

# "MILAN'S CORNER 3rd REPLAT"

THE STATE OF TEXAS §  
 § KNOW ALL MEN BY THESE PRESENT  
 COUNTY OF GALVESTON §

That we, William C. Ansell and Mark Richard Dowling, owners of the property subdivided in the foregoing plat of "MILAN'S CORNER 3rd REPLAT", do hereby make subdivision of said property according to the lines, streets, alleys, parks, building lines and easements therein shown and designate said subdivision "MILAN'S CORNER 3rd REPLAT", in Galveston County, Texas.

WITNESS MY HAND this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

\_\_\_\_\_  
 William C. Ansell

\_\_\_\_\_  
 Mark Richard Dowling

THE STATE OF TEXAS §  
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Before me, the undersigned authority, on this day personally appeared William C. Ansell and Mark Richard Dowling, known to me to be the persons whose names are subscribed to the above and foregoing instrument, and acknowledged to me that they executed the same for the purpose and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this \_\_\_\_\_ day

of \_\_\_\_\_, 2021.

\_\_\_\_\_  
 Notary Public of the State of Texas

My commission expires: \_\_\_\_\_

THE STATE OF TEXAS §  
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I, Dwight D. Sullivan, County Clerk, Galveston County, Texas do hereby certify that this written instrument was filed for record in my Office

on \_\_\_\_\_ at \_\_\_\_\_ o'clock

\_\_\_\_\_ and duly recorded on \_\_\_\_\_

at \_\_\_\_\_ o'clock \_\_\_\_\_

FILE NUMBER \_\_\_\_\_, Galveston County Plat Records.

WITNESS MY HAND this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

Galveston County, Texas

By \_\_\_\_\_



A TRACT OF LAND being Lots 24, 25, 26 and 27 of TIKI ISLAND, SECTION 7, a subdivision in Galveston County, Texas, according to the map or plat thereof recorded in Volume 1616, Page 141, in the Office of the County Clerk of Galveston County, Texas, containing .550 acre (23,940 square feet) of land and being further described as follows:

BEGINNING at a 5/8 inch diameter steel reinforcement bar (5/8" IR) found for the northwest corner of Lot 24, the southwest corner of Lot 23, being in the East line of Cocoanut Drive (50 foot width);

THEN N 76° 12' E along the common line of Lots 23 and 24, 90.00 feet to an "X" set in concrete;

THEN S 13° 48' W, 230.00 feet to an "X" set in concrete for the southeast corner of Lot 27 and the North corner of Lot 28;

THEN S 63° 39' W along the common line of Lots 27 and 28, 102.34 feet to a set 1/2" IR;

THEN in a clockwise direction along a 50 foot radius curve, an arc length of 35.01 feet and a chord bearing N 6° 16' W, 34.30 feet to the Point of Tangency of Cocoanut Drive;

THEN N 13° 48' E along Cocoanut Drive, 263.76 feet to the POINT OF BEGINNING, containing 0.550 acre (23,940 square feet) of land.

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This is to certify that I, Laurence C. Wall, a Registered Professional Land Surveyor of the State of Texas, have platted this subdivision from an actual survey made on the ground, that all corners are properly marked and that this plat was made under my direct supervision and correctly represents the facts found at the time of the survey.

\_\_\_\_\_  
 Laurence C. Wall, RPLS #4814  
 August 27, 2021

This property is partially within the 100-Year Special Flood Hazard Area & is designated to be within FIRM Zone VE, located on FEMA Map #48167C0416G, August 15, 2019.

This property is subject to all reservations and restrictions of record of said reservations and restrictions apply to TIKI ISLAND, SECTION 7, according to the map or plat thereof recorded in Volume 1616, Page 141, in the Office of the County Clerk of Galveston County, Texas. Adjacent property lot numbers also refer to said plat.

APPROVED by Tiki Island Civic Association this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

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

APPROVED by the Village of Tiki Island this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

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

APPROVED by the Galveston County Fresh Water Supply District #6 this \_\_\_\_\_ day of \_\_\_\_\_, 2011.

ATTEST: \_\_\_\_\_ Secretary GCWD #6  
 \_\_\_\_\_ President GCWD #6

TLTS, Inc.  
 TEXAS LAND TITLE SURVEYORS  
 1801 Moody Avenue  
 Galveston, Texas 77550  
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