

**METES AND BOUNDS DESCRIPTION**

Being a 0.733 acre (31,945 Sq. Ft.) tract of land and being out of Lots 6 and 7 and all of Lots 8, 9, 10, 11, 12, 13, 14, 15 and 16, and 15 foot Alleyway of BLOCK 135 OF TEXAS CITY SECOND DIVISION, a subdivision in Galveston County, Texas, according to the map or plat thereof recorded in Volume 10, Page 33, of the Map Records of Galveston County, Texas, said 0.733 acre tract being more fully described by metes and bounds as follows;

BEGINNING at a 5/8" iron rod found for the northeast corner of said Block 135 being in the west right of way of 4th Street North (100' Right-of-Way) also being in the south line of a 20 foot Alley Way;

THENCE S 87°36'02" W along and with the south right of way line of said 20 foot Alley Way, and the north line of said Block 135 a distance of 275.00 feet to a 3/8" iron rod found for the northeast corner of Lot 5 of said Block 135 OF TEXAS CITY SECOND DIVISION, and being the northwest corner of the herein described tract;

THENCE S 02°23'58" E along and with the east line of said Lot 5, a distance of 61.40 feet to a set 5/8" iron rod with orange cap stamped "SCOTT D ELLIS 6261";

THENCE N 87°36'02" E a distance of 38.20 feet to a set 5/8" iron rod with orange cap stamped "SCOTT D ELLIS 6261";

THENCE S 02°23'58" E a distance of 63.60 feet to a set 5/8" iron rod with orange cap stamped "SCOTT D ELLIS 6261" in the north right of way of 6th Avenue North (80' Right-of-Way);

THENCE N 87°36'02" E along and with said north right of way of 6th Avenue North (80' Right-of-Way) a distance of 236.80 feet to a set 5/8" iron rod with orange cap stamped "SCOTT D ELLIS 6261" in the said east right of way of 4th Street North (100' Right-of-Way) for the southeast corner of the herein described tract;

THENCE N 02°23'58" W along and with the said east right of way line of said 4th Street North (100' Right-of-Way), a distance of 125.00' to the POINT OF BEGINNING of the tract herein described.

Basis of Bearing: Grid North, Texas State Coordinate System NAD83, Texas South Central Zone.

STATE OF TEXAS }  
COUNTY OF GALVESTON }

That Texas City Economic Development Corporation a Texas non-profit corporation action herein by and through its duly authorized officers, does hereby adopt this plat designating the herein above described property as Replat of BLOCK 135 TEXAS CITY SECOND DIVISION LOTS 6 THRU 16 AND 15 FT ALLEY WAY, an addition to the City of Texas City, Texas and does hereby dedicate, in fee simple, to the public use forever, the streets, alley, and public use areas, shown hereon, and does hereby dedicate the easements shown on the plat for the purposes indicated to the public use forever, said dedications being free and clear of all liens and encumbrances except as shown herein. No buildings, fences, trees, shrubs or other improvements shall be constructed or placed upon, over, or across the easements on said plat. Utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to a particular utility or utilities, said use by public utilities being subordinate to the public's and City of Texas City's use thereof. The City of Texas City and any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other improvements or growths which in any way endanger or interfere with the construction, maintenance or efficiency of its respective system on any of these easements. The City of Texas City and any public utility shall at all times have the right of ingress and egress to and from and upon any said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all of part of its respective system without the necessity at any time of procuring the permission of anyone.

Texas City Economic Development Corporation a Texas non-profit corporation does hereby bind itself, its successors and assigns to forever warrant and defend all and singular the above described streets, alleys, easements and rights unto the public against every person whomsoever lawfully claiming or to claim the same or any part thereof. This plat approved subject to all platting ordinances, rules, regulations, and resolutions of the City of Texas City.

WITNESS MY HAND THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

Mark Ciavaglia Chairman  
Texas City Economic Development Corporation

\_\_\_\_\_  
Lien Holder

The City of Texas City, Texas

STATE OF TEXAS  
COUNTY OF GALVESTON

BEFORE ME, the undersigned authority, on this day personally appeared \_\_\_\_\_ known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein described.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

