PERFORMED BY:

Laurence C. Wall RPLS # 4814  
TLTS, Inc.  
TEXAS LAND TITLE SURVEYORS  
1801 Moody Avenue  
Galveston, TX 77550  
(409)765-8883

### SQUARE FOOTAGE CALCULATIONS:

|                    |                |
|--------------------|----------------|
| Existing House     | Total : 771 SF |
| Existing Decks:    | Total : 144 SF |
| New Deck:          | 209 SF         |
|                    | Total: 353 SF  |
| Existing Landings: | Total: 18 SF   |

**ZBA  
REVIEW**

**New Deck Addition**  
1112 12th Street  
Galveston, Texas

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2928 Avenue P.  
Galveston, Texas 77550  
tel. 409.762.3746  
Belton, Texas 76513  
tel. 254.760.4774  
www.lewisdesigngroup.biz

FILE NAME:

DRAWN BY:  
GPL, SMC

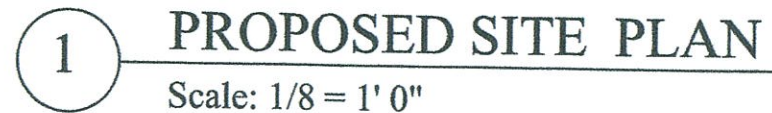
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NOVEMBER 3 2014

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1. GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AT THE JOBSITE PRIOR TO ANY CONSTRUCTION.
2. ANY DISCREPANCIES FROM THE EXISTING CONDITIONS AND THIS SET OF CONSTRUCTION DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER AND/OR ARCHITECT AND RESOLVED PRIOR TO CONSTRUCTION.
3. ALL UTILITIES (E-ELECTRICAL, MECHANICAL, PLUMBING, ETC...) SHALL BE THOROUGHLY INVESTIGATED, LOCATED, AND APPROVED BY THE OWNER PRIOR TO CONSTRUCTION.
4. ALL WORK SHALL MEET OR EXCEED APPLICABLE STATE AND LOCAL CODES.
5. ALL PHASES OF CONSTRUCTION SHALL BE CARRIED OUT IN A PROFESSIONAL MANNER AND DISRUPTION TO THE OWNERS SHALL BE KEPT TO A MINIMUM. SITE SHALL BE KEPT CLEAN AND REASONABLY FREE OF DEBRIS.
6. ALL DIMENSIONS ARE FROM FINISH TO FINISH, UNLESS NOTED OTHERWISE
7. N/A
8. CONTRACTOR SHALL NOT REMOVE ANY TREES OUTSIDE OF THE IMMEDIATE BUILDING AREA WITHOUT PRIOR APPROVAL FROM THE OWNER.
9. ALL CONSTRUCTION METHODS, FRAMING, FOUNDATIONS ETC... SHALL MEET OR EXCEED THE CURRENTLY ADOPTED BUILDING CODE AND TEXAS CODE FOR WINDSTORM RESISTANT CONSTRUCTION AS DEVELOPED BY THE TEXAS DEPARTMENT OF INSURANCE.
10. ALL NECESSARY LAND CLEARING OF TREES, STUMPS ETC... SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR AND SHALL BE INCLUDED IN THE GENERAL CONTRACTOR'S BID.



**New Deck Addition**  
1112 12th Street  
Galveston, Texas

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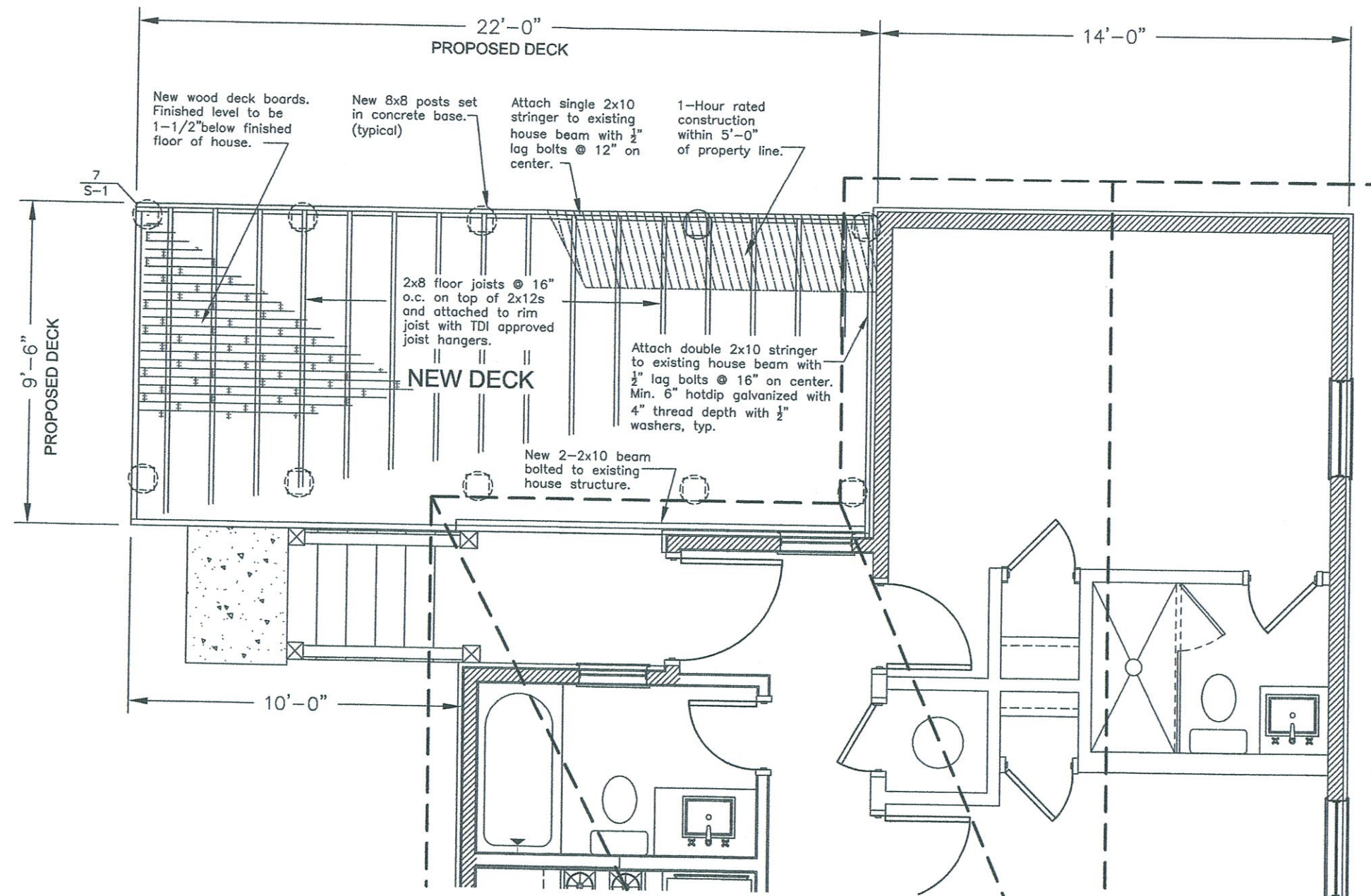


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| DRAWN BY:<br>PL, SMC     |
| DATE:<br>NOVEMBER 3 2014 |
| REVISIONS:               |

SHEET No.

