

SURVEYOR: COASTAL SURVEYING OF TEXAS  
3017 HARBORSIDE DRIVE  
GALVESTON, TEXAS 77554

LOT	ADDRESS	LOT	ADDRESS
1	9514	13	9317
2	9510	14	9313
3	9506	15	9309
4	9502	16	9305
5	9414	17	9417
6	9410	18	9413
7	9406	19	9409
8	9402	20	9405
9	9318		
10	9314		
11	9310		
12	9306		

Being that part of Lots 529 and 530, Section 1 of Trimble and Lindsay Survey of Galveston Island, lying North of Teichman Road and South of Galveston Bay, in Galveston County, Texas and 93rd Street (situated between Lots 529 and 530, Trimble and Lindsay Survey, Section 1) from Teichman Road to Galveston Bay according to Ordinance No. 85-34 issued by the City of Galveston abandoning said street, a certified copy of which is recorded under Galveston County Clerk's File No(s). 8520686 and being more particularly described by metes and bounds as follows:

**BEARING** at a 1 inch iron pipe found at the intersection of the Northerly line of Teichman Road and the Easterly line of said Lot 530;

**THENCE** S 70-34-26 W, along the Northerly line of said Teichman Road, a distance of 165.52 feet to the Southeast corner of Lot 4 of the Nonus Subdivision, according to the map or plat thereof recorded in Map Record 16, Page 247;

**THENCE** N 38-29-14 W, along the East line of said Lot 4, at a distance of 276.93 feet passing a 1/2 inch iron rod found marking the Southeast corner of Lot 4 of the Teichman Cove Subdivision, according to the map or plat thereof recorded in Map Record 113 for a total distance of 557.17 to a found 1" pipe;

**THENCE** N 31-31-00 W, a distance of 61.16 feet to the water's edge of Galveston Bay;

**THENCE** Along the meanders of Galveston Bay; N 48-10-34 E, a distance of 81.51 feet;

**THENCE** N 42-50-34 E, a distance of 41.80 feet;

**THENCE** N 48-20-42 E, a distance of 35.92 feet;

**THENCE** N 54-57-57 E, a distance of 40.17 feet;

**THENCE** N 85-00-43 E, a distance of 27.35 feet;

**THENCE** N 35-45-40 E, a distance of 25.41 feet;

**THENCE** N 19-26-23 W, a distance of 57.73 feet;

**THENCE** N 22-39-28 W, a distance of 41.33 feet;

**THENCE** N 38-19-10 E, a distance of 16.41 feet;

**THENCE** S 50-18-30 E, a distance of 28.86 feet;

**THENCE** S 31-24-42 E, a distance of 61.60 feet;

**THENCE** S 58-06-46 E, a distance of 16.87 feet;

**THENCE** N 78-12-28 E, a distance of 8.36 feet;

**THENCE** N 69-53-59 E, a distance of 12.83 feet;

**THENCE** N 47-46-20 E, a distance of 13.41 feet;

**THENCE** N 10-20-24 W, a distance of 13.86 feet;

**THENCE** N 04-22-42 W, a distance of 16.70 feet;

**THENCE** N 27-36-50 E, a distance of 50.79 feet;

**THENCE** N 41-53-58 E, a distance of 81.26 feet;

**THENCE** N 44-17-42 E, a distance of 63.22 feet;

**THENCE** N 50-34-23 E, a distance of 60.78 feet;

**THENCE** N 50-20-31 E, a distance of 67.20 feet;

**THENCE** N 49-10-48 E, a distance of 54.39 feet;

**THENCE** N 59-32-15 E, a distance of 59.97 feet;

**THENCE** N 65-41-05 E, a distance of 69.11 feet;

**THENCE** N 65-00-51 E, a distance of 44.88 feet;

**THENCE** N 58-57-44 E, a distance of 57.39 feet;

**THENCE** N 44-23-34 E, a distance of 51.31 feet;

**THENCE** N 19-49-54 E, a distance of 38.33 feet to the Easterly line of said Lot 529 and the Westerly line of 93rd Street;

**THENCE** S 26-57-45 E, along the said Easterly line of Lot 529, at a distance of 18.60 feet passing a 4 inch iron pipe found, and continuing for a total distance of 1001.33 feet to the Northerly line of Teichman Road;

**THENCE** along the Northerly line of Teichman Road, S 60-47-05 W, a distance of 170.79 feet to S 89-35-05 W, a distance of 550.83 feet to the **POINT OF BEGINNING** of the herein described tract of land, containing 17.482 acres, more or less.

