

**NOTICE OF MEETING
ZONING BOARD OF ADJUSTMENT
OF THE CITY OF GALVESTON
WEDNESDAY, DECEMBER 3, 2025 - 3:30 PM
City Council Chambers, 2nd Floor of City Hall
823 Rosenberg, Galveston, Texas
REGULAR MEETING**

**One or more members of the Zoning Board of Adjustment may attend the meeting by
videoconference.**

**A quorum of the members of the Zoning Board of Adjustment will be physically present at the
meeting location.**

1. Call Meeting to Order
2. Attendance
3. Conflict of Interest
4. Approval of Minutes

4.A November 5, 2025

5. Public Comment

Request to Address Board on Agenda Items Without Public Hearings and Non-Agenda Items (three-minute maximum per speaker. If speaking through a translator, six-minute maximum per speaker)

6. New Business and Associated Public Hearings

6.A 25Z-019 (1410 Seawall) Request for a variance from the Galveston Land Development Regulations, Article 10, Height and Density Development Zone regarding Build-to-Line and Parking Location in a Commercial, Height and Density Development Zone, Zone 3 (C-HDDZ-3) zoning district. Property is legally described as Abstract 628, M B Menard Survey (47-2000-1), Part of Southwest Block 47 and Part of Northwest Block 72, Galveston Outlots, and Part of Adjacent Avenue O, in the City and County of Galveston, Texas.
Applicant: Chris Hellerman
Property Owner: John Thokala, GTX Hospitality

7. Adjournment

I certify that the above Notice of Meeting was posted in a place convenient to the public in compliance with Chapter 551 of the Texas Government Code on 11/21/2025 at 01:15 PM

Karina Rosales, Planning Technician

IN ACCORDANCE WITH THE PROVISIONS OF THE AMERICANS WITH DISABILITIES ACT (ADA), PERSONS IN NEED OF A SPECIAL ACCOMMODATION TO PARTICIPATE IN THIS PROCEEDING SHALL, WITHIN THREE (3) DAYS PRIOR TO ANY PROCEEDING, CONTACT THE CITY SECRETARY'S OFFICE, SUITE 201, 823 ROSENBERG, GALVESTON, TEXAS 77550 (409

797-3510).

MEMBERS OF CITY COUNCIL MAY BE ATTENDING AND PARTICIPATING IN THIS MEETING.



City of Galveston

MINUTES OF THE ZONING BOARD OF ADJUSTMENT OF THE CITY OF GALVESTON REGULAR MEETING – November 5, 2025

CALL MEETING TO ORDER

The meeting was called to order at 3:30 p.m.

ATTENDANCE

Members Present: Lidija Bikova, Carol Hollaway, Nick Lankford (Alternate), Mark Metzger (Alternate), Becca Scoville, Susan Syler, Ex-Officio David Finklea

Members Absent: James Fagan

Staff Present: Teresa Evans, Special Assistant to the Development Services Executive Director; Catherine Gorman, AICP, Assistant Director/HPO; Rebekah Annan, Planner; Donna Fairweather, Interim City Attorney; Mehran Jadidi, Assistant City Attorney; Karina Rosales, Planning Technician.

CONFLICT OF INTEREST

None

APPROVAL OF MINUTES

The September 3, 2025, and the October 8, 2025, minutes were accepted as presented.

PUBLIC COMMENT

None

NEW BUSINESS AND ASSOCIATED PUBLIC HEARINGS

25Z-018 (4226 Maison Rouge) Request for a variance from the Galveston Land Development Regulations, Article 3, Residential, Single-Family (R-1) Addendum, regarding the front setback. Property is legally described as Abstract 121 page 46, Lot 3, Block 4, Pirates Beach Section 2, in the City and County of Galveston, Texas.

Applicant: William Anderson

Property Owner: Curtiss Paul Sherman Trustee of The Paul Curtiss Revocable Trust

Staff presented the staff report and reported that of 23 notices sent and three returned in favor.

Chairperson Bikova opened the public hearing on the case. The applicant, William Anderson, gave a presentation to the board. The public hearing was closed, and the Chairperson called for a motion.

Board Member Metzger made a motion to approve the request. Board Member Scoville seconded.

Chairperson Bikova called for questions or comments from the Board, and the following votes were cast:

In favor: Bikova, Hollaway, Metzger (Alternate), Scoville, Syler

Opposed:

Absent:

Fagan

Non-voting participant:

Lankford(Alternate), Ex-Officio David Finklea

The motion passed.