A1.1



1 PROPOSED NEW DECK PLAN  
Scale: 1/4" = 1' 0"

ZBA  
REVIEW

New Deck Addition  
1112 12th Street  
Galveston, Texas

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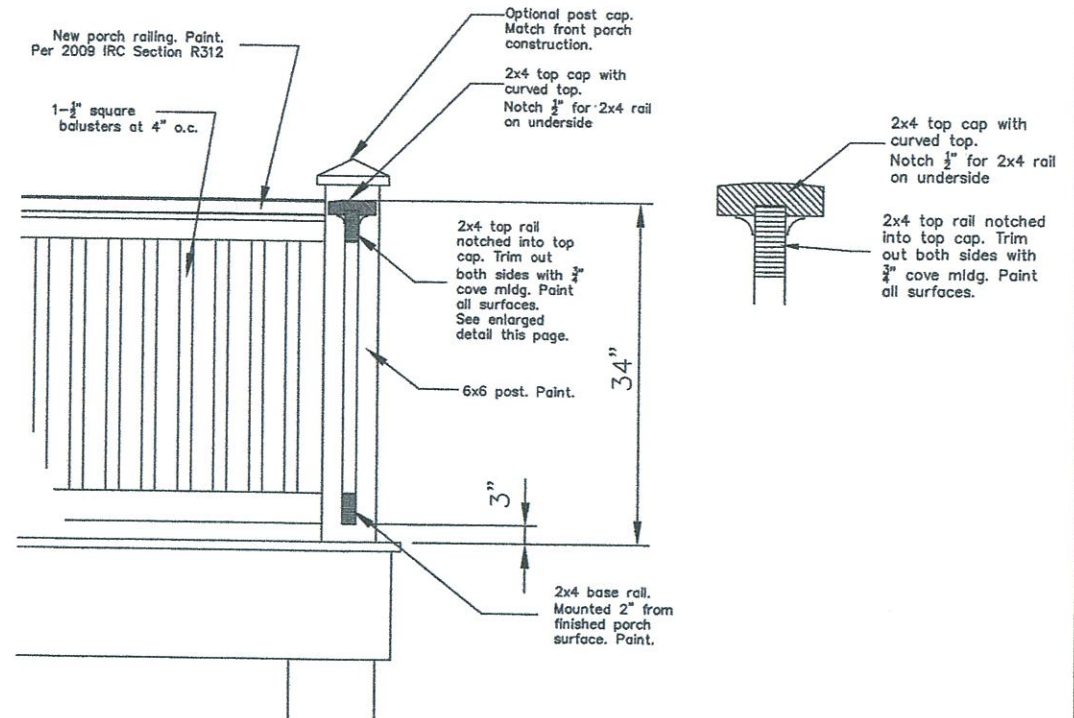
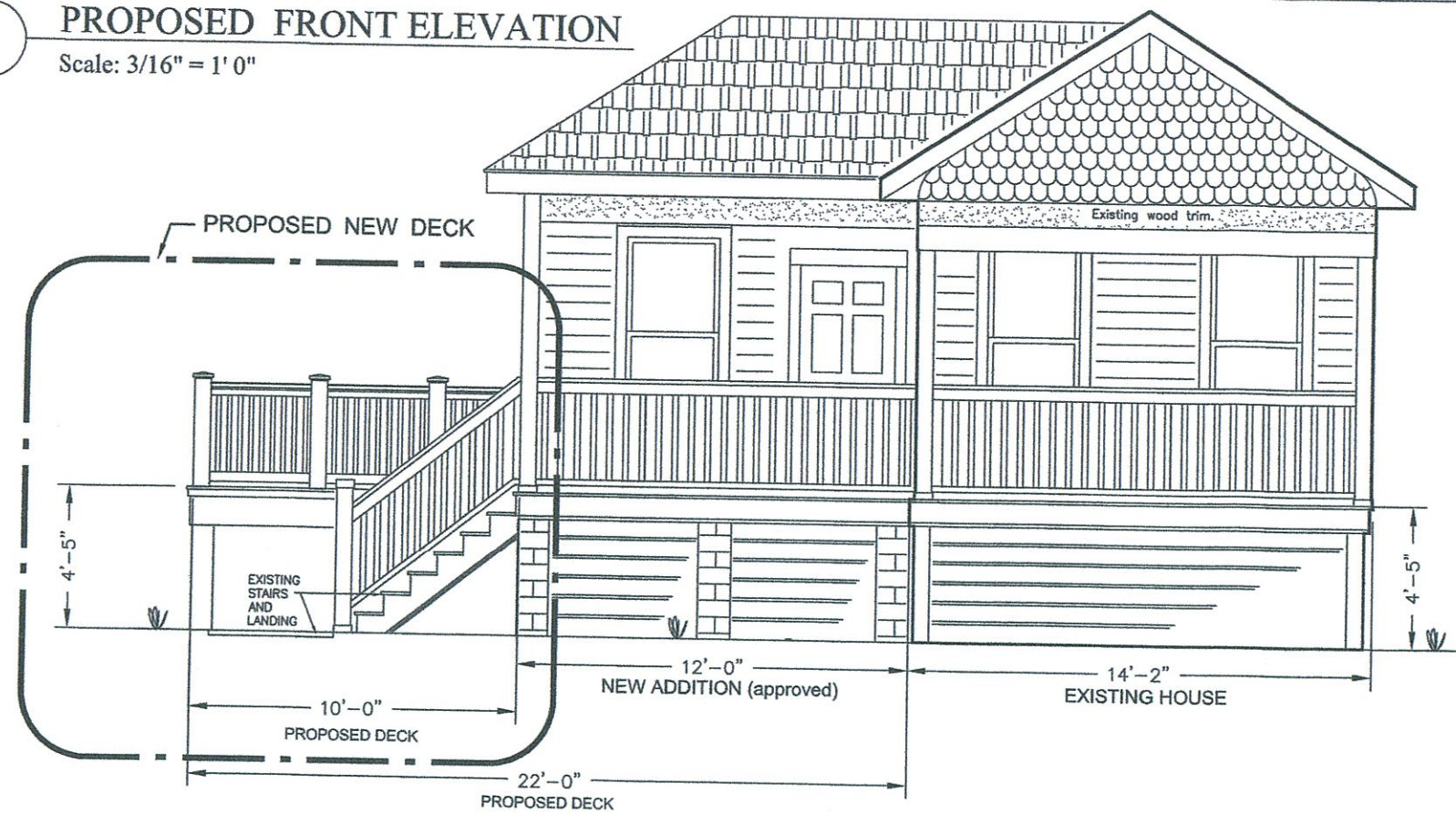
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DATE:  
NOVEMBER 3 2014  
REVISIONS:

SHEET No.  
**A1.2**

1

## PROPOSED FRONT ELEVATION

Scale: 3/16" = 1' 0"



A

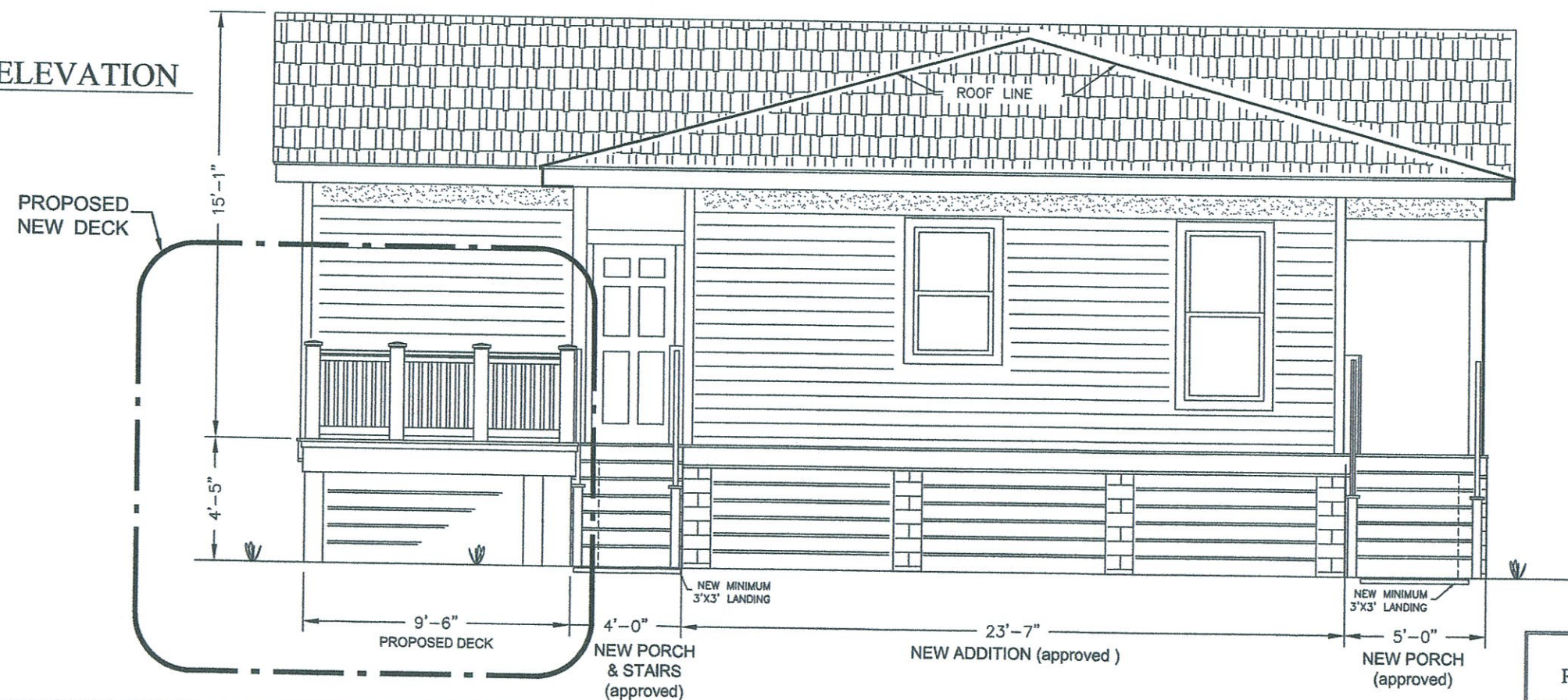
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Scale: None

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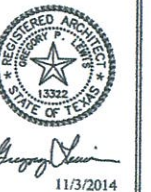
## PROPOSED SIDE ELEVATION

Scale: 3/16" = 1' 0"