- Notes:**
- This property does lie within the 100 Year Flood Plain as determined by FEMA and as shown on FIRM 485469, 0017 E, dated December 6, 2002, Zone AE, BFE: 13' (measured to the finished floor)
  - B.L. indicates Building Line.
  - R.B.L. indicates Rear Building Line which shall be 25' from the Wetland Line.
  - All Lots shall have a 5' Side Building Line.
  - U.E. indicates Utility Easement.
  - A.E. indicates Aerial Easement.
  - R.O.W. indicates Right-Of-Way.

LINE	DISTANCE	BEARING
L1	61.16'	N 31°31'00" W
L2	81.51'	N 48°10'34" E
L3	41.80'	N 42°50'34" E
L4	35.92'	N 48°20'42" E
L5	40.17'	N 54°57'57" E
L6	27.35'	N 85°00'43" E
L7	25.41'	N 35°45'40" E
L8	57.73'	N 19°26'23" W
L9	41.33'	N 22°39'28" W
L10	16.41'	N 38°19'10" E
L11	28.86'	S 50°18'30" E
L12	51.60'	S 31°24'42" E
L13	16.87'	S 58°06'46" E
L14	8.36'	N 78°12'28" E
L15	12.83'	N 69°53'59" E
L16	13.41'	N 47°46'20" E
L17	13.86'	N 10°20'24" W
L18	16.70'	N 04°22'42" W
L19	50.79'	N 27°36'50" E
L20	81.26'	N 41°53'58" E
L21	63.22'	N 44°17'42" E
L22	60.78'	N 50°34'23" E
L23	67.20'	N 50°20'31" E
L24	54.39'	N 49°10'48" E
L25	59.97'	N 59°32'15" E
L26	69.11'	N 65°41'05" E
L27	44.88'	N 65°00'51" E
L28	57.39'	N 58°57'44" E
L29	55.31'	N 44°23'34" E
L30	38.33'	N 19°49'54" E

AREA	UPLAND	WETLAND	TOTAL SQ.FT.	ACRE
Lot 1	20497	1134	21631	0.496
Lot 2	14657	668	15325	0.352
Lot 3	13475	467	13942	0.320
Lot 4	12730	3791	16521	0.379
Lot 5	14031	1230	15261	0.350
Lot 6	11525	514	12039	0.276
Lot 7	11539	452	11991	0.275
Lot 8	11190	520	11710	0.269
Lot 9	10679	505	11184	0.257
Lot 10	12243	941	13184	0.302
Lot 11	11680	1419	13099	0.300
Lot 12	18458	2420	20878	0.479
Lot 13	8911	56	8967	0.206
Lot 14	9002		9002	0.207
Lot 15	8775	227	9002	0.207
Lot 16	5959	3043	9002	0.207
Lot 17	7561	1440	9001	0.207
Lot 18	7710	1291	9001	0.207
Lot 19	6502	2499	9001	0.207
Lot 20	5199	3801	9000	0.207
10' Drainage Esmt.	1500		1500	0.034
RESERVE 'A'	13537		13537	0.311
RESERVE 'B'	97016	152	97168	2.231
RESERVE 'D'	5505	2718	8223	0.189
RESERVE 'E'	6437		6437	0.148
LANDSCAPE RESERVE	10736		10736	0.246
RESERVE		304994	304994	7.002
ROAD	70111	86	70197	1.611
TOTAL ACRES	427165	334368	761533	17.482

