



METES AND BOUNDS DESCRIPTION

Being a 3.600 acre (156,819 Sq. Ft.) tract of land and being out of a portion of Lots 125, and 132, of THAMANS FIRST SUBDIVISION, a subdivision in Galveston County, Texas, according to the map or plat thereof recorded in Volume 10, Page 34, of the Map Records of Galveston County, Texas, and being all of that certain tract conveyed to Obed Rolon as described in Galveston County Clerk File No. 2016025801, said 3.600 acre tract being more particularly described by meets and bounds as follows:

BEGINNING at a 1" iron pipe found for the northwest corner of said 3.600 and the southwest corner of that certain 3.60 acre tract described in conveyance to Covy Wilkinson and filed under Galveston County Clerk File No 2010026738, and being in the east right of way line of Avenue "L" (called 50' R.O.W. measured 54.56');

THENCE N88°01'43"E along and with the common line of said 3.6000 acre tract and Covy Wilkinson tract a distance of 484.00 feet to a found 1" iron pipe in the west line of of that certain 5.088 acre tract described in conveyance to Lamar V. Wilkinson and filed under Galveston County Clerk File No 2010026737;

THENCE S01°58'17"E along and with the east line of said 3.60000 acre tract and the west line of said 5.088 acre tract a distance of 324.00 feet to a iron rod capped set for the southeast corner of the herein described tract;

THENCE S88°01'43"E along and with the south line of said 3.60000 acre tract a distance of 484.00 feet to a found capped iron rod in the said east right of way of Avenue "L";

THENCE N01°58'17"E along and with said east right of way of Avenue "L", a distance of 324.00' to the POINT OF BEGINNING.

Basis of Bearing: Grid North Texas State Plane Coordinate System, NAD83, South Central Zone.

STATE OF TEXAS
COUNTY OF GALVESTON

I, Obed Rolon, owner of the property subdivided in the foregoing map of the Rolon Subdivision, do hereby make a subdivision of said property according to the lines, streets, alleys, parks, building lines, and easements therein shown, and designate said subdivision as Cecilia Subdivision, Galveston County, Texas; and dedicate to public use, as such, the streets, alleys, parks, and easements shown thereon forever; and do hereby waive any claims for damages occasioned by the establishing of grades as approved for the streets and alleys dedicated, or occasioned by the alteration of the surface of any portion or [of] streets or alleys to conform to such grades; and do hereby bind myself, my successors and assigns to warrant and forever defend the title to the land so dedicated.

Obed Rolon

It is understood that if the final plans for Rolon Subdivision, are approved by the City of Dickinson, the undersigned will in all things comply with all provisions of such plat and construction plans and will duly perform all construction called for therein, fully and completely. No changes will be made in construction plans without the consent in writing of the Planning Commission being first had and obtained.

Obed Rolon

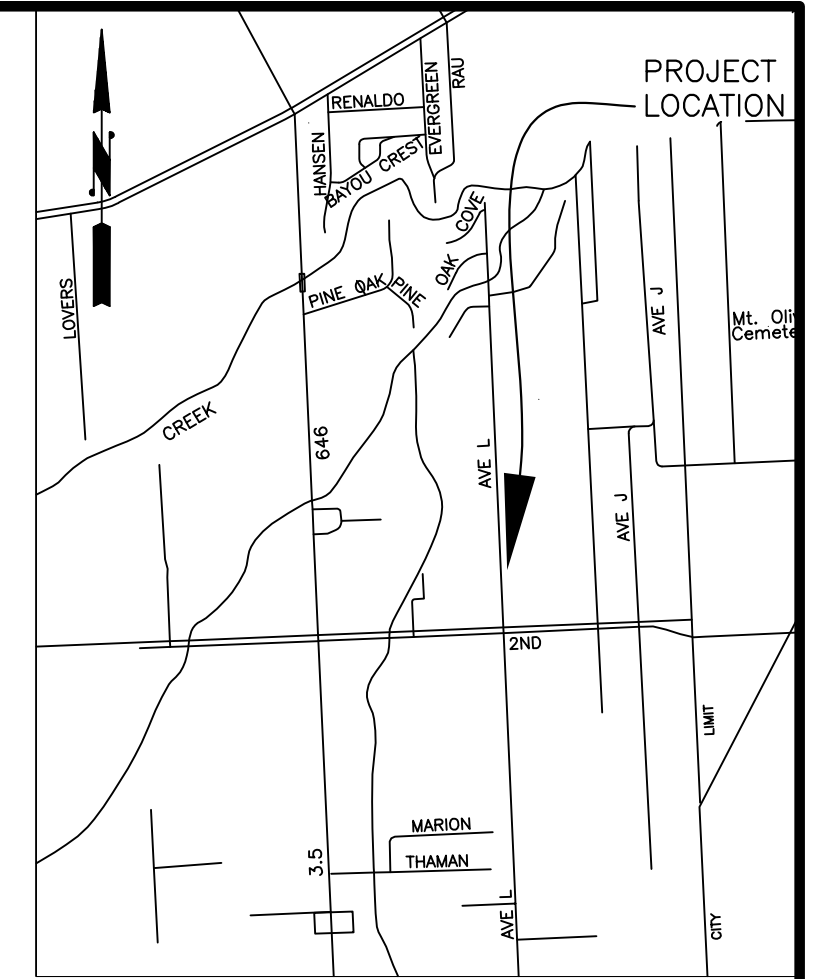
STATE OF TEXAS
COUNTY OF GALVESTON

BEFORE ME, the undersigned authority, on this day personally appeared Obed Rolon, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein described.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day _____, 20_____.

Notary Public for the State of Texas

My Commission Expires _____.



VICINITY MAP (NTS)

GENERAL NOTES :

- 1) All shown bearings referenced to Grid North, Texas State Plane Coordinate System NAD83, Texas South Central Zone.
- 2) This property is located in Zone "C" according to FEMA FIRM Map No. 481569 0005 B dated March 04, 1991.
- 3) This property lies within the Santa Fe Independent School District.
- 4) All of the property subdivided in the foregoing plat is within the incorporated boundaries of the City of Dickinson, Texas.
- 5) All corners set with 5/8" iron rods with Orange cap stamped Scott D Ellis 6261 unless otherwise noted.

OWNER / DEVELOPER
Obed Rolon
Tel: (281) 967-3530



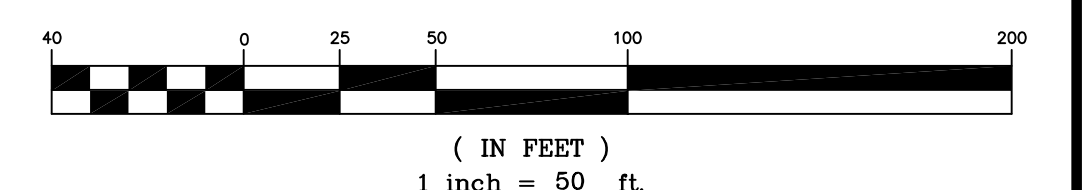
SURVEYOR
ELLIS SURVEYING SERVICES, LLC.
2805 25th Ave N Texas City, TX 77590
Tel: (409) 938-8700 Fax (866) 678-7685
Texas Firm Reg. No. 100340-00

ROLON SUBDIVISION

BEING A REPLAT OF A PORTION OF LOTS 125, AND 132, OF THAMANS FIRST SUBDIVISION VOL 10 PG 34 M.R.G.C. CONTAINING 3.600 ACRES (156,816 SQ. FT.) AND BEING 2 LOTS, 1 BLOCK

CITY OF DICKINSON, GALVESTON COUNTY
JULY 2016

GRAPHIC SCALE



I, Dwight Sullivan, County Clerk, Galveston County, Texas, do hereby certify that the written instrument was filed for record in my office on _____, 20____, AT _____ O'Clock _____ M., and duly recorded on _____, 20____, AT _____ O'Clock _____ M., under Galveston County Clerk's File No. _____ Galveston County Map Records.
WITNESS my hand and seal of office, at Galveston, Texas, the day and date last above written.

Dwight Sullivan, County Clerk
Galveston County, Texas.

By _____ Deputy

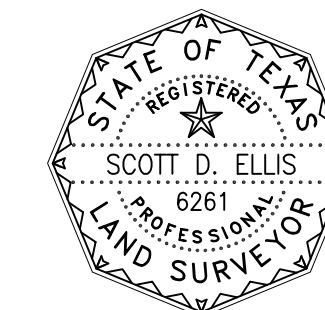
This is to certify that the owners of Rolon Subdivision, have complied with all the conditions necessary as provided by law in Amending the above property.

CERTIFIED by the Mayor and Building Official of the City of Dickinson one the _____ day of _____, 20____, A.D.

Chief Building Official, S.R. Burges

Mayor, Julie Masters

This is to certify that I, Scott D. Ellis, a Registered Professional Land Surveyor for the State of Texas have plotted the above subdivision from an actual survey made on the ground, and that all corners have been properly marked as shown on this plat.



Scott D. Ellis, RPLS
Tex. Reg. No. 6261