ZBA  
REVIEW

New Deck Addition  
1112 12th Street  
Galveston, Texas

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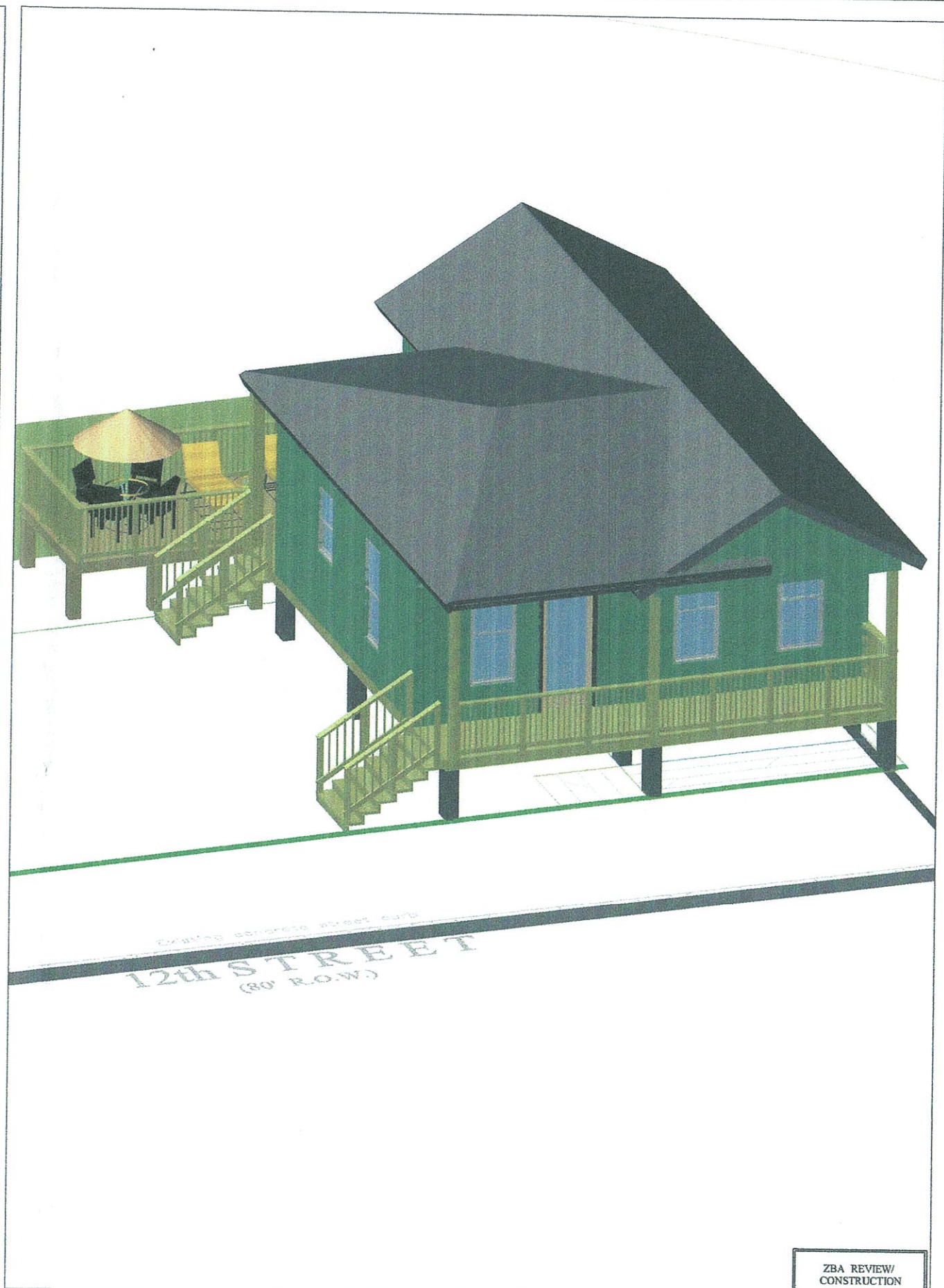
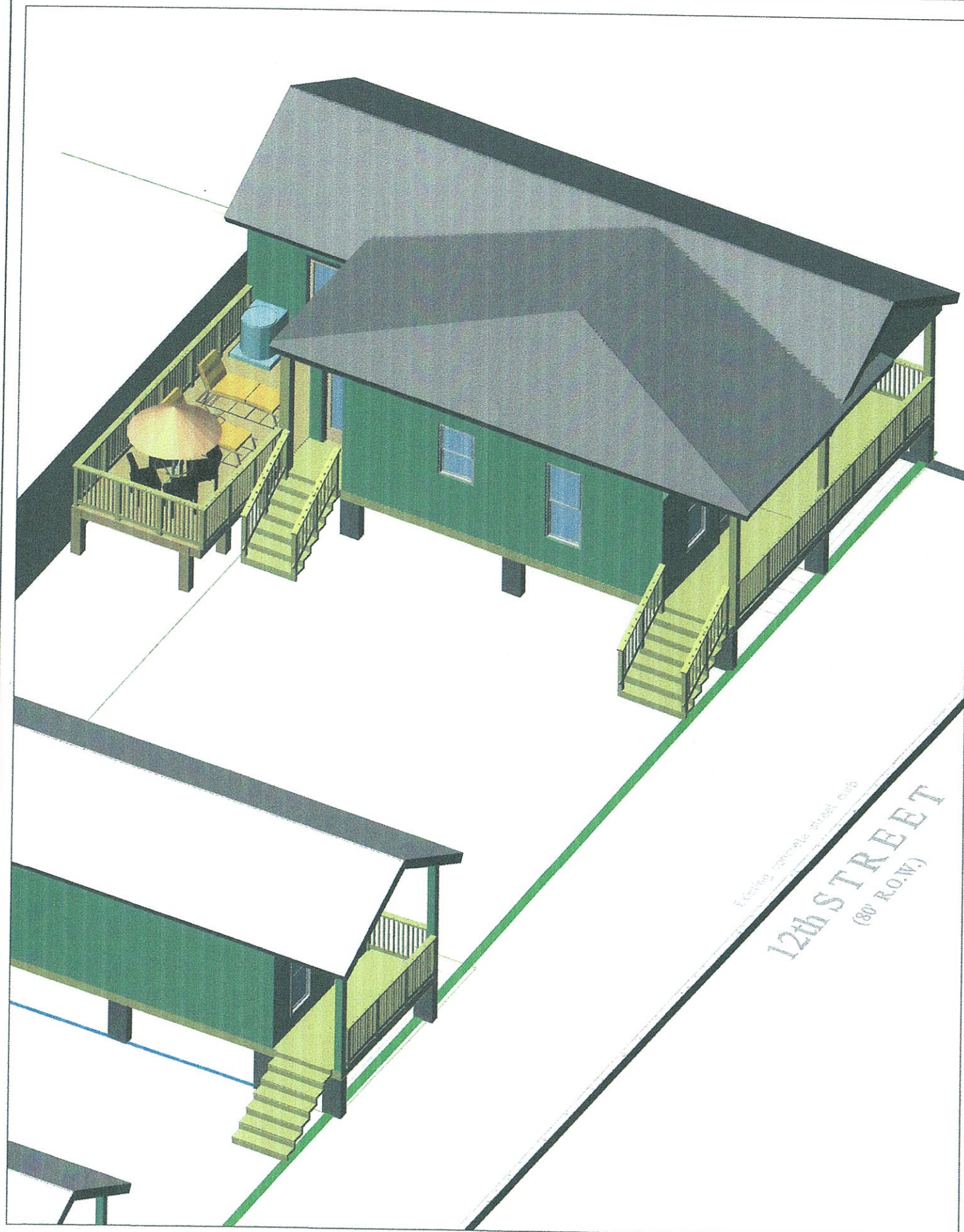
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DRAWN BY:  
GPL, SMCDATE:  
NOVEMBER 3 2014

REVISIONS:

SHEET No.

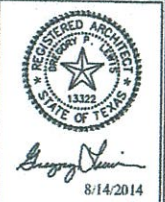
A1.3



ZBA REVIEW/  
CONSTRUCTION  
DOCUMENTS

New Deck Addition  
1112 12th Street  
Galveston, Texas

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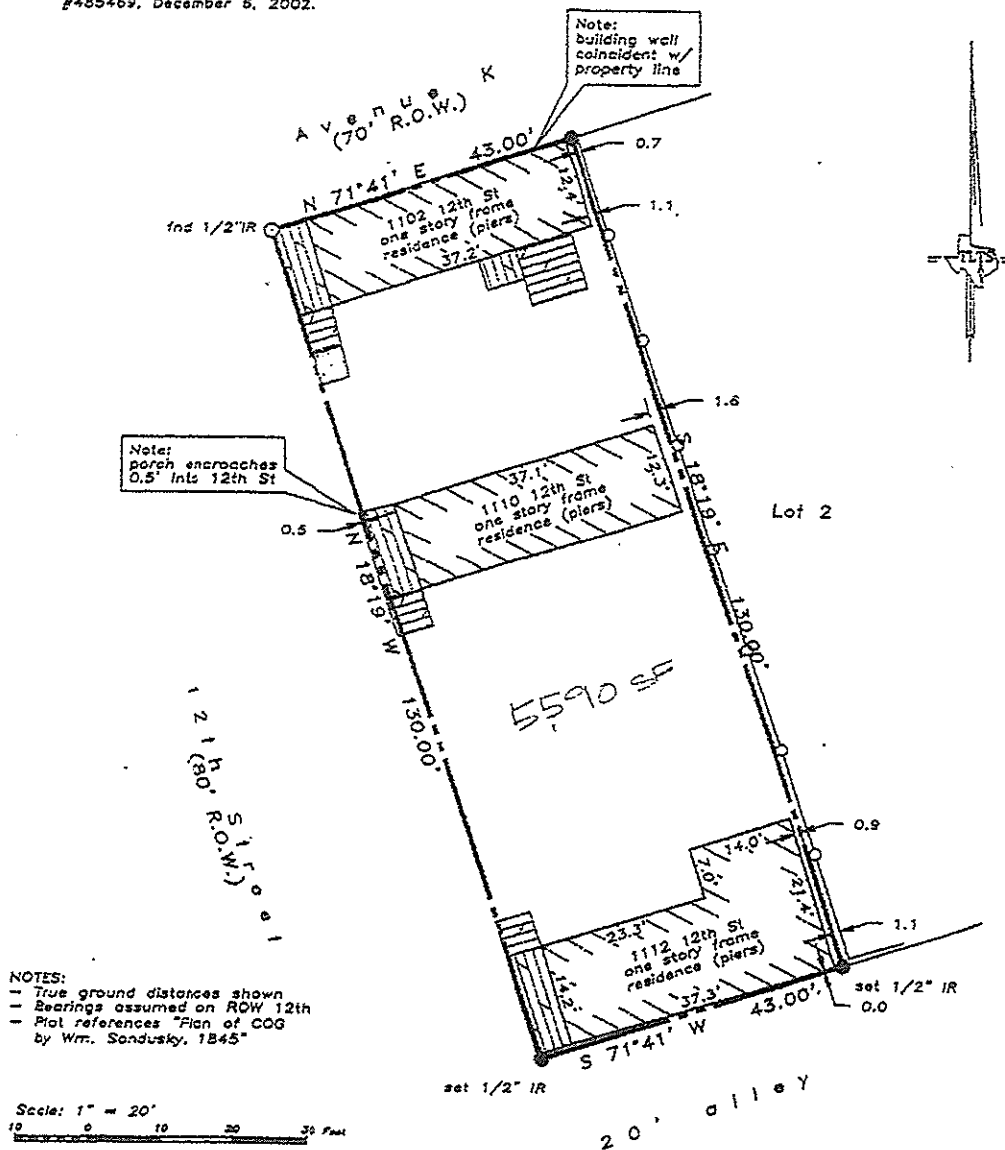


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FILE NAME:  
DRAWN BY:  
GPL, SMC  
DATE:  
NOVEMBER 3 2014  
REVISIONS:

SHEET No.

