

A METES AND BOUNDS DESCRIPTION OF LOT 10 OF BROADWAY SUBDIVISION, A SUBDIVISION IN GALVESTON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 254-A, PAGE 32, OF THE MAP RECORDS IN THE OFFICE OF THE COUNTY CLERK OF GALVESTON COUNTY, TEXAS, AND A 480 SQ. FT. AREA ABANDONED BY ORD. NO. 04-042;

BEGINNING at the Northeast corner of said Lot 10 also being the Northwest corner of Willknox (50 foot right-of-way);

THENCE South 25°18' East, along the East line of said Lot 10 and West line of said Willknox, a distance of 44 feet to a point for corner;

THENCE South 66°56'09" East, along the East line of said Lot 10 and West line of said Willknox, a distance 8.03 feet to a point for corner;

THENCE South 64°42' West, along the South line of said Lot 10 and North line of Lot 11, a distance 88.94 feet to a point for corner;

THENCE North 25°05'23" West, along the West line of said Lot 10 and East line of Offats Bayou, a distance 10.79 feet to a point for corner being the Southeast corner of said 480 Sq. Ft. abandoned area;

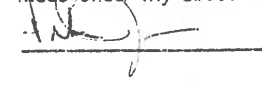
THENCE North 68°29'14" West, continuing along the West line of said 480 Sq. Ft. abandoned area, a distance of 10.43 feet to a point for corner;

THENCE North 51°48'11" West, continuing along the West line of said 480 Sq. Ft. abandoned area, a distance 14.85 feet to a point for corner;

THENCE North 47°57'57" West, continuing along the West line of said 480 Sq. Ft. abandoned area, a distance of 19.85 feet to a point for corner;

THENCE North 64°42' East, along the North line of said 480 Sq. Ft. abandoned area and the North line of said Lot 10 and being the South line of a tract described in F.C. 011-61-0551, G.C.D.R., Harry L. III & Lisa Decker, and the South line of Lot 9 of said Broadway Subdivision, a distance of 104.98 feet to the **POINT OF BEGINNING** and containing 0.11 acres of land, more or less.

This is to certify the JORDAN, a Registered Professional Land Surveyor of the State of Texas, has surveyed this subdivision from an actual survey and that all corners are correct and that this plat correctly represents the same made under my direction.



PATRICK A. JORDAN
Registered Professional
Land Surveyor No. 5525

NOTE: This property is subject to the zoning ordinances by the City of Galveston.
NOTE: This property does lie within the 100 year flood plain as established by the Federal Emergency Management Agency as shown on Community of the City of Galveston, Map No. 485469, Panel No 0022, Suffix E, Zone: AE, EL: 12. Map Revised: December 6, 2002.

05-0253



COASTAL SURVEYING
8017 HARBOURSIDE
GALVESTON, TX. 77551

SERVING GALVESTON

2005B/10
2005056679

IH 45
Southbound Feeder Road

(50' R.O.W.) (Closed)
F.C. 005-56-U/22 G.C.D.R.

411.10'

West line of Lot 531, based on Granite Monument
Trimble and Lindsey, Sec. 1

Decker, Harry L. III & Lisa
F.C. 01-01-051
G.C.D.R.

LOT 9

P.O.B.

WILLKNOX
(50' R.O.W.)

N 64°42' E 104.98'
83.42'

S 25°18' E 44'

S 65°50'08"
8.03'

LOT 10-A

21.56
480 Sq. Ft. Area
Abandoned By
Ord. No. 04-042
G.C. Ord. No. 200201277a

L4
L3
L2
L1
RIP-RAP

OFFATTS BAYOU

S 64°42' W 88.94'

LOT 11

West line of Lot 531, based on City Limits Line
65th STREET
as located by Boundary line agreement
with the City of Galveston as recorded
F.C. 005-56-0717
G.C.D.R.

LOT	SQ. FT.	AC.
TOTAL	4,683	0.11

LINE	DISTANCE	BEARING
L1	10.79'	N 25°05'23" W
L2	10.43'	N 68°29'14" W
L3	14.85'	N 51°48'11" W



GRAPHIC SCALE