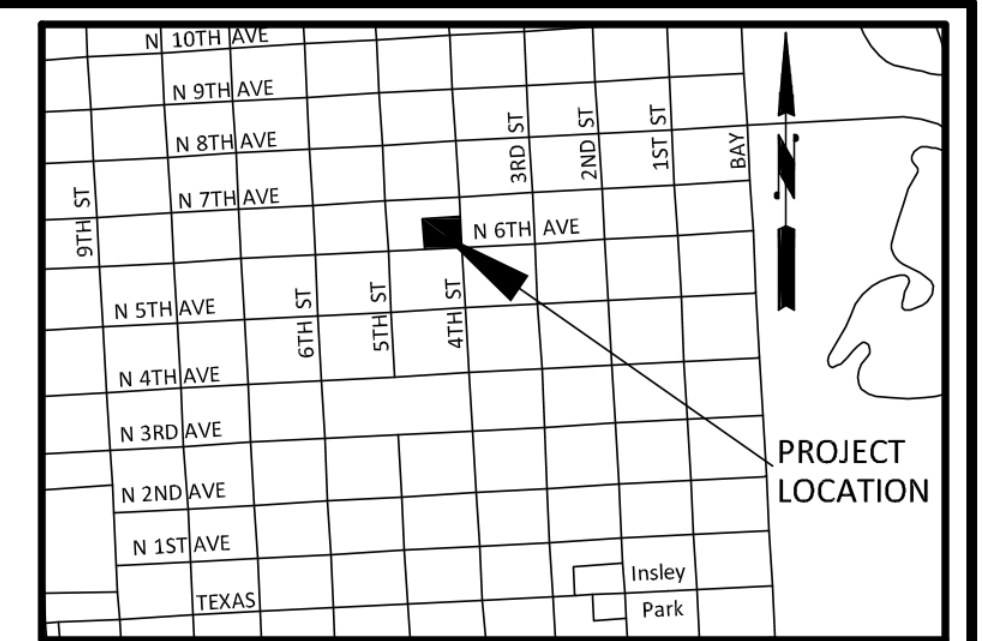
Notary Public for  
the State of Texas  
My Commission Expires July 27, 2023.

STATE OF TEXAS  
COUNTY OF GALVESTON

BEFORE ME, the undersigned authority, on this day personally appeared \_\_\_\_\_ known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein described.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

Notary Public for  
the State of Texas  
My Commission Expires July 27, 2023.



VICINITY MAP (NTS)

**GENERAL NOTES :**

- 1) By graphical plotting only this subdivision lies within Flood Zone Horizontally Hatched Shaded "X", as shown on Flood Insurance Rate Map (FIRM) No. 48167C0269G dated 8-15-2019.
- 2) Purpose of this Replat it to combine 11 lots and 15 foot Alley way into 1 lot.
- 3) By acceptance of this plat the City of Texas City agrees to abandon the North to South 15 foot Alley Way in Block 135 between Lots 11 and 12 thru 16.
- 4) Selling a portion of any lot within this addition by metes and bounds is a violation of state law and city ordinance and is subject to fines and withholding of utilities and building permits.
- 5) The Surveyor did not abstract the property. Easements and other matters of record mentioned or shown hereon are strictly based from the City Planning Letter Issued by American Title Company (Effective Date: June 15, 2023) GF No. 2791023-04187
- 6) Owner of Record, TEXAS CITY ECONOMIC DEVELOPMENT CORPORATION, a Texas non-profit corporation G.C.C.F. No. 2021030128.
- 7) All of the property subdivided in the foregoing plat is within the incorporated boundary of the City of Texas City, Texas

It is understood that if the final plans for (Subdivision Name) are approved by the City Engineer and Planning Board of the City of Texas City, the undersigned will in all things comply with all provisions of such plat and construction plans and will duly perform all construction called for therein, fully and completely. No changes shall be made in construction plans without the consent in writing of the City Engineer being first had and obtained.

Owner \_\_\_\_\_

Witness: \_\_\_\_\_

On the \_\_\_\_\_ of \_\_\_\_\_, 20\_\_\_\_.

**ABBREVIATIONS**

- GCCF - GALVESTON COUNTY CLERK'S FILE
- GCMR - GALVESTON COUNTY MAP RECORD
- GCDR - GALVESTON COUNTY DEED RECORD
- CFR - CLERK'S FILE NUMBER
- CIR - CAPPED IRON ROD
- IP - IRON PIPE
- IR - IRON ROD
- ROW - RIGHT OF WAY
- POB - POINT OF BEGINNING

Surveyor  
Ellis Surveying Services, LLC.  
2805 25th Ave N Texas City, TX 77590  
Tel: (409) 938-8700 Fax (866) 678-7685  
Texas Firm Reg. No. 100340-00

Owner / Developer:  
Texas City Economic Development Corp.  
1801 Palmer Hwy.  
Texas City, Tx. 77590

On the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, this plat was duly approved by the Planning Board of the City of Texas City.