This property is within the 100-Year Special Flood Hazard Area & is designated to be w/in FIRM Zone AE, located on Panel 0027-E, Community #485469, December 6, 2002.



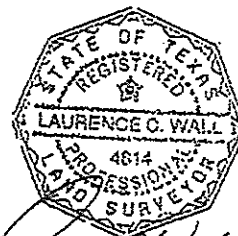
# LAND TITLE SURVEY OF A TRACT OF LAND being Lot 1, in Block 71, in the City and County of Galveston, Texas.

Subject property: 1102, 1110 & 1112 12th Street  
Galveston County, Texas

To Tim A. Harkins and wife Amy Harkins,  
University Federal Credit Union and

Stewart Title Co., GF #06207846;

I hereby certify that this survey was made on the  
ground under my direct supervision and that this  
plat correctly represents the facts found at the time  
of the survey.



Laurence C. Wall  
RPLS #4814  
© 2005 All Rights Reserved  
June 21, 2006

**TILTS TEXAS LAND TITLE SURVEYORS**  
1801 Moody Avenue  
Galveston, Texas 77550  
(409) 765-8883

**Zoning Board of Adjustment**

Planning Department

City of Galveston

December 3, 2014

**14Z-43****STAFF REPORT****ADDRESS:**

1827 Avenue N 1/2

**LEGAL DESCRIPTION:**

Property is legally described as North 54 Feet of Lot 1 (2001-2) Southwest Block 45 Galveston Outlots, in the City and County of Galveston, Texas

**APPLICANT/REPRESENTATIVE:**

Lewis Design Group, Gregory Lewis

**PROPERTY OWNERS:**

Rob and Lee Glover

**ZONING:**

General Residence, Neighborhood Conservation District-One (GR-NCD-1)

**VARIANCES REQUESTED:**

Rear yard setback from ten feet to one foot  
Side yard from three feet to zero feet

**APPLICABLE ZONING LAND USE****REGULATIONS:**

Section 29-65 of the Galveston Zoning Standards

**EXHIBITS:**

- A – Site Plan
- B – Survey
- C – Elevation Drawings

**STAFF:**

Ian Knox, Urban Planner II

409-797-3659

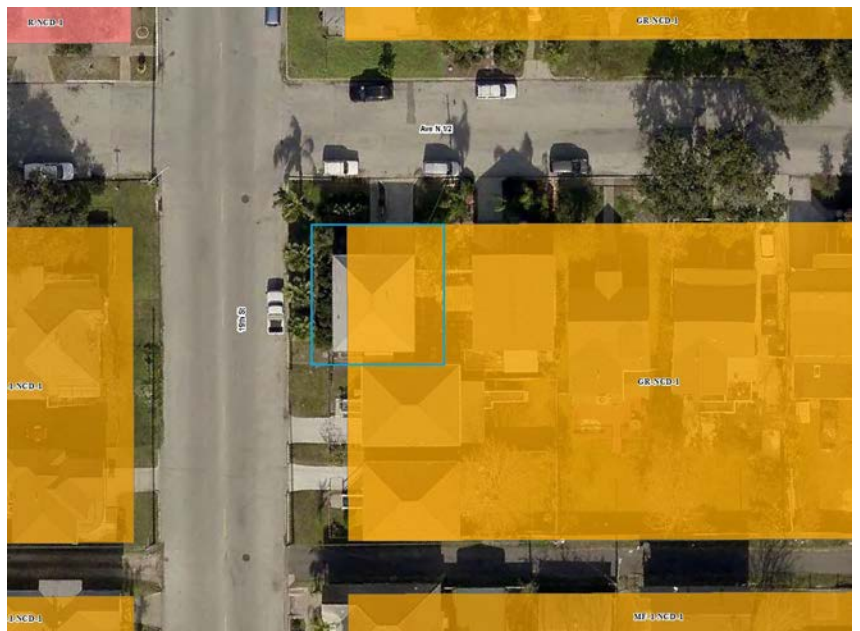
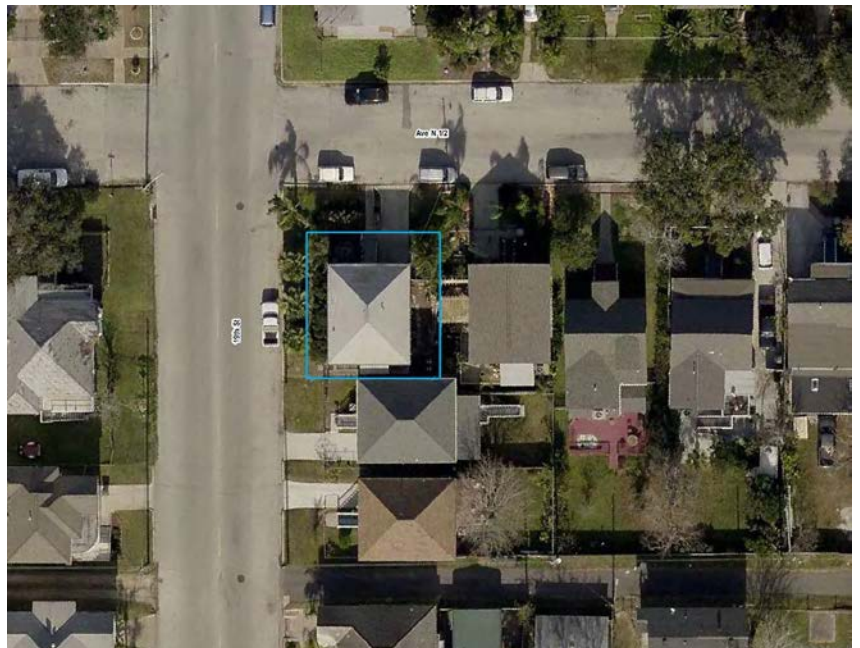
knoxian@cityofgalveston.org

**Public Notice and Comment:**

| Sent | Returned | In Favor | Opposed | No Comment |
|------|----------|----------|---------|------------|
| 32   |          |          |         |            |

**City Department Notification Responses:**

No Objection from any Departments.



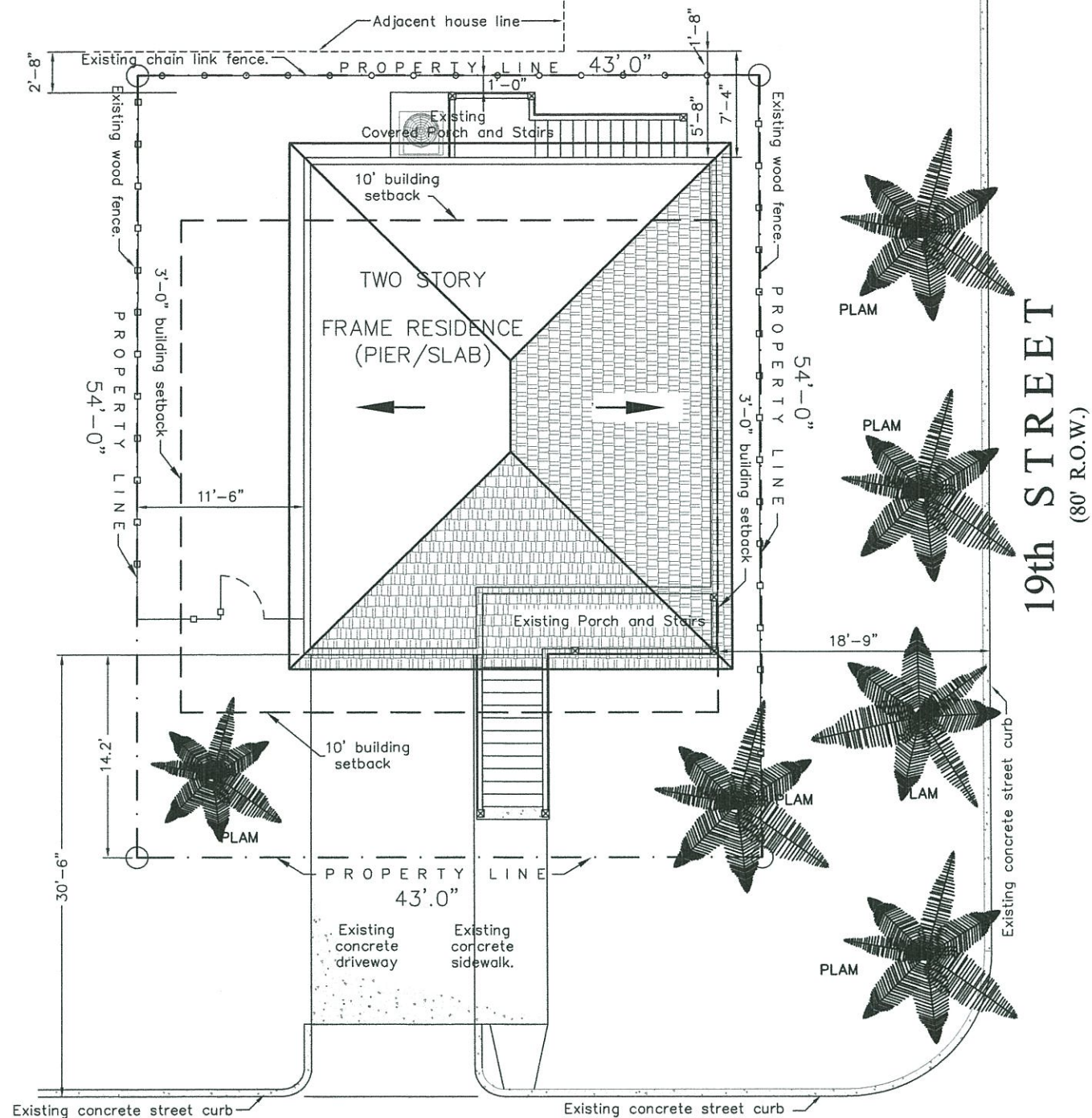
**Executive Summary**

The applicant is requesting a variance from section 29-65: Rear Yard and Side Yard, in regards to setbacks to build a deck that extends to the side and rear of the house.

