

STATE OF TEXAS
COUNTY OF GALVESTON

WE, LARRY E. MEANS, OWNER OF THE PROPERTY SUBDIVIDED IN THE ABOVE AND FOREGOING MAP OF MEANS REPLAT, DO HEREBY MAKE SUBDIVISION OF SAID PROPERTY ON BEHALF OF SAID LARRY E. MEANS ACCORDING TO ALL LINES, STREETS, ALLEYS, PARKS, AND EASEMENTS THEREIN SHOWN, AND DESIGNATE SAID SUBDIVISION AS WEST KEMAH IN THE M. GOULDRIICH SURVEY, ABSTRACT 12, AN ADDITION TO THE CITY OF KEMAH, GALVESTON COUNTY, TEXAS AND ON BEHALF OF SAID LARRY E. MEANS DEDICATE TO PUBLIC USE, AS SUCH, THE STREETS, ALLEYS, PARKS, AND EASEMENTS SHOWN THEREON FOREVER EXCEPT WHERE NOTED ON THE MAP FOR PRIVATE STREETS, 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 OF STREETS OR ALLEYS TO CONFORM TO SUCH GRADES AND DO HEREBY BIND OURSELVES, MY SUCCESSORS AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE TO THE LAND SO DEDICATED.

THERE IS ALSO DEDICATED FOR UTILITIES AN UNOBSTRUCTED AERIAL EASEMENT FIVE FEET WIDE FROM A PLANE 20 FEET ABOVE THE GROUND UPWARD LOCATED ADJACENT TO EACH SIDE OF ALL UTILITY EASEMENTS SHOWN HEREON.

WE DO HEREBY DEDICATE FOREVER TO THE PUBLIC A STRIP OF LAND 25 FEET WIDE ON EACH SIDE OF THE CENTERLINE FOR ANY AND ALL GULLIES, RAVINES, DRAWS, SLOUGHS, OR OTHER NATURAL DRAINAGE COURSES SHOWN LOCATED IN SAID SUBDIVISION AS EASEMENTS FOR DRAINAGE PURPOSES, GIVING THE CITY OF KEMAH AND/OR ANY OTHER PUBLIC AGENCY THE RIGHT TO ENTER UPON SAID EASEMENT AT ANY AND ALL TIMES FOR THE PURPOSE OF CONSTRUCTING AND/OR MAINTAINING DRAINAGE WORK AND/OR STRUCTURES.

FURTHER, WE HEREBY RELINQUISH ALL RIGHTS OF ACCESS TO MAJOR OR LARGER STREETS OR HIGHWAYS SHOWN HEREON EXCEPT BY WAY OF THE PLATTED STREETS SHOWN.

WITNESS MY HANDS IN THE CITY OF _____, TEXAS, THIS _____ DAY OF _____, 20____

LARRY E. MEANS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED LARRY E. MEANS, 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 EXPRESSED AND IN THE CAPACITY THEREIN AND HEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ OF _____, 20____



NOTARY PUBLIC IN AND FOR THE STATE OF _____
MY COMMISSION EXPIRES ON _____

WE, TEXAS FIRST BANK, OWNER AND HOLDER OF A LIEN AGAINST THE PROPERTY DESCRIBED IN THE PLAT KNOWN AS MEANS REPLAT, AGAINST THE PROPERTY DESCRIBED INSTRUMENT OF RECORD IN FILE NO. 2016069515, 2018089516, 2018075956, AND 2018075957, OF THE OFFICIAL PUBLIC RECORDS OF GALVESTON COUNTY, TEXAS, DO HEREBY IN ALL THINGS SUBORDINATE TO SAID PLAT SAID LIEN WE HEREBY IN ALL THINGS SUBORDINATE TO SAID PLAT SAID LIEN AND WE HEREBY CONFIRM THAT WE ARE THE PRESENT OWNER OF SAID LIEN AND HAVE NOT ASSIGNED THE SAME NOR ANY PART THEREOF.

SIGNATURE _____
SIGNATORY TITLE _____

STATE OF TEXAS
COUNTY OF _____

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN AND HEREIN STATED, AND AS THE ACT AND DEED OF SAID CORPORATION.

THIS _____ DAY OF _____, 20____

NOTARY PUBLIC IN AND FOR THE STATE OF _____
MY COMMISSION EXPIRES ON _____

I, RICHARD FUSSELL, AM REGISTERED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT ALL BEARINGS, DISTANCES, AND OTHER ASSOCIATED BOUNDARY INFORMATION ON THE ABOVE SUBDIVISION IS TRUE AND CORRECT; WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND; THAT ALL BOUNDARY CORNERS, ANGLE POINTS, POINTS OF CURVATURE, AND OTHER POINTS OF REFERENCE HAVE BEEN MARKED WITH IRON (OR OTHER SUITABLE PERMANENT METAL) PIPES OR RODS HAVING AN OUTSIDE DIAMETER OF NOT LESS THAN THREE-QUARTER INCH AND A LENGTH OF NOT LESS THAN THREE (3) FEET; AND THAT THE PLAT BOUNDARY CORNERS HAVE BEEN TIED TO THE NEAREST SURVEY CORNER.



RICHARD FUSSELL
TEXAS REGISTRATION NO. 4148

THIS IS TO CERTIFY THAT THE CITY COUNCIL OF THE CITY OF KEMAH, ON MENTION MADE AND SECONDED AND ADOPTED, HAS APPROVED THIS PLAT AND SUBDIVISION OF MEANS REPLAT AS SHOWN HEREON, AND ORDERED SAID PLAT FILED ON RECORD IN THE OFFICE OF THE COUNTY CLERK OF GALVESTON COUNTY, TEXAS.

IN TESTIMONY WHEREOF, WITNESS THE OFFICIAL SIGNATURES THIS _____ DAY OF _____, 20____

MELISSA CHILCOTE, CITY SECRETARY