DISCUSSION ITEMS

Staff opened the “2026 Meeting Schedule (Staff)” discussion item.

THE MEETING ADJOURNED AT 3:45 PM





25Z-019

STAFF REPORT

ADDRESS:

1410 Seawall

LEGAL DESCRIPTION:

Property is legally described as Abstract 628, M B Menard Survey (47-2000-1), Part of Southwest Block 47 and Part of Northwest Block 72, Galveston Outlots, and Part of Adjacent Avenue O, in the City and County of Galveston, Texas

APPLICANT/REPRESENTATIVE:

Chris Hellerman

PROPERTY OWNER:

John Thokala, GTX Hospitality

ZONING:

Commercial, Height and Density
 Development Zone, Zone-3 (C-HDDZ-3)

VARIANCE REQUEST:

Build-to-Line, Parking Location

APPLICABLE ZONING REGULATIONS:

Article 3, Commercial Addendum, Article 10,
 Height and Density Development Zone

EXHIBITS:

A – Applicant's Submittal

STAFF:

Catherine Gorman, AICP
 Assistant Director/HPO
 409-797-3665
 cgorman@galvestontx.gov

Public Notice and Comment:

Sent	Returned	In Favor	Opposed	No Comment
14				

Per Section 13.308 of the Land Development Regulations and state law, written public notice of this request is required. Public notices are sent to all property owners within 200 feet of the subject site and are sent to the address on file with the Galveston Central Appraisal District.

City Department Notification Responses:

Airport: No Objection

Building Division: No Objection

Coastal Resources: No Objection

Fire Marshal: No Objection

Fire Chief: No Objection

Police Chief: No Objection

Public Works: Comment – The applicant shall coordinate with the Galveston County Engineer's Office regarding the site and its proximity to the Seawall infrastructure.

Private Utilities Notification Responses:

AT&T: No Objection

Comcast: No Objection

CenterPoint Energy: No Objection

Texas Gas Service: No Objection



Background

The subject site is the former location of a Denny’s restaurant, which was destroyed in a fire in October 2023. A building permit was issued in November 2024 for construction of a replacement building reusing the existing slab/foundation and construction commenced. However, during construction, it was discovered that the slab/foundation lacked the necessary structural rebar reinforcement to support the construction. The slab/foundation was then removed.

Following the removal of the slab/foundation, in March 2025, the applicant sought a determination from the Director of the Development Services Department that the Denny’s site was considered legally nonconforming, or “grandfathered”, and could be rebuilt in its original footprint. The Director’s decision, at that time, was that the building had been destroyed, was not nonconforming, and any new construction must be built under the current regulations.

The applicant appealed that decision to the Zoning Board of Adjustment (Case No. 25Z-014) arguing that the foundation issue was not caused by the fire and therefore should not be included in the repair cost calculation. They also argued that, even if the foundation cost is included, the total cost still does not exceed the 50% threshold. The applicant sought reversal of the Director’s determination.

On July 9, 2025, the Zoning Board of Adjustment heard the appeal request and voted to affirm the Director’s determination finding that:

- No structure is existing, including the foundation;
- Costs are 100% to rebuild; and
- The proposal is not reconstruction, it is a new build.

Executive Summary

The applicant is requesting a variance from the required minimum setback of 0 feet and 60% Build-to-Line along Seawall. The Height and Density Development Zone (HDDZ) standards require that any building be constructed directly adjacent to the front property line along Seawall. The applicant is requesting a variance in order to construct the building at 59 feet, 6 inches from the front property line.

The applicant is also requesting a variance from Section 8.302(A), Parking in the Commercial District, which requires that parking be located in the rear of the building. The request is to allow parking in the front of the building.

Requested Variances

	Requirement	Proposed Variance
Front setback	0 feet	59 feet, 6 inches
Build-to-Line	60%	0%
Parking Location	Rear of building	Front of building

**Land Development
Requirements**

SEC. 13.401.B VARIANCES FROM DEVELOPMENT STANDARDS

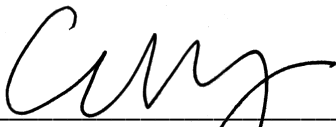
Approval Standards. The Board of Adjustment may grant a variance under this Section only if the variance is not prohibited by Section 12.401.C, and if the Zoning Board of Adjustment makes a determination in writing that all of the following are demonstrated:

