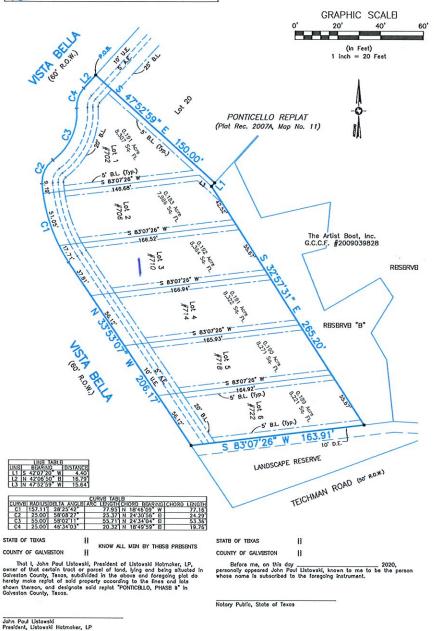
WEST BAY WEST B

PONTICELLO, PHASE II

BEING A REPLAT OF

a Portion of Reserve "B" of PONTICBLLO REPLAT, a Subdivision in Galveston County, Texas, according to the map or plat thereof recorded in Plat Record 2007A, Map Number 11, of the Map Records in the Office of the County Clerk of Galveston, County, Texas.

1.136 ACRES (49,470 SQ. FT.) AUGUST, 2020



Being a 1.136 acres tract of land out of Reserve 'B' of PONTICELLO REPLAT, a Subdivision in Galveston County, Texas, according to the map or plot thereof recorded in Piot Record 2007A. Map Number 11, of the Map Records in the Office of the County Clerk of Galveston County, Texas, and being more particularly described by metes and bounds as follows:

BBGINNING at the Northwest corner of Lot Twenty (20) of said PONTICELLO REPLAT, said corner being on the Southeast line of Vista Bella, a 60,00 feet right-of-way, said corner olabo being a North corner of said Reserve 18, and the northern most corner of herein described tract, and being marked by a found 1/2 inch rod,;

THENCE South 4752'59" Bost, along the Southwest line of sold Lat 20, a distance of 150.00 feet, to an interior corner of sold Reserve 'B', the Southwest corner of sold Lat 20, and being an the Northwest line of a called 8.29 acer tract conveyed to the Artist Boot by Instrument recorded in Galveston County Clarks File Number 2009039828, and being marked by a set 1/2 Inch rad;

THENCE South 42'07'20" West, clong the Northwest line of soid Artist Boot tract, a distance of 4.40 feet to the most Westerly corner of soid Artist Boot tract, being marked by a set 1/2 inch real.

THBNOB South 3257/31" Bast, along the West line of sold Arbit Boot tract, a distance of 255.20 feet, to the North line of the Landscape Reserve of sold POINTGELLO REPLAT, sold corner also being the Southeast corner of the herein described tract, and the Southwest corner of sold Arbit Boot tract, and being marked by a set 1/2 inch rad:

THENCE South 8307'26" West, along the North fine of sold Landscope Reserve, a distance of 163,91 feet, to the Bost line of sold Vata Bello, sold corner also being the Southwest corner of the herein described tract, the Northwest corner of sold Landscope Reserve, and being marked by a set 1/2 inch rad;

THENCE North 33'53'07" West, along the Bost line of sold Vista Bella, a distance of 206.17 feet, to a point of curvature, and being marked by a set 1/2 inch rad;

THENCE Northwesterly, along the Bast line of sold Vista Bella, following the arc of a curve to the right, sold curve having a radius of 157.11 feet, an arc distance of 77.95 feet, the chard of which bears North 18745'09" West, 77.16 fest, to a point of compound curvature, being marked by a set 1/2 inch rad;

THENCE Northeosterly, along the Bast line of said Vista Bella, following the arc of a curve to the right, said curve having a radius of 25,00 feet, an arc distance of 25,37 feet, the chord of which bears North 243056.8 bast, 24.29 feet, to a point of reverse curvature, being marked by a set 1/2 inch rad;

THENCE Northeasterly, along the Southeast line of sold Vista Bella, following the arc of a curve to the left, sold curve having a radius of 55,00 feet, an arc distance of 55,71 feet, the chard of which bears North 24'34'04" Bost, 53.36 feet, to a point of reverse curvature, being marked by a set 1/2 inch rad;

