

VICINITY MAP  
R.L.S.

## LOT 11A, TIKI ISLAND, SECTION 12 BEING A REPLAT OF

ALL OF LOTS 11 AND 12, IN TIKI ISLAND, SECTION 12, A SUBDIVISION IN GALVESTON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT RECORD 10, MAP No. 39, IN THE OFFICE OF THE COUNTY CLERK OF GALVESTON COUNTY, TEXAS.

0.234 ACRE (10,213 SQ. FT.)  
MAY, 2016

A METES AND BOUNDS DESCRIPTION OF A 0.234 ACRE TRACT OF LAND BEING ALL OF LOTS 11 & 12, IN TIKI ISLAND, SECTION 12, A SUBDIVISION IN GALVESTON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT RECORD 10, MAP No. 39, IN THE OFFICE OF THE COUNTY CLERK OF GALVESTON COUNTY, TEXAS:

BEGINNING at the Southeast corner of Lot 13, in said TIKI ISLAND, Section 12, said point lying in the Easterly right of way line of Bora Bora Drive, being a variable width right-of-way;

THENCE North 27°39'12" East, a distance of 91.64 feet to the Northeast corner of said Lot 13, said point also lying in the Westery line of a private canal;

THENCE along a curve to the right having a radius of 115.00 feet, and an arc distance of 70.64 feet to a point far corner in the Westery line of said private canal;

THENCE South 22°10'36" East, a distance of 50.00 feet to a point far corner in the Westery line of said private canal;

THENCE along a curve to the right having a radius of 115.00 feet, and an arc distance of 41.59 feet to the Northeast corner of Lot 10, in said TIKI ISLAND, Section 12;

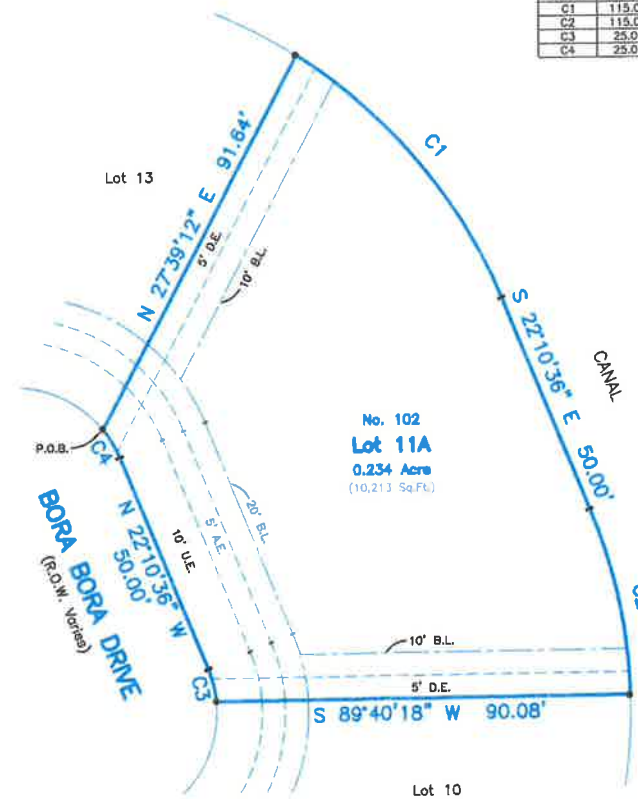
THENCE South 88°16'48" East, a distance of 90.08 feet to the Northeast corner of said Lot 10, said point also lying in the Easterly line of said Bora Bora Drive;

THENCE along a curve to the left having a radius of 25.00 feet, and an arc distance of 7.27 feet to a point far corner;

THENCE North 22°10'36" West, a distance of 50.00 feet to a point far corner;

THENCE along a curve to the left having a radius of 25.00 feet, and an arc length of 7.27 feet to the POINT OF BEGINNING, and containing a calculated area of 0.234 acre (10,213 sq. ft.) of land, more or less.

CURVE	RADIUS	ARC LENGTH	CHORD BEARING
C1	115.00'	70.64'	S 39°48'27" E
C2	115.00'	41.59'	S 11°48'56" E
C3	25.00'	7.27'	S 13°50'45" E
C4	25.00'	7.27'	S 30°30'27" E

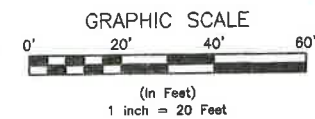


This is to certify that I, Stephen C. Blaskey, a Registered Professional Land Surveyor of the State of Texas, have plotted the above subdivision from an actual survey on the ground, and that all corners are properly marked and that this plat correctly represents that survey made under my direction.

Stephen C. Blaskey  
Registered Professional  
Land Surveyor No. 5856



SURVEY DATE: MAY 23, 2016  
FILE No.: 7147-0000-0011-000  
DRAWING: JLD  
JOB No.: 16-0407 RP



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STATE OF TEXAS            ))  
                                  )) KNOW ALL MEN BY THESE PRESENTS,  
COUNTY OF GALVESTON   ))

That I, DUSTIN M. DEAN, owner of that certain tract or parcel of land, lying and being situated in the City of Galveston, in Galveston County, Texas, subdivided in the above and foregoing plat do hereby make replat of said property according to the lines and lots shown thereon, and designate said replat "LOT 11A, TIKI ISLAND, SECTION 12" in the City of Galveston, Galveston County, Texas.

DUSTIN M. DEAN - Owner

STATE OF TEXAS            ))  
COUNTY OF GALVESTON   ))

Before me, on this day \_\_\_\_\_, 2016, personally appeared DUSTIN M. DEAN, known to me to be the person whose name is subscribed to the foregoing instrument.

Notary Public, State of Texas

STATE OF TEXAS            ))  
COUNTY OF GALVESTON   ))

APPROVED by the Village of Tiki Island,  
this \_\_\_day of \_\_\_\_\_, 2016.

ATTEST: \_\_\_\_\_ Secretary \_\_\_\_\_ Mayor, Village of Tiki Island

APPROVED by the Tiki Island Civic Association,  
this \_\_\_day of \_\_\_\_\_, 2016.

ATTEST: \_\_\_\_\_ Secretary \_\_\_\_\_ President, Civic Association

APPROVED by the Galveston County Fresh Water Supply District No. 6,  
this \_\_\_day of \_\_\_\_\_, 2016.

ATTEST: \_\_\_\_\_ Secretary \_\_\_\_\_ General Manager, GCWD #6

STATE OF TEXAS            ))  
COUNTY OF GALVESTON   ))

I, DWIGHT D. SULLIVAN, County Clerk, Galveston County, Texas, do hereby certify that the written instrument was filed for record in my office on

\_\_\_\_\_ 2016, at \_\_\_\_\_ O'Clock, \_\_\_\_ M., and duly recorded on

\_\_\_\_\_ 2016, at \_\_\_\_\_ O'Clock, \_\_\_\_ M., in

Plat Record \_\_\_\_\_, Map Number \_\_\_\_\_, Galveston County Map Records.

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

DWIGHT D. SULLIVAN, County Clerk,  
Galveston County, Texas

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