**Applicant's Justification**

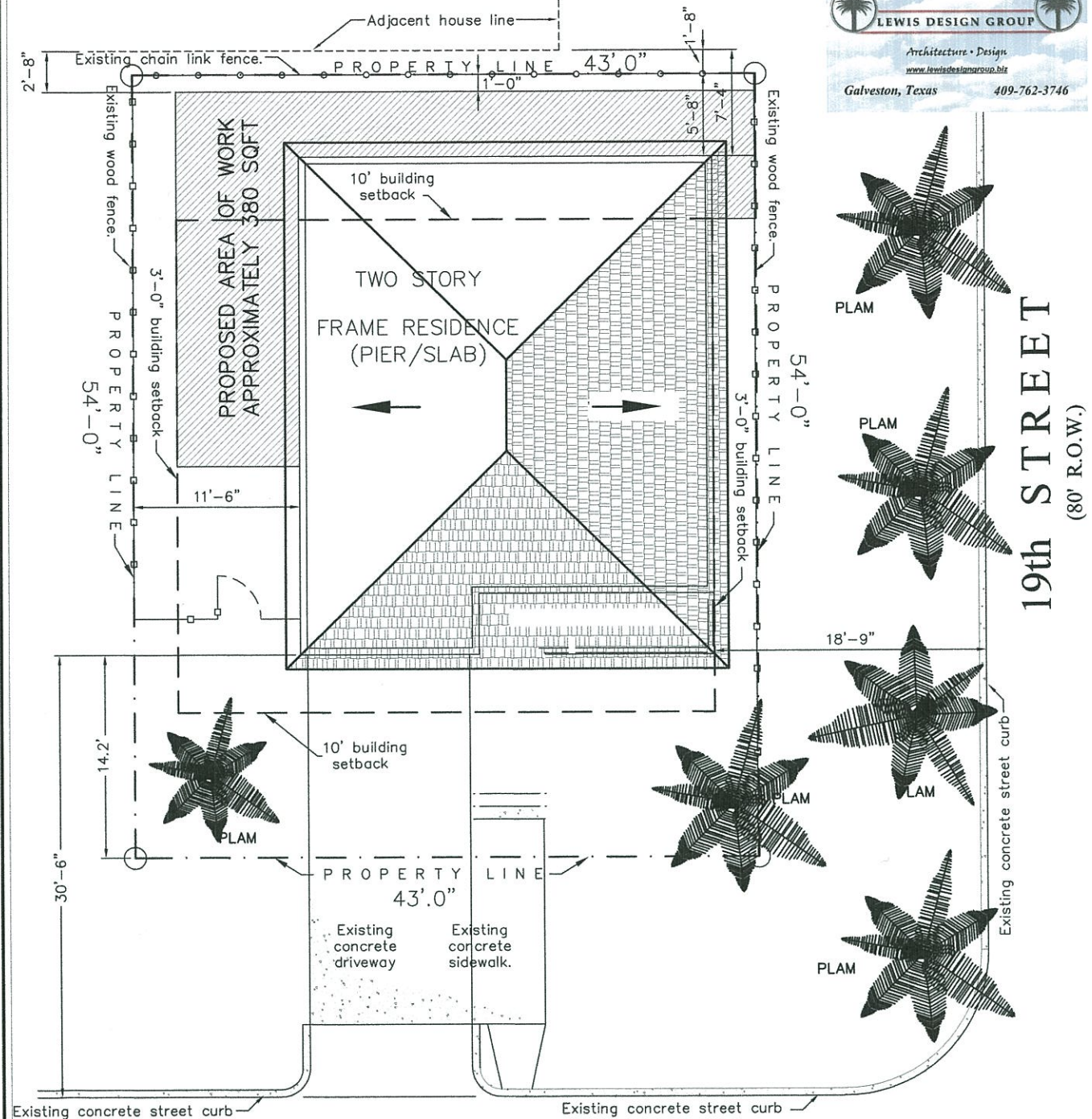
"To construct an enclosed space for new interior staircase, extend existing deck to the west and add new deck to the east."

**Please see Agenda for Standard Conditions for a Variance and Appeal from Decision of Board Process**



# 1 EXISTING SITE PLAN

Scale: 3/32" = 1' 0"



# 1 PROPOSED SITE PLAN

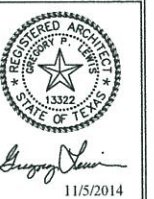
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ZBA  
REVIEW



New Addition  
1827 Avenue N-1/2  
Galveston, Texas

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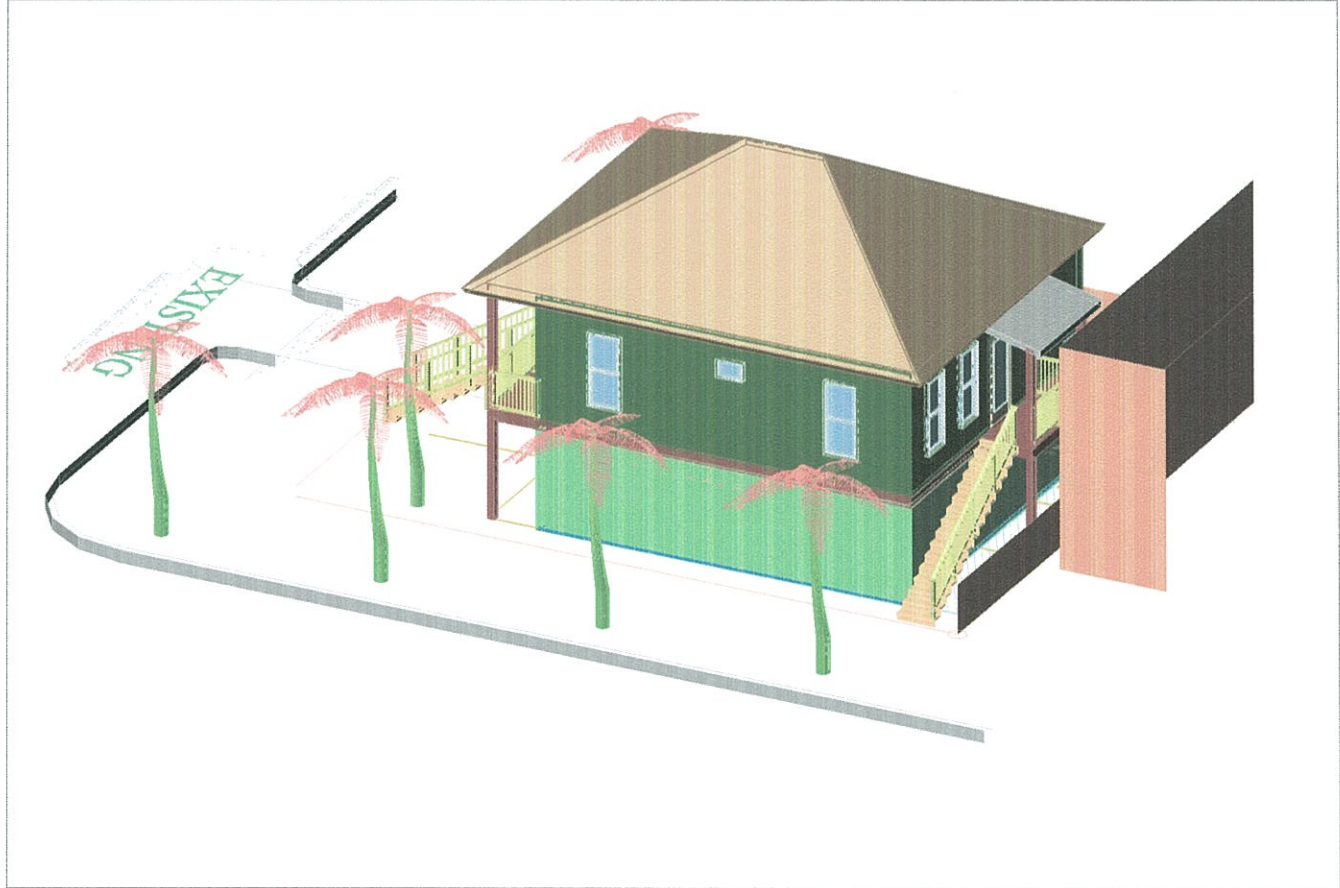
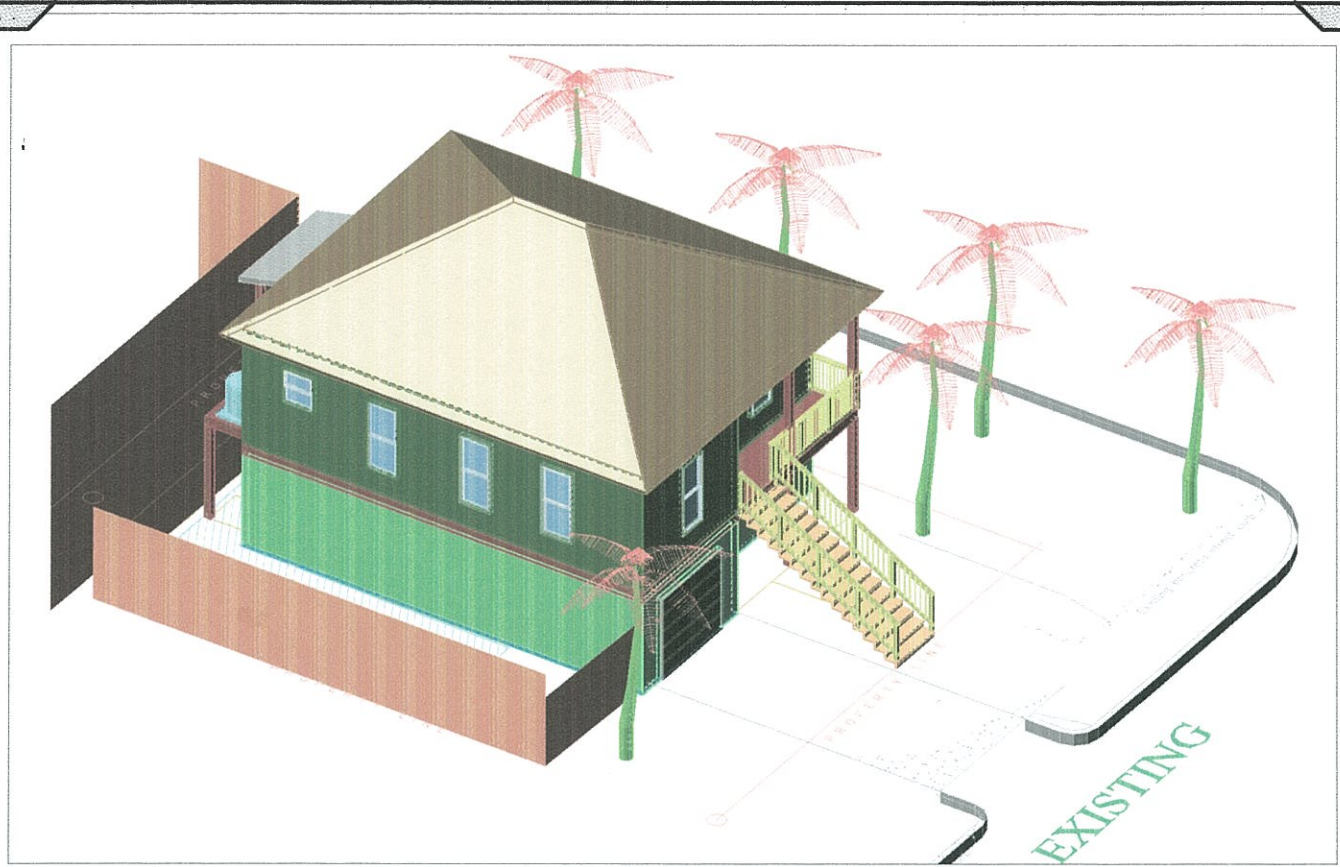
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GPL, SMC