1. The request for the variance is rooted in special conditions of the applicant's property that do not generally exist on other properties in the same zoning district.
2. Due to said special conditions, the enforcement of the strict terms of these regulations would impose an unnecessary hardship on the applicant.
3. The variance is not contrary to the public interest, in that:
 - a. It does not allow applicants to impair the application of these regulations for:
 - a. Self-imposed hardships;
 - b. Hardships based solely on financial considerations, convenience, or inconvenience; or
 - c. Conditions that are alleged to be "special" but that are actually common to many properties within the same zoning district.
 - b. The variance will not have a detrimental impact upon:
 - a. The current or future use of adjacent properties for purposes for which they are zoned;
 - b. Public infrastructure or services; and
 - c. Public health, safety, morals, and general welfare of the community.
4. The degree of variance allowed from these regulations is the least that is necessary to grant relief from the identified unnecessary hardship.
5. The variance shall not be used to circumvent other procedures and standards of these regulations that could be used for the same or comparable effect (e.g., if alternative development patterns, alternative development standards, or other flexible measures in these regulations are available that would avoid or mitigate hardship without using a variance, then they must be used).
6. By granting the variance, the spirit of these regulations is observed and substantial justice is done.

Applicants' Justification

See Exhibit A for the Applicant's Justification

Respectfully submitted,



Catherine Gorman, AICP
Assistant Director/HPO

11/18/2025

Date

APPLICANT'S JUSTIFICATION FOR THE VARIANCE REQUEST

Background

The structure on the property was deemed to be nonconforming because it was in place before the City adopted Division 10.300 of the City's Land Development Regulations – the Height and Density Development Zone (the "HDDZ"). The nonconforming status meant that the structure could remain at its location as long as it was not expanded or intensified. When a nonconforming structure is damaged or destroyed by any means to an extent that repairs on the structure would constitute a "substantial improvement", meaning that the reconstruction cost is greater than fifty percent (50%) of the cost of replacement of the building, then the nonconforming status of the structure is terminated and the structure may only be reconstructed if it is in conformity with the regulations then in place on the property.

On or about October 31, 2023, a fire damaged a portion of the structure. The City's Executive Director of Development Services (the "Director") determined that the repairs would not be a "substantial improvement" because the costs to repair the fire damaged portion of the building were less than fifty percent (50%) of the cost to replace the structure. However, when repairs were commenced, the foundation of the structure was found to be insufficient to support the structure. The insufficiency of the foundation of the structure was not related to fire damage to the structure. However, the Director modified his decision and included the costs to repair the foundation in his calculation of the costs to repair the fire damage. Including the foundation costs in the amount required to repair the fire damage exceeded the cost to repair the structure, so the Director ordered the repairs to be stopped and directed the nonconforming status of the structure to be removed – requiring the Applicant to satisfy all requirements of the HDDZ.

On July 10, 2025, the Applicant appealed the decision of the Director to the Zoning Board of Adjustment (the "ZBA"). The ZBA upheld the determination of the Director and formally and permanently removed the nonconforming status of the structure and stopped the use. Section 211.019 of the Texas Local Government Code requires the City to pay the Applicant for the stopping of the nonconforming use. The City has not satisfied its obligations under Sec. 211.019 and this variance request is not a waiver by the Applicant for the City of such obligations. If the City fails to satisfy Sec. 211.019, then the Applicant may continue the nonconforming use. The Applicant desires to reconstruct the structure in the same location and in the same configuration and intensity of use as the structure held before the fire. The purpose of this Variance application is to request that the ZBA allow the Applicant to reconstruct the structure with two exceptions to the HDDZ.

Variance Requests

Setback & Build-to Line. In Table 10.306B of Division 10.300 of the LDR (and related provisions that may be referenced in other portions of the LDR), the HDDZ requires a 0' Minimum Setback and 60% Build-to Line for structures in Seawall A facing Seawall Boulevard. The Applicant is requesting the ZBA to grant a variance to those requirements so that the rebuild of the structure will be on the previous pad site 59' 6" off of Seawall Boulevard.

Parking in Rear of Building. Section 3.305 of the LDR parking is required to be in the rear of the building for Commercial Zones. The Applicant is requesting the ZBA to grant a variance from

that requirement to allow parking in front of the structure. Sec. 3.305 authorizes the Director to approve an alternate design if parking in the rear is not feasible - which is the case for this location.