THENCE Northeasterly, along the Southeast line of sold Vista Bella, following the orc of a curve to the right, sold curve having a redus of 25.00 feet, on are distance of 20.32 feet, the chard of which bears North 18'49'59" Bast, 19.76 feet, to a point of tangency, being marked by a set 1/2 Inch rod;

THENCE North 42'06'50" Bost, along the Southeast line of sold Vista Bella, a distance of 16.79 feet to the POINT OF BBONNING and containing within sold boundaries a colculated area of 1.135 acres (49,470 square feet) of land, more or less.

STATE OF TEXAS

COUNTY OF GALVESTON

This Replot in the City of Colveston, Colveston County, Texos, as set forth on this plot, has been approved by the Galveston Pranning Commission
on this _______ day of _______, 2020.

Secretary
Galveston Planning Commission

Chairman
Galveston Planning Commission

This is to certify that I, Brian S. House, A Registered Professional Land Surveyor of the State of Texas, have platted 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 mode under my direction.

Brian S. House Registered Professional Land Surveyor No. 6520



8017 HARBORSIDE DRIVE P.O. BOX 16142 (mailing) GALVESTON, TX 77552 ph (403) 740-1517 www.hightidelandsurveying.com

I, DWIGHT D. SULU the written instrument v	VAN, County Clerk, Galveston County, Texas, do hereby certify that los filed for record in my office on
	, 2020, at O'Clock,W., and duly recorded on
	, 2020, at O'Clock,W., in
Instrument Number	, Golveston County Records.
Witness my hond o	and seol of office, at Galveston, Texas, the day and date last above

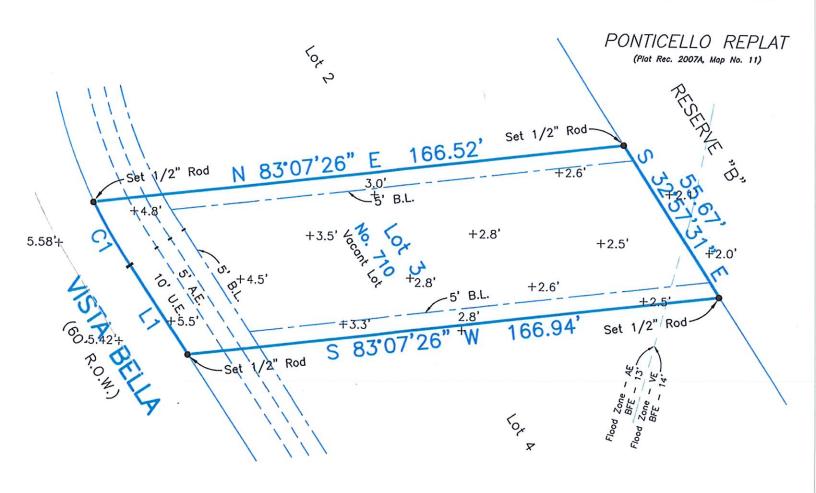
STATE OF TEXAS

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

, Dep



SCALE: 1" = 30'



LINE	BEARING	DISTANCE
L1	N 33'53'07" W	32.87'

CURVE RADIUS D	DELTA ANGLE	ARC LENGTH	CHORD	DEADING	CHOOD	LENOTU
C1 157.11'8	3'15'50 0"	22 66'	N 70176	DEARING	CHORD	LENGIH
0. 107.11	0.00.0	22.00	N 20.28	9'18" W	22.64	

Approximate FEMA FIRM Line

Survey of Lot Three (3), of PONTICELLO PHASE II, a subdivision in Galveston County, Texas, according to the map or plat thereof recorded in Clerk's File No. 2020066648, of the Map Records in the Office of the County Clerk of Galveston County, Texas.

I hereby certify that on the below date, the herein described property, together with improvements located thereon, was surveyed on the ground and under my direction, and that this map, together with dimensions as shown hereon, accurately represents the facts as found on the ground this date.

Brian S. House

Registered Professional Land Surveyor No. 6520





NOTES:

 This property does lie within the 100 Year Flood Plain as established by the Federal Emergency Management Agency.