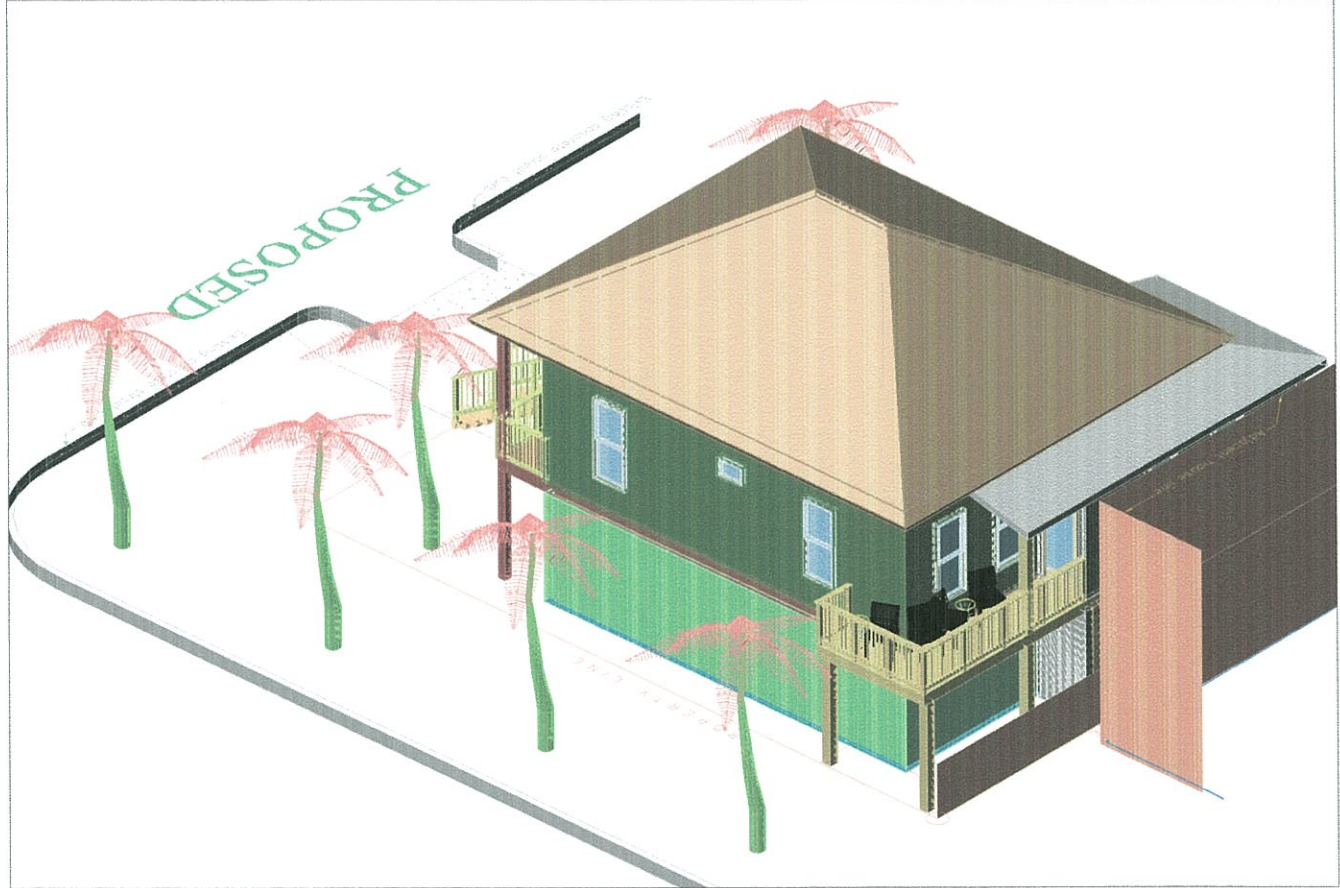
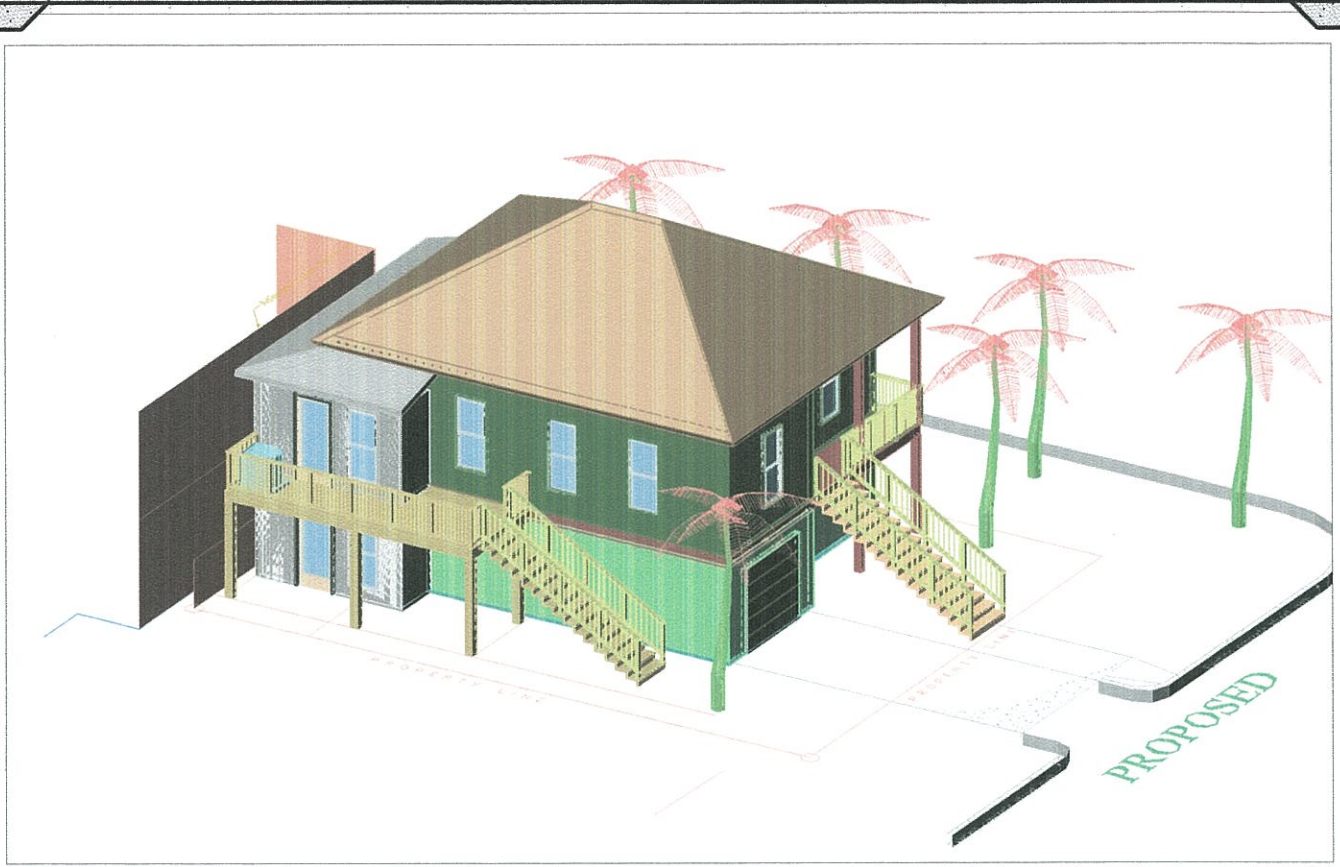
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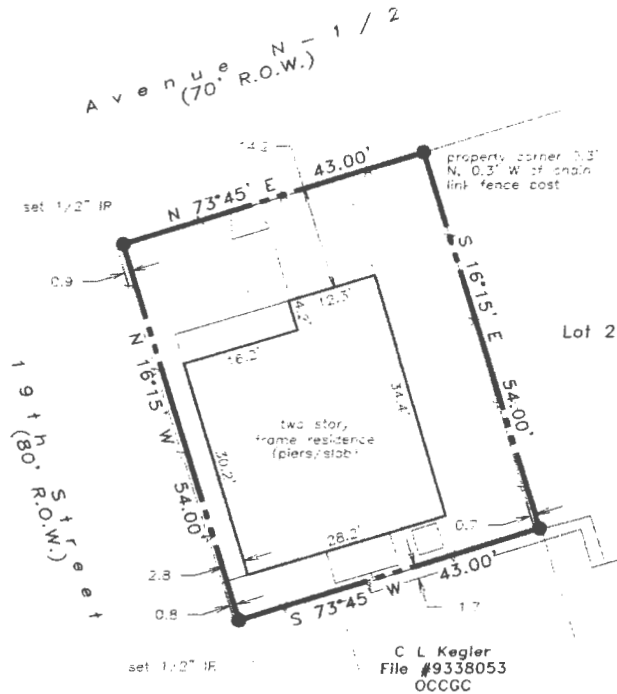
A1.0