Financial Cost of Compliance

In making its decision regarding whether a hardship exists so that a granting of a variance is justified, the ZBA may consider the financial impact on the owner in order to comply with an applicable regulation (see Texas Local Government Code 211.009(b-1)). Here, in order to determine if an unnecessary hardship exists in order to justify the requested variances, the ZBA may consider whether the financial cost of compliance of the HDDZ is greater than fifty percent (50%) of the appraised value of the structure as shown on the most recent appraisal roll. Here, the Applicant's cost to comply with the HDDZ would be significantly higher than fifty percent (50%) of the appraised value of the structure. Requiring the Applicant to comply with the HDDZ creates an unnecessary hardship because the Applicant's costs to comply well exceed the value of the structure, therefore, the Applicant seeks the requested variances from the applicable portions of the HDDZ that would require the relocation of the foundation or the structure to abut Seawall Boulevard and locate the parking in the rear of the building.

THIS REQUEST IS TO GRANT THE OWNER A VARIANCE FROM THE LISTED PORTIONS OF THE HDDZ THAT WOULD REQUIRE THE STRUCTURE TO ABUT SEAWALL BOULEVARD AND HAVE THE PARKING FOR THE STRUCTURE TO BE LOCATED BEHIND THE BUILDING. WITHOUT THE VARIANCES, THE APPLICANT WOULD BE REQUIRED TO REBUILD THE FOUNDATION AND THE STRUCTURE AT A COST WELL IN EXCESS OF THE VALUE OF THE STRUCTURE. THE APPLICANT DESIRES TO REBUILD THE STRUCTURE IN THE SAME LOCATION AS IT WAS LOCATED BEFORE THE FIRE AND TO USE THE STRUCTURE IN THE SAME MANNER AS IT WAS BEING USED PRIOR TO THE FIRE.

VARIANCE HARDSHIP JUSTIFICATION QUESTIONS

1. How is the request for the variance rooted in special conditions of your property that do not generally exist on other properties in the same zoning district?

By losing the nonconforming status on the structure, the relocation and subsequent use of the structure will be functionally and financially impossible. The removal of the nonconforming status of the structure that mandates the structure to be moved approximately 60' to abut Seawall Avenue and to reconfigure the site to allow parking at the rear of the building is a unique situation, is unique to this structure, and (to the knowledge of the Applicant) does not exist on other similar properties in the zoning district.

2. Due to said special conditions, how would the enforcement of the strict terms of these regulations impose an unnecessary hardship on you?

As mentioned above, the Applicant's cost to comply with the HDDZ would be significantly higher than fifty percent (50%) of the appraised value of the structure. Requiring the Applicant to comply with the cited HDDZ provision creates an unnecessary hardship because the Applicant's costs to comply well exceed the value of the structure. Specifically, in order to comply with the HDDZ, the Applicant would be required to shift the foundation approximately sixty (60') towards Seawall Boulevard and to allow for parking in the back of the building. The HDDZ requires a complete and drastic redevelopment of the site to include a new concrete parking lot, sidewalks, underground detention, and relocation of utilities. The HDDZ's requirements would affect the total allowable square footage of the restaurant, requiring it to be much smaller than its original size – making the Denny's in this location impossible.

3. Explain how the variance is not contrary to the public interest.

This request aligns with the stated purposes of Section 10.301(A) of the HDDZ. Namely, granting the variance to allow the Denny's to be built in the same location as it was prior to the fire would allow Denny's to continue to promote development and redevelopment that: is compatible in height, mass, and scale with surrounding neighborhoods; preserves view corridors and access to Gulf of Mexico breezes; meets community objectives and supports an overall future vision for the island; promotes sustainable design within the overlay zones of the area; and, allows for the continued growth and expansion of the local economy.

4. Explain how the variance does not allow you to impair the application of these regulations for: (A) Self-imposed hardships; (B) Hardships based solely on financial considerations, convenience, or inconvenience; or, (C) Conditions that are alleged to be "special" but that are actually common to many properties within the same zoning district.

(A) The hardship is not self-imposed. The Director's calculation of repair costs and the subsequent termination of the structure's nonconforming status created the necessity to conform to the HDDZ.

(B) The hardship is not based solely on financial inconvenience. Rather, the hardship creates financial impossibility for the redevelopment of the site. For the purposes of Texas Local Government Code 211.009(b-1), the Applicant's cost to comply with the HDDZ would be

significantly higher than fifty percent (50%) of the appraised value of the structure.

(C) The conditions requiring the variance are not common to many properties in the district. The conditions are special to this site and this structure. The Applicant is not aware of any other fire-damaged restaurants that have lost their nonconforming status due to calculating a repair cost that includes repairs to the foundation of such structure.

5. Explain how the degree of variance allowed from these regulations is the least that is necessary to grant relief from the identified unnecessary hardship.