THE STATE OF TEXAS  
COUNTY OF GALVESTON

KNOW ALL MEN BY THESE PRESENTS  
That we, MICHELLE C. HATMAKER and JOHN PAUL LISTOWSKI, owners of the property subdivided in the above and foregoing plat of PONTICELLO, do hereby make subdivision of said property according to the lines, dedications, restrictions and notations on said map or plat and hereby dedicate to the use of the public forever, all streets, alleys, parks, easements and public places shown thereon for the purposes and considerations therein expressed; and do hereby bind ourselves, our heirs, successors and assigns to warrant and forever defend the title to the land so dedicated.

This is to certify that Michelle C. Hatmaker and John Paul Listowski, has complied, or will comply with the existing regulations and applicable ordinances heretofore adopted by the City of Galveston and on file therewith.

*Michelle C. Hatmaker*  
Michelle C. Hatmaker  
*John Paul Listowski*  
John Paul Listowski

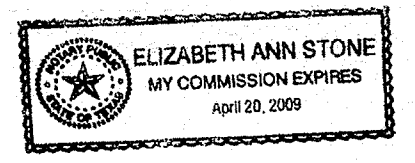
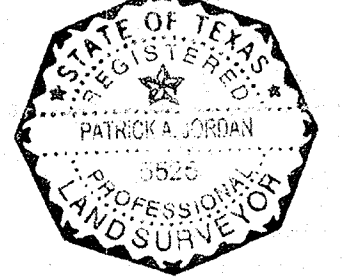
THE STATE OF TEXAS \*  
COUNTY OF GALVESTON \*

Before me, the undersigned authority, on this day personally appeared Michelle C. Hatmaker, known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed and in the capacity therein and herein set forth.

WITNESS MY HAND AND SEAL OF OFFICE  
this 13th day of February, 2009.

This is to certify that I, Patrick A. Jordan, a Registered Professional Land Surveyor in the State of Texas, Registration No. 5525, have platted the above and foregoing subdivision from an actual survey made on the ground and under my direction, and that all corners have been or will be properly monumented.

*Patrick A. Jordan*  
Patrick A. Jordan  
Registered Professional  
Land Surveyor No. 5525

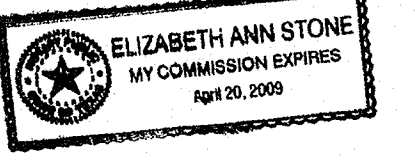


*Elizabeth Ann Stone*  
Elizabeth Ann Stone  
Notary Public for the  
State of Texas

THE STATE OF TEXAS \*  
COUNTY OF GALVESTON \*

Before me, the undersigned authority, on this day personally appeared John Paul Listowski, known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed and in the capacity therein and herein set forth.

WITNESS MY HAND AND SEAL OF OFFICE  
this 5th day of February, 2009.



*Elizabeth Ann Stone*  
Elizabeth Ann Stone  
Notary Public for the  
State of Texas

THE STATE OF TEXAS \*  
COUNTY OF GALVESTON \*

I, Mary Ann Daigle, County Clerk, Galveston County, Texas, do hereby certify that this written instrument was filed for record in my Office on FEBRUARY 13, 2009, at 4:50 clock P.M., and duly recorded on FEBRUARY 13, 2009, at 4:50 clock P.M., in PLAT RECORD 2007A, MAP NUMBER // Galveston County Map Records.

WITNESS MY HAND AND SEAL OF OFFICE at Galveston, Texas, the day and date last above written.

Mary Ann Daigle  
County Clerk  
Galveston County, Texas  
By: *Robert A. Ballentine* Deputy



# PONTICELLO REPLAT

BEING A REPLAT OF  
PONTICELLO PLAT,

A SUBDIVISION IN GALVESTON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT RECORD 2006A, MAP NO. 130, OF THE MAP RECORDS IN THE OFFICE OF THE COUNTY CLERK OF GALVESTON COUNTY, TEXAS.

2007A / 11  
2007009832