EXISTING



PROPOSED



- NOTES:
- Bearings & plot reference
  - Plan of COG, Sandusky, 1845
  - True ground distances shown
  - Bearings assumed on Ave N-1/2
  - Survey monuments reconciled w/numerous previous surveys

Scale: 1" = 20'  
0 10 20 30  
Feet

LAND TITLE SURVEY OF A TRACT OF LAND being the North 54 feet of Lot 1, in the Southwest Block of Outlot 45, in the City and County of Galveston, Texas.

Subject property: 1827 Avenue N-1/2  
Galveston County, Texas  
To Terry L. McCormick and  
Commonwealth Land Title Co., GF #2621003854A;  
I hereby certify that this survey was made on the ground  
under my direct supervision and that this plat correctly  
represents the facts found at the time of the survey.



Laurence C. Wall  
PPLS #4814  
September 1, 2011

TLTS

TLTS, Inc.  
TEXAS LAND TITLE SURVEYORS  
1801 Moody Avenue  
Galveston, Texas 77550  
(409) 765-8883



# 14Z-44 STAFF REPORT

**ADDRESS:**  
 2519 Avenue P

**LEGAL DESCRIPTION:**  
 Property is legally described as the West half of Lot 3, Northeast Block 91, Galveston Outlots, in the City and County of Galveston, Texas.

**APPLICANT/REPRESENTATIVE:**  
 Zach Martin, URS

**PROPERTY OWNER:**  
 Alicia Valdivia

**ZONING:**  
 One Family-Four zoning district (1F-4)

**VARIANCE REQUEST:**  
 Off-street parking: from 1 space to 0

**APPLICABLE ZONING LAND USE REGULATIONS:**  
 Section 29-67 of the Galveston Zoning Standards.

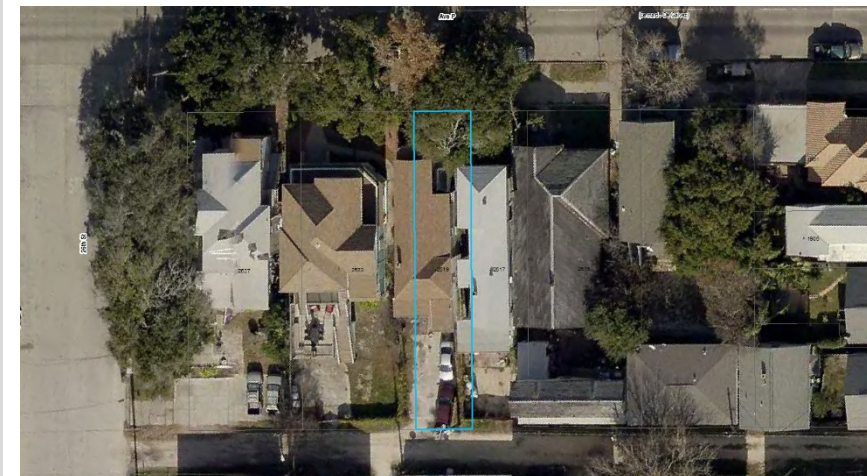
**EXHIBITS:**  
 A – Aerial Map  
 B – Current Survey  
 C – Site Plan

**STAFF:**  
 Adriel Montalvan, Urban Planner II  
 409-797-3667  
 montalvanadr@cityofgalveston.org

**Public Notice and Comment:**

| Sent | Returned | In Favor | Opposed | No Comment |
|------|----------|----------|---------|------------|
| 31   |          |          |         |            |

**City Department Notification Responses:**  
 No objection from any City department with the following comments from Public Works:  
*No objection in this case of this 21.42 foot wide lot. The old aerial photos indicate two (2) cars parked in the rear of the lot adjacent to the alley. Those parking spaces will move to the nearby public streets.*



**Executive Summary:**  
 The applicant is requesting a variance to construct a new home through the CDBG Disaster Recovery Program that will not provide the required 9' x 20' off-street parking space.

**Applicant's Justification:**  
 The new proposed dwelling will be in compliance and fall within the setbacks if the variance is approved. Variance should not have a detrimental impact upon the current or future use of adjacent properties.

*Please see Agenda for Standard Conditions for a Variance and Appeal from Decision of Board Process.*



## 14Z-22 (3520 Avenue S 1/2)

Map prepared by the Department of Planning and Community Development (montalvanadr) - 11/19/2014  
 This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes.  
 It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

0 20 40 80 Feet

The data presented on these pages is not legally binding on the City of Galveston or any of its departments. These maps and the associated data are representations ONLY and may contain errors in the databases. Therefore, the information presented on this map is for informational purposes only and should not be construed to be legally binding.

# **GENERAL NOTES**

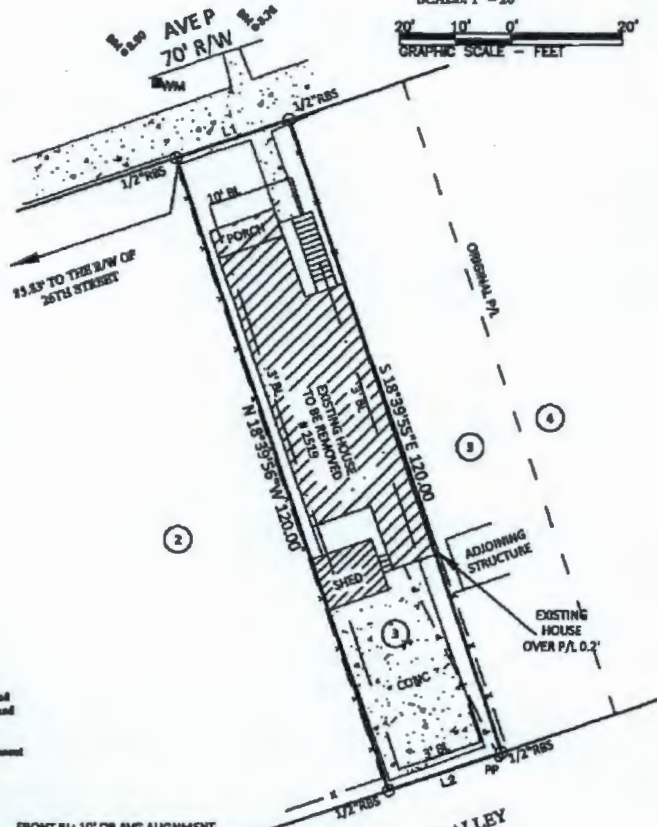
1. THIS PROPERTY IS SUBJECT TO ADDITIONAL EASEMENTS OR RESTRICTIONS OF RECORD.
2. THIS PLAT IS FOR EXCLUSIVE USE BY CLIENT. USE BY THIRD PARTIES IS AT THEIR OWN RISK.
3. DIMENSIONS FROM HOUSE TO PROPERTY LINES SHOULD NOT BE USED TO ESTABLISH FENCES.
4. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 10,000 FEET.
5. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 10,000 FEET AND AN ANGULAR ERROR OF 7 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE COMPASS RULE.
6. EQUIPMENT USED: TOPCON APL1 TOTAL ROBOTIC STATION.