The degree of variance from the regulations is negligible considering that, prior to the fire, the building existed and operated without issue for years with no impact on the surrounding uses. The purpose of the HDDZ is to promote redevelopment in the district. Without the variance, the structure will not be rebuilt, and the site will simply be a vacant area or a parking lot.

6. Explain how the variance shall not be used to circumvent other procedures and standards of these regulations that could be used for the same or comparable effect (e.g., if alternative development patterns, alternative development standards, or other flexible measures in these regulations are available that would avoid or mitigate hardship without using a variance, then they must be used).

The structure was nonconforming prior to the Director's calculation of repair costs. A nonconforming structure must meet all applicable City codes and regulations. The building was in conformance with all codes and regulations until the fire. If the variance is granted, the structure will continue to satisfy all applicable City codes – it will just do so at the building's original footprint. If a variance is not granted, then there is no other option for the Denny's at this location – there is no chance of circumventing any regulation because there is no alternative location.

7. By granting the variance, is the spirit of the Land Development Regulations observed and substantial justice done?

As stated above, the purpose of the variance is to allow the Denny's to be rebuilt at the same location and in the same manner it existed before the fire. But for the Director's calculation of costs to repair the structure, the Denny's would be repaired and operating without any change to its nonconforming status. The granting of the variance allows the Denny's to be rebuilt in the spirit of the City's stated purpose for the district to grow and redevelop in harmony with surrounding uses in the district.



**DENNY'S
GALVESTON**
1410 SEAWALL BLVD, GALVESTON, TEXAS 77550

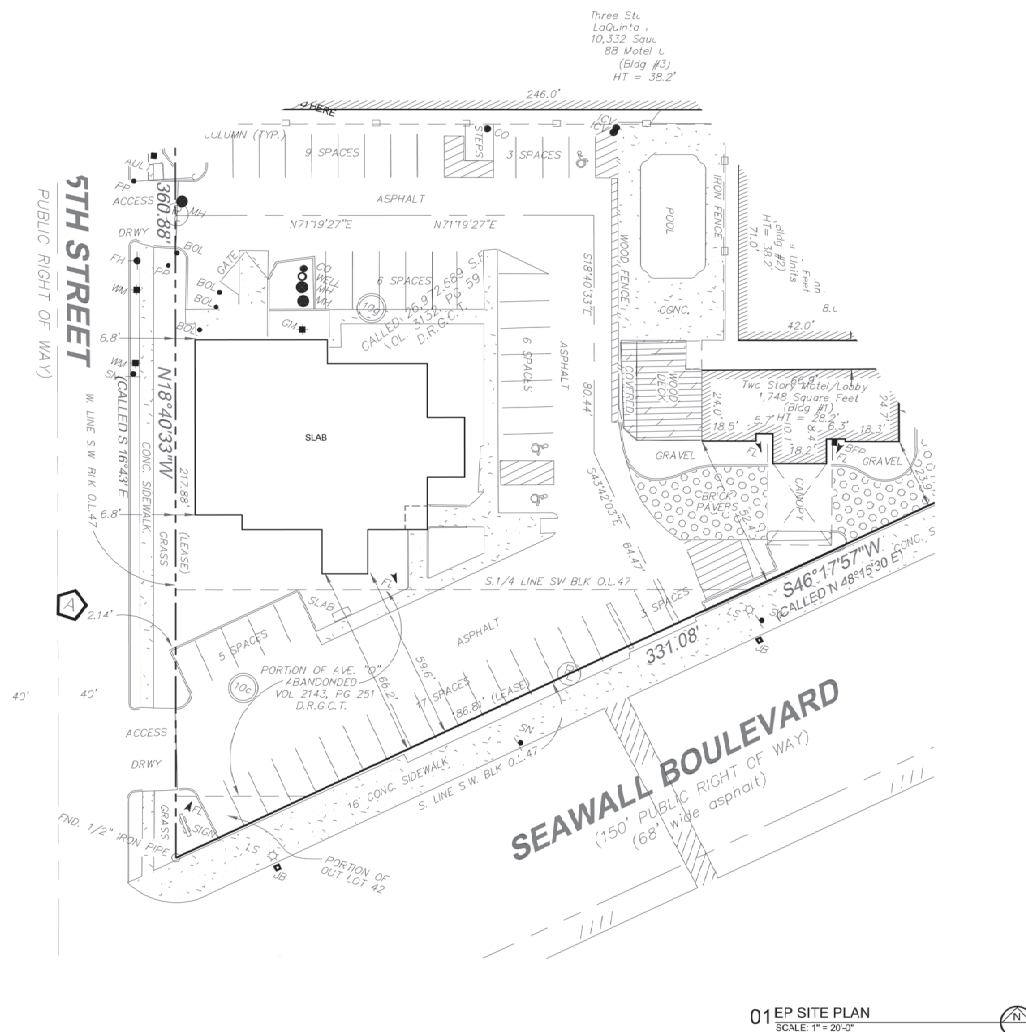
BID SET
SUBMITTED FOR PERMIT
NOT APPROVED

