



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°32'35" W along 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°27'26" E along with the east line of said Lot 5, a distance of 61.40 feet to a point for corner;

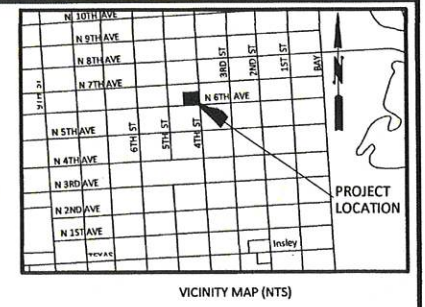
THENCE N 87°32'36" E a distance of 38.20 feet to a point for corner;

THENCE S 02°27'26" 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°32'35" E along 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°27'26" W along 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.



- 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 is to combine 11 lots and 15 foot Alley way into 4 lots.
 - 3) 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.
 - 4) 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
 - 5) Owner of Record, TEXAS CITY ECONOMIC DEVELOPMENT CORPORATION, a Texas non-profit corporation G.C.C.F. No. 2021030128.
 - 6) All of the property subdivided in the foregoing plat is within the incorporated boundary of the City of Texas City, Texas
 - 7) 15 foot Alley way abandoning was approved at the April 3, 2024 City of Texas City Commission Meeting under Ordinance No 2024-12, and filed under Galveston County Clerk File No. 2024017541.

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 MINOR REPLAT OF BLOCK 135 TEXAS CITY SECOND DIVISION PART OF LOTS 6 AND 7 AND ALL OF LOTS 8 THRU 16 AND ABANDONED 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 7th DAY OF MAY, 2024

Mark Ciavaglia
Mark Ciavaglia, Chairman
Texas City Economic Development Corporation

STATE OF TEXAS)
COUNTY OF GALVESTON)

BEFORE ME, the undersigned authority, on this day personally appeared Mark Ciavaglia, 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 7th day of MAY, 2024.

Heather Perez
Notary Public for the State of Texas
My Commission Expires July 19, 2027

ABBREVIATIONS

GCCF - GALVESTON COUNTY CLERK'S FILE
GCMR - GALVESTON COUNTY MAP RECORD
GCDR - GALVESTON COUNTY DEED RECORD
CCF NO. - 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

**MINOR REPLAT OF
BLOCK 135 TEXAS CITY SECOND DIVISION
PART OF LOTS 6 AND 7 AND ALL OF LOTS 8 THRU 16
AND ABANDONED 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
May, 2024

I, Dwight Sullivan, County Clerk, Galveston County, Texas, do hereby certify that the written instrument was filed for record in my office on JUNE 25, 2024 AT 1:32 O'CLOCK P.M., and duly recorded on JUNE 25, 2024 AT 1:32 O'CLOCK P.M., under Galveston County Clerk's File No. 2024028571, 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 *Nicole Miller*
Deputy

On this 24th day of June, 2024, this Minor Replat was approved by the City Engineer of the City of Texas City.

Kim O. Golden
Kim O. Golden, P.E.

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 properly placed under my supervision.

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

2024028571