Signed: \_\_\_\_\_  
Secretary of the City of Texas City Planning Board

Signed: \_\_\_\_\_  
Chairman of the City of Texas City Planning Board

I, Dwight Sullivan, County Clerk, Galveston County, Texas, do hereby certify that the written instrument was filed for record in my office on \_\_\_\_\_, 20\_\_\_\_, AT \_\_\_\_\_ O'Clock \_\_\_\_\_ M., and duly recorded on \_\_\_\_\_, 20\_\_\_\_, AT \_\_\_\_\_ O'Clock \_\_\_\_\_ M., under Galveston County Clerk's File No. \_\_\_\_\_, Galveston County Map Records.

WITNESS my hand and seal of office, at Galveston, Texas, the day and date last above written.

Dwight Sullivan, County Clerk  
Galveston County, Texas.

By \_\_\_\_\_  
Deputy

This is to certify that all improvements to Replat of BLOCK 135 TEXAS CITY SECOND DIVISION LOTS 6 THRU 16 AND 15 FT ALLEY WAY Subdivision have been completed and accepted by the City of Texas City, Texas, and this subdivision plat is ready for the City Secretary to file said plat in the County Clerk's office.

\_\_\_\_\_  
Mayor, City of Texas City Texas

KNOW ALL MEN BY THESE PRESENTS: I, the undersigned \_\_\_\_\_, a Professional Engineer Registered in the State of Texas, hereby certify that proper engineering consideration has been given to these plans and all engineering aspects are in compliance with City and State engineering regulations and laws

\_\_\_\_\_  
Registered Professional Engineer

P.E. Registration No. \_\_\_\_\_

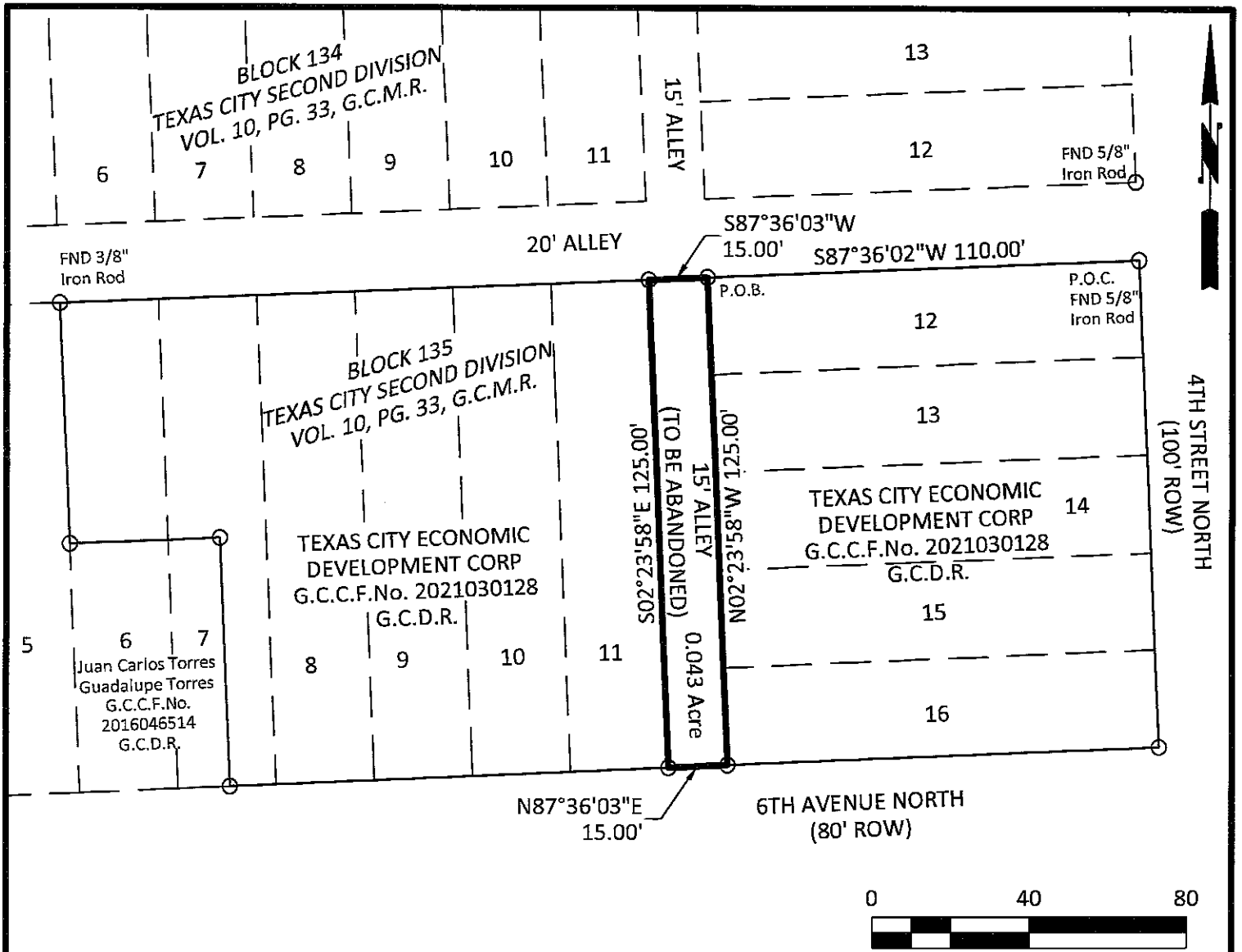
KNOW ALL MEN BY THESE PRESENTS: I, the undersigned Scott D. Ellis, a Registered Professional Land Surveyor in the State of Texas, hereby certify that this plat is true and correctly made under my supervision and in compliance with the City and State regulations and laws and made on the ground and that the corner monuments were property placed under my supervision.

Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document

Scott D. Ellis, RPLS  
Tex. Reg. No. 6261



REPLAT OF  
BLOCK 135 TEXAS CITY SECOND DIVISION  
LOTS 6 THRU 16 AND 15 FT ALLEY WAY  
CONTAINING  
0.733 ACRES (31,945 SQ. FT.)  
AND BEING  
4 LOTS, 1 BLOCK, 0 RESERVES  
LOCATED IN THE  
CITY OF TEXAS CITY  
GALVESTON COUNTY TEXAS  
JUNE 28, 2023



**METES AND BOUNDS DESCRIPTION**

Being a 0.043 acre (1,875 Sq. Ft.) tract of land and being out of and a part of the North to South 15 foot Alley between Lot 11 and Lots 12 thru 16 of BLOCK 135 OF TEXAS CITY SECOND DIVISION, a subdivision in Galveston County, Texas, according to the map or plat thereof recorded in Volume 10, Page 33, of the Map Records of Galveston County, Texas, said 15 foot Alley being more fully described by metes and bounds as follows;

COMMENCING at a 5/8" iron rod found for the northeast corner of said Lot 12 of Block 135 being in the west right of way of 4th Street North (100' Right-of-Way) also being in the south line of a 20 foot Alley;

THENCE S 87°36'02" W along and with the south right of way line of said 20 foot Alley, and the north line of said Lot 12 of Block 135 a distance of 110.00 feet to a point for corner for the northeast corner of said 15 foot Alley of Block 135 OF TEXAS CITY SECOND DIVISION, and being the POINT OF BEGINNING and the northeast corner of the herein described tract;

THENCE S 87°36'03 " W along and with the south right of way line of said 20 foot Alley, and the north line of said Block 135 a distance of 15 feet to a point for corner for the northwest corner of said 15 foot Alley, and the northeast corner of said Lot 11;

THENCE S 02°23'58 " E along and with the west line of 15 foot Alley and the east line of said Lot 11 a distance of 125.00 feet to a point for corner for the southwest corner of said 15 foot Alley being in the north right of way of 6th Avenue North (80' Right-of-Way);

THENCE N 87°36'03 " E along and with said north right of way of 6th Avenue North (80' Right-of-Way) a distance of 15 feet to a point for corner for the southeast corner of said 15 foot Alley and southwest corner of said Lot 16;

THENCE N 02°23'58" W along and with the east line of said 15 foot Alley and the west lines of said Lots 16 thru 12 a distance of 125.00' to the POINT OF BEGINNING of the tract herein described.

Basis of Bearing: Grid North, Texas State Coordinate System NAD83, Texas South Central Zone.

**ABBREVIATIONS**

- GCMR.-GALVESTON COUNTY MAP RECORDS
- GCDR.-GALVESTON COUNTY DEED RECORDS
- CCF NO.-CLERK'S FILE NUMBER
- P.O.C.- POINT OF COMMENCING
- P.O.B.- POINT OF BEGINNING

**EXHIBIT "A"**

PAGE 1 OF 1

ABANDONMENT OF  
 15 FOOT ALLEY  
 BLOCK 135  
 TEXAS CITY SECOND DIVISION  
 VOLUME 10 PAGE 33  
 MAP RECORDS GALVESTON COUNTY  
 CONTAINING  
 0.043 ACRES (1,875 SQ. FT.)  
 LOCATED IN THE  
 CITY OF TEXAS CITY  
 GALVESTON COUNTY TEXAS  
 JULY 07, 2023



Ellis Surveying Services, LLC.  
 2805 25th Avenue North  
 Texas City, TX 77590  
 Tel: (409) 938-8700 Fax (866) 678-7685  
 Texas Firm Reg. No. 100340-00

*Scott D. Ellis*