| Course | Bearing       | Distance |
|--------|---------------|----------|
| L1     | N 71°19'57" E | 21.42'   |
| L2     | S 71°20'08" W | 21.42'   |

AREA: 2570 SF ~ 0.06 ACRES  
DEED BOOK 3032, PAGE 305  
MAP: 357-B

SCALE: 1" = 20'

GRAPHIC SCALE - FEET



## **LEGEND:**

HBS- Rubber Set  
 HSE- Rubber Found  
 OTE- Open Top Pipe Found  
 CTE- Closed Top Pipe Found  
 BL- Building Line  
 DE- Driveway Easement  
 SES- Sanitary Sewer Easement  
 P- Porch  
 UE- Utility Easement  
 PP- Power Pole  
 FP- Fence Post  
 WM- Water Meter  
 GM- Gas Meter  
 PL- Power Line  
 F- Fence  
 D- Driveway Easement  
 S- Sewer Easement  
 CB- Catch Basin  
 R/W- Right of Way  
 CONC- Concrete  
 DL- Deck  
 PP- Pole  
 S- Stop  
 BM- Benchmark

FRONT BL: 10' DRIVE ALIGNMENT  
 OWNER: ALICIA VALDIVIA (APP. # CG200838)  
 ADDRESS: 2519 AVB P  
 GOVERNING AUTHORITY: CITY OF GALVESTON  
 ZONING DISTRICT: D-4  
 FEMA MAP #: 48167C0441 G  
 FEMA FLOOD ZONE: AE  
 BASE FLOOD ELEVATION: 10'

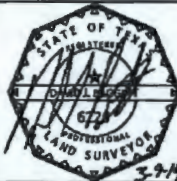
IN MY OPINION, THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED WITHIN THE MINIMUM STANDARDS AND REQUIREMENTS OF LAW.

**SURVEY FOR:**  
**URS CORPORATION**  
 SUBDIVISION: GALVESTON OUTLOTS  
 LOT: W 1/2 OF LOT 3 BLOCK: NR 91  
 CITY OF GALVESTON  
 GALVESTON COUNTY, TEXAS  
 FIELD WORK DATE: 02-25-2014

2014020805 URS

## **CARTER LAND SURVEYORS AND PLANNERS**

2760 Peachtree Industrial Boulevard  
 Duluth, GA 30097  
 Ph: 770.495.9793  
 Toll Free: 866.637.1048  
 www.carterland.com  
 Atlanta • Charlotte • Houston • Dallas  
 Galveston • Beaumont



**URS**

2389 FLORIDA BLVD., STE. 300  
 BATON ROUGE, LA 70806  
 P: 225.922.5700 F: 225.922.5701

REMSON, HALEY, HERRIN & SUTCLIFFE  
 288 SOUTHWEST STREET, SUITE 100  
 FAYETTEVILLE, AR 72701  
 P: 870.781.1100 F: 870.781.1101  
 A PROFESSIONAL LAND SURVEYING CORPORATION



APPLICATION NUMBER: CG200838  
 2519 AVENUE P (BERNARDO DE GALVEZ)  
 GALVESTON, TX 77550  
 DISASTER RECOVERY HOUSING

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 DISASTER RECOVERY HOUSING

DATE ISSUED FOR:

CREATED: 7/7/14

PROJECT #:  
19230273

© 2014 BY:  
 URS Corporation

**C1**

GENERAL NOTES

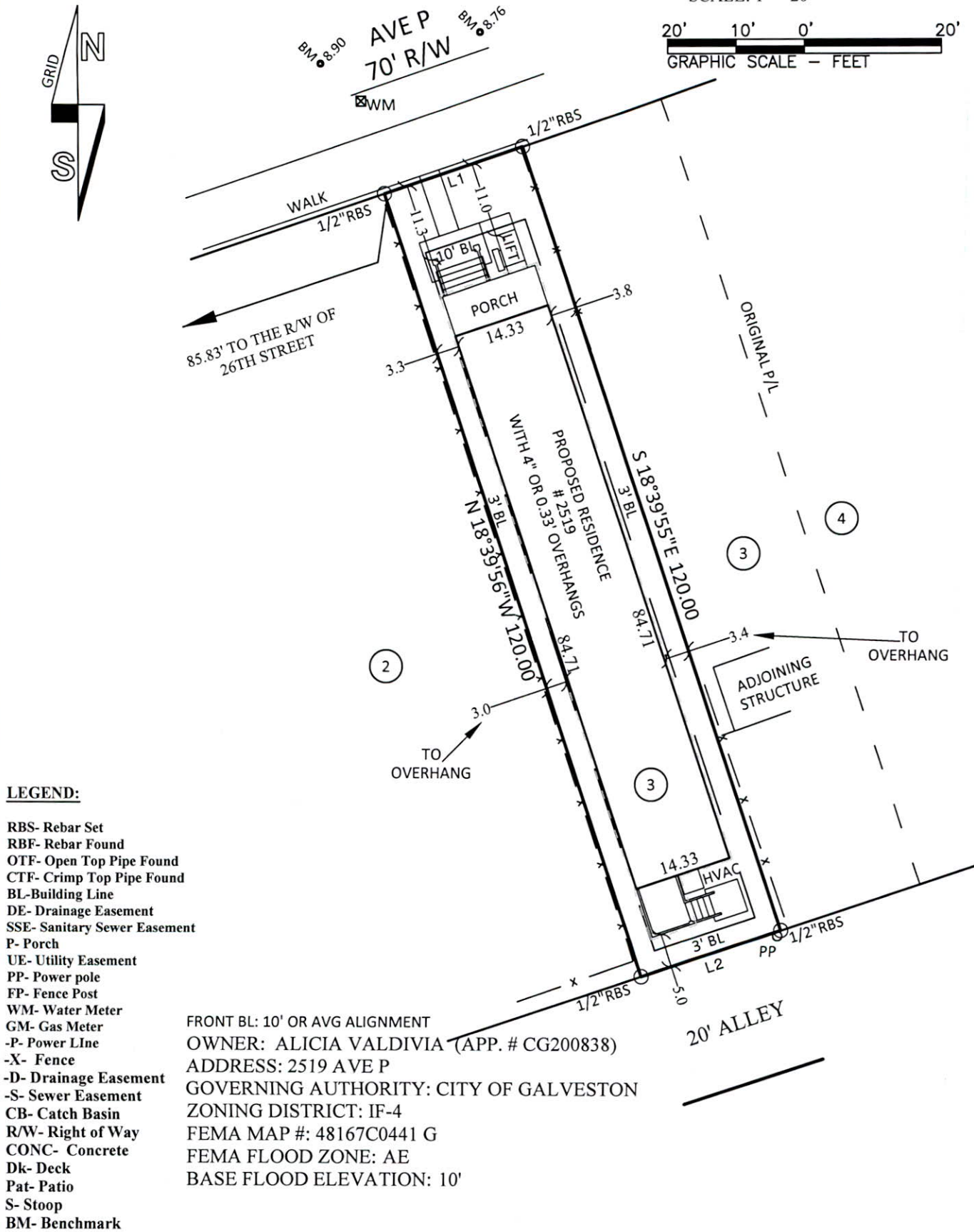
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| L2     | S 71°20'06" W | 21.42'   |

AREA: 2570 SF ~ 0.06 ACRES  
DEED BOOK 3032, PAGE 306  
MAP: 357-B

SCALE: 1" = 20'

20' 10' 0' 20'  
GRAPHIC SCALE - FEET



LEGEND:

- RBS- Rebar Set
- RBF- Rebar Foot
- OTF- Open Top Pipe Found
- CTF- Crimp Top Pipe Found
- BL- Building Line
- DE- Drainage Easement
- SSE- Sanitary Sewer Easement
- P- Porch
- UE- Utility Easement
- PP- Power pole
- FP- Fence Post
- WM- Water Meter
- GM- Gas Meter
- P- Power Line
- X- Fence
- D- Drainage Easement
- S- Sewer Easement
- CB- Catch Basin
- R/W- Right of Way
- CONC- Concrete
- Dk- Deck
- Pat- Patio
- S- Stoop
- BM- Benchmark

FRONT BL: 10' OR AVG ALIGNMENT  
OWNER: ALICIA VALDIVIA (APP. # CG200838)  
ADDRESS: 2519 AVE P  
GOVERNING AUTHORITY: CITY OF GALVESTON  
ZONING DISTRICT: IF-4  
FEMA MAP #: 48167C0441 G  
FEMA FLOOD ZONE: AE  
BASE FLOOD ELEVATION: 10'

PLOT PLAN FOR:  
**J.W. TURNER CONST.**  
SUBDIVISION: GALVESTON OUTLOTS  
LOT: W 1/2 OF LOT 3 BLOCK: NE 91  
CITY OF GALVESTON  
GALVESTON COUNTY, TEXAS  
ORDER DATE: 11-05-2014  
2014110232 ALTURA

carter & clark  
LAND SURVEYORS AND PLANNERS  
2780 Peachtree Industrial Boulevard  
Duluth, GA 30097  
Ph: 770.495.9793  
Toll Free: 866.637.1048  
www.carterandclark.com  
FIRM LICENSE: 10193759

B