

TIDEWAY VILLAGE

A 2 LOT SUBDIVISION
A REPLAT OF CENTRAL CITY UNIT 6
CITY OF GALVESTON, GALVESTON COUNTY, TEXAS
OWNER: TRANSITION LEARNING CENTER AT GALVESTON
SURVEYOR: SIDNEY BOUSE

THE STATE OF TEXAS I KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF GALVESTON I

That I, BRENT E. MASEL, M.D., President and Medical Director of
TRANSITION LEARNING CENTER AT GALVESTON
owners of that certain parcel of land being situated in the City of
Galveston, County of Galveston, State of Texas, and being more
particularly described by metes and bounds as follows:
hereby make replat of said property and designate said replat as "TIDEWAY VILLAGE"
according to the lots, lines and easements shown thereon.

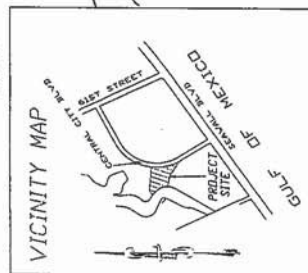
Brent E. Masel
BRENT E. MASEL, M.D.
PRESIDENT AND MEDICAL DIRECTOR
TRANSITION LEARNING CENTER AT GALVESTON

THE STATE OF TEXAS I
COUNTY OF GALVESTON I

This instrument was acknowledged before me on April 1, 2001,
by BRENT E. MASEL, M.D.



Catherine Key-Greene
Notary Public - State of Texas



This REPLAT in the City of Galveston, Galveston County, Texas, as set forth on this
plot, has been approved by the Galveston Planning Commission on this the 12 day of
May, 2001.

Patricia Ritchie
Secretary
Galveston Planning Commission

Patricia Ritchie
Chairman
Galveston Planning Commission

THE STATE OF TEXAS :
COUNTY OF GALVESTON :

I, Patricia Ritchie, County Clerk, Galveston County, Texas, do hereby certify that the
within instrument was filed for record in my office on May 3, 2001, at
2:10 o'clock, P. M., and duly recorded on May 3, 2001, at 0 o'clock,
A. M., in Plot Record 16, Map Number 2280 Galveston County Map Records.

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

Patricia Ritchie
PATRICIA RITCHIE, County Clerk
Galveston County, Texas
By: *Sidney Bouse* Deputy

This is to certify that I, Sidney Bouse, a Registered Professional Land Surveyor
of the State of Texas, have plotted the above replat from an actual survey on the
ground and that all corners are properly marked and that this plot correctly represents that
survey made by me.

Sidney Bouse
SIDNEY BOUSE
Registered Professional
Land Surveyor No. 5287

NOTE: This property is subject to the
City of Galveston Zoning Ordinances and
to any restrictions of record.

LEGAL DESCRIPTION:

Being UNIT 6, 3.628 ACRES as shown on a plot of Moseley Addition of
record in Volume 18, Page 472 of the Galveston County Map Records and
being more particularly described by metes and bounds as follows:

BEGINNING at the most Northeast corner of said Unit 6, said point also
being at the Southeast corner of Central City Unit 7, according to the
map thereof recorded in Volume 17, Page 73 of the Map Records of
Galveston County, Texas, said point also being in the Westerly line of
Central City Boulevard;

THENCE in a Southerly direction, along the Westerly line of said Central
City Boulevard and along a curve to the left having a radius of 790 feet,
on an arc distance of 449.90 feet, (called 449.83 feet), a chord bearing of S
08°24'02" E, a chord distance of 443.85 feet (called 443.78 feet) to a
point for corner being the Northeast corner of Moseley Addition;

THENCE South 58°17'49" West, along the Northerly line of said Moseley
Addition, a distance of 31.65 feet;

THENCE North 55°03'07" West, continuing along said Northerly line, a
distance of 248.73 feet;

THENCE North 76°19'49" West, a distance of 225.75 feet to point for
corner in the Westerly line of said Unit 6 and also being in the Easterly
line of Central City Unit 5, according to the map thereof recorded in
Volume 15, Page 198 of the Map Records of Galveston County, Texas;

THENCE in a Northerly direction, along the common line between said
Units 5 and 6, and along a curve to the left having a radius of 240 feet,
on an arc distance of 186.32 feet, a chord bearing of N 19°12'24" W, a chord
distance of 181.67 feet to a point of tangency;

THENCE North 47°26'54" West, continuing along the common line between
said Units 5 and 6, a distance of 55.32 feet to a point of curve;

THENCE continuing along the common line between said Units 5 and 6 and
along said curve to the left having a radius of 375 feet, on an arc distance
of 67.32 feet, a chord bearing N 48°35'37" W, a chord distance of 67.23
feet to a point for corner at the most westerly corner of Unit 6 and also
being a common corner of said Unit 7;

THENCE North 44°32'58" East, along the common line between said Units 6
and 7, a distance of 80.40 feet;

THENCE South 83°30'51" East, continuing along the common line between
said Units 6 and 7, a distance of 479.54 feet to the PLACE OF BEGINNING
and containing 3.628 acres of land, more or less.

LOT SUMMARY

Lot 1	1.179 ACRE	51,511 Sq. Ft.
Lot 2	2.449 ACRE	106,527 Sq. Ft.
TOTAL	3.628 ACRE	158,038 Sq. Ft.

NOTE: This property does lie within the 100 year flood plain as determined by the U. S.
Department of Housing and Urban Development and shown on FEMA Map: Community
No. 485469; Panel No. 0024; Suffix D; Dated August 15, 1983, Zone A14, BFE 11.

TIDEWAY VILLAGE

A 2 LOT SUBDIVISION
A REPLAT OF CENTRAL CITY UNIT 6
CITY AND COUNTY OF GALVESTON, TEXAS

HALL, JOHNSON & BOUSE, Surveyors
P.O. Box 877 Galveston, Texas 77553
PH. (409) 740-1517 FAX (409) 740-0377

March 30, 2001 SCALE: 1" = 100' G2545-4

FEB 7 2002