DATE _____

04-24-2024

EP SITE PLAN

EP1.1



GRAPHIC SCALE



(IN FEET)
1 inch = 30 ft.

AVENUE N. 1/2
(50' PUBLIC RIGHT-OF-WAY)

SITE PHOTOGRAPH



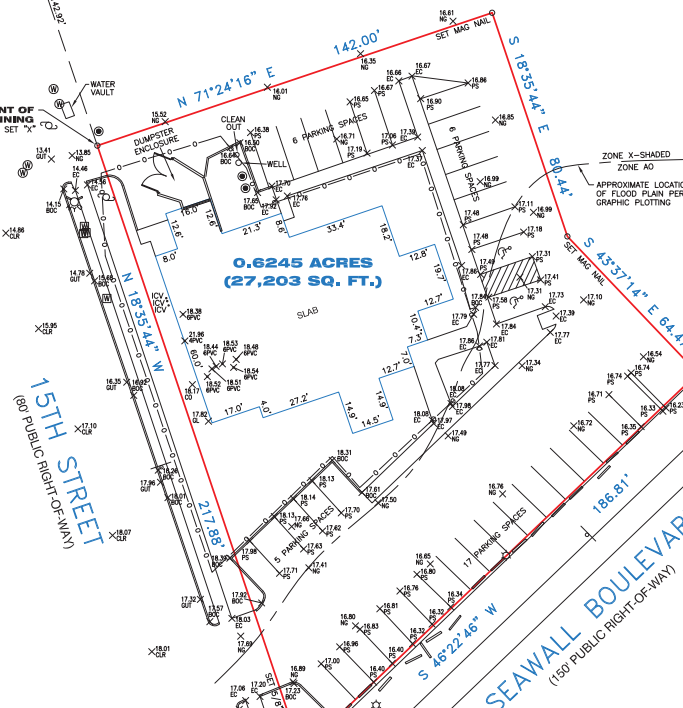
LEGEND
AL - AERIAL EASEMENT
BL - BUILDING LINE
BLOC - BUILDING
ESMT - EASEMENT
FND - FOUND
HL&P - HOUSTON LIGHTING & POWER
IP - IN-PIPE
IR - IRON ROD
CIR - CAPPED IRON ROD
STS - STAMPED SOUTH TEXAS SURVEYING
GCCF - GALVESTON COUNTY CLERKS FILE
GCCDR - GALVESTON COUNTY DEED RECORDS
GCMR - GALVESTON COUNTY MAP RECORDS
POB - POINT OF BEGINNING
POC - POINT OF COMMENCING
PS - PARKING SPACES
ROW - RIGHT OF WAY
SQ. FT. - SQUARE FEET
UE - UTILITY EASEMENT
W - WOOD FENCE
C - CHAIN LINK FENCE
C - CONCRETE
COVERED CONCRETE
OVERHEAD ELECTRIC LINES
WROUGHT IRON FENCE
GUY WIRE
CATCH BASIN
ELECTRIC BOX
ELECTRIC MH
FIRE HYDRANT
FIBER OPTIC MARKER
FLAG POLE
GAS METER
GAS VALVE
CURB INLET
LIGHT POLE
MANHOLE
MONITORING WELL
PIPELINE MARKER
POWER POLE
SERVICE POLE
SANITARY MANHOLE
STORM MANHOLE
TELEPHONE PEDESTAL
TRANSFORMER
TRAFFIC SIGNAL BOX
TRAFFIC SIGNAL POLE
UNDERGROUND CABLE MARKER
WATER WELL
WATER METER
WATER VALVE
TEMPORARY BENCHMARK
SIGN

BENCHMARK
NGS MONUMENT
PID - AW1703
STATE/COUNTY - TX/GALVESTON
ELEV. - 14.36 NAVD88

NOTES
1. ALL BEARINGS ARE BASED ON G.P.S. OBSERVATION TEXAS SOUTH CENTRAL, GEOID 18, NAD 83 WITH A BEARING OF S 46°22'46" W, ALONG THE R.O.W. LINE OF SEAWALL BOULEVARD
2. SURVEYOR DID NOT ABSTRACT PROPERTY. SURVEY BASED ON LEGAL DESCRIPTIONS SUPPLIED BY TITLE COMPANY, SURVEY AS SHOWN AND LEGAL DESCRIPTION AS PER AN ON THE GROUND SURVEY. EASEMENTS, BUILDING LINES, ETC., SHOWN ARE AS IDENTIFIED BY OF NO. FTH-18-FAH21021890 OF FIDELITY NATIONAL TITLE INSURANCE COMPANY.
3. NOTHING IN THIS SURVEY IS INTENDED TO EXPRESS AN OPINION REGARDING OWNERSHIP OR TITLE.
4. THE WORD CERTIFY IS UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL JUDGMENT BY THE SURVEYOR, WHICH IS BASED ON HIS BEST KNOWLEDGE, INFORMATION AND BELIEF.
5. SURVEY IS CERTIFIED FOR THIS TRANSACTION ONLY.
6. THE FINDINGS AND OPINIONS OF SOUTH TEXAS SURVEYING ASSOCIATES, INC. REFLECTED HEREON ARE PRIVILEGED, CONFIDENTIAL AND INTENDED FOR THE USE OF THE INDIVIDUAL OR ENTITY FOR WHOM THIS WORK WAS PREPARED. IT IS UNDERSTOOD THAT THE USE OF, RELIANCE ON, OR REPRODUCTION OF SAME, IN WHOLE OR IN PART, BY OTHERS WITHOUT THE EXPRESS WRITTEN CONSENT OF SOUTH TEXAS SURVEYING ASSOCIATES, INC. IS PROHIBITED AND WITHOUT WARRANTY, EXPRESS OR IMPLIED. SOUTH TEXAS SURVEYING ASSOCIATES, INC. SHALL BE HELD HARMLESS AGAINST DAMAGES OR EXPENSES RESULTING FROM SUCH UNAUTHORIZED USE, RELIANCE OR REPRODUCTION. COPYRIGHT 2024. ALL RIGHTS RESERVED.
7. THIS SURVEY WAS PERFORMED WITHOUT BENEFIT OF TITLE REPORT, CERTAIN EASEMENTS AND/OR BUILDING LINES MAY HAVE BEEN GRANTED WHICH ARE NOT REFLECTED HEREON. THIS SURVEY IS SUBJECT TO ANY FACTS THAT MAY BE DISCLOSED BY A FULL AND ACCURATE TITLE SEARCH.

PROPERTY LIES WITHIN FLOOD ZONE AO & X-SHADED, ACCORDING TO F.I.R.M. MAP NO. 48107C 0442G, DATE 08-15-2019, BY GRAPHIC PLOTTING ONLY, WE DO NOT ASSUME RESPONSIBILITY FOR EXACT DETERMINATION.
BEFORE ANY DEVELOPMENT PLANNING, DESIGN, OR CONSTRUCTION IS STARTED, THE COMMUNITY, CITY AND COUNTY IN WHICH SUBJECT TRACT EXISTS SHOULD BE CONTACTED. SAID ENTITIES MAY IMPOSE LARGER FLOOD PLAN AND FLOODWAY AREAS THAN SHOWN BY F.I.R.M. MAPS THAT WILL AFFECT DEVELOPMENT.

REMAINDER OF
CALLED 87,256.25 SQ. FT. TRACT
GCCF NO. 2022015789



14TH STREET
(60' PUBLIC RIGHT-OF-WAY)

LEGAL DESCRIPTION

A 0.6245 ACRE 27,203 SQUARE FOOT TRACT OUT OF A 87,256.25 SQUARE FOOT TRACT BEING PART OF THE SOUTHWEST BLOCK OF OUTLOT NO. 47, PART OF THE NORTHWEST BLOCK OF OUTLOT NO. 72, PART OF AVENUE "O", 70 FOOT RIGHT OF WAY, ABANDONED LYING BETWEEN THE SOUTHWEST BLOCK OF OUTLOT NO. 47 AND THE NORTHWEST BLOCK OF OUTLOT NO. 72 AND THE SOUTHERLY 10.0 FEET OF AVENUE N, 70 FOOT RIGHT OF WAY, ADJOINING THE NORTHERLY LINE OF THE SOUTHWEST BLOCK OF OUTLOT NO. 47, CITY AND COUNTY OF GALVESTON, TEXAS ACCORDING TO THE MAP OR FALT OF THE CITY OF GALVESTON NOW IN COMMON USE.

COMMENCING AT THE NORTHWEST CORNER OF THE SAID 87,256.25 SQUARE FOOT TRACT, SAID POINT LYING IN THE EASTERLY RIGHT OF WAY LINE OF 15TH STREET;

THENCE, SOUTH 18 DEGREES 35 MINUTES 44 SECONDS EAST, ALONG THE EASTERLY RIGHT OF WAY LINE OF 15TH STREET A DISTANCE OF 142.92 FEET TO A "X" SET TO A POINT FOR CORNER AND THE POINT OF BEGINNING;

THENCE ACROSS THE 87,256.25 SQUARE FOOT TRACT THE FOLLOWING 3 CALLS;
NORTH 71 DEGREES 24 MINUTES 16 SECONDS EAST A DISTANCE OF 142.00 FEET TO A MAG NAIL SET FOR CORNER.

SOUTH 18 DEGREES 35 MINUTES 44 SECONDS EAST A DISTANCE OF 80.44 FEET TO A MAG NAIL FOR CORNER.

SOUTH 43 DEGREES 37 MINUTES 14 SECONDS EAST A DISTANCE OF 64.47 FEET TO A MAG NAIL SET ON THE NORTHWEST ROW LINE OF SEAWALL BOULEVARD FOR CORNER.

THENCE SOUTH 46 DEGREES 22 MINUTES 48 SECONDS, ALONG THE NORTHERLY RIGHT OF WAY LINE OF SEAWALL BOULEVARD, 150 FOOT RIGHT OF WAY, A DISTANCE OF 185.81 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED SOUTH TEXAS SURVEYING SET FOR CORNER.

THENCE NORTH 18 DEGREES 35 MINUTES 44 SECONDS WEST ALONG THE WESTERLY RIGHT OF WAY LINE OF 15TH STREET, 80 FOOT RIGHT OF WAY, A DISTANCE OF 217.88 FEET TO THE PLACE OF BEGINNING AND CONTAINING 27,203 SQUARE FEET, MORE OR LESS.

SURVEYOR'S CERTIFICATION

PROPERTY SUBJECT TO CITY ORDINANCES AND SUBDIVISION COVENANTS, CONDITIONS AND RESTRICTIONS. I, hereby certify that this survey was made on the ground and completed on this 24th day of September, 2024 and that this plat correctly represents the facts found at the time of survey showing any improvements. There are no encroachments apparent on the ground, except as shown. This survey substantially complies with the current Texas Society of Professional Surveyors Standards and Specifications for Category 1A, Condition II Survey. This survey is certified for boundary only and for this transaction only. Surveyor did not abstract property. Easements, building lines, etc., shown are as identified by:

OF FTH-18-FAH21021890 OF FIDELITY NATIONAL TITLE INSURANCE COMPANY

Fred W. Lawton, Registered Professional Land Surveyor No. 2321



SURVEY OF

A 0.6245 ACRE 27,203 SQUARE FOOT TRACT OUT OF A 87,256.25 SQUARE FOOT TRACT BEING PART OF THE SOUTHWEST BLOCK OF OUTLOT NO. 47, PART OF THE NORTHWEST BLOCK OF OUTLOT NO. 72, PART OF AVENUE "O", 70 FOOT RIGHT OF WAY, ABANDONED LYING BETWEEN THE SOUTHWEST BLOCK OF OUTLOT NO. 47 AND THE NORTHWEST BLOCK OF OUTLOT NO. 72 AND THE SOUTHERLY 10.0 FEET OF AVENUE N, 70 FOOT RIGHT OF WAY, ADJOINING THE NORTHERLY LINE OF THE SOUTHWEST BLOCK OF OUTLOT NO. 47, CITY AND COUNTY OF GALVESTON, TEXAS.

ADDRESS: 1410 SEAWALL BOULEVARD
GALVESTON, TEXAS 77550

REV: 10-16-24 DUMPSTER

JOB NO.: 0225-24 SCALE: 1" = 30' DATE: 09-24-24



SOUTH TEXAS SURVEYING ASSOCIATES, INC.
11281 Richmond Ave. Bldg J, Suite 101, Houston, Texas 77082
TEL. 281-556-6918 FAX 281-556-9331
Firm Number: 10045400

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K:\COMRES 2024\0225-24.DWG (BP)

JOB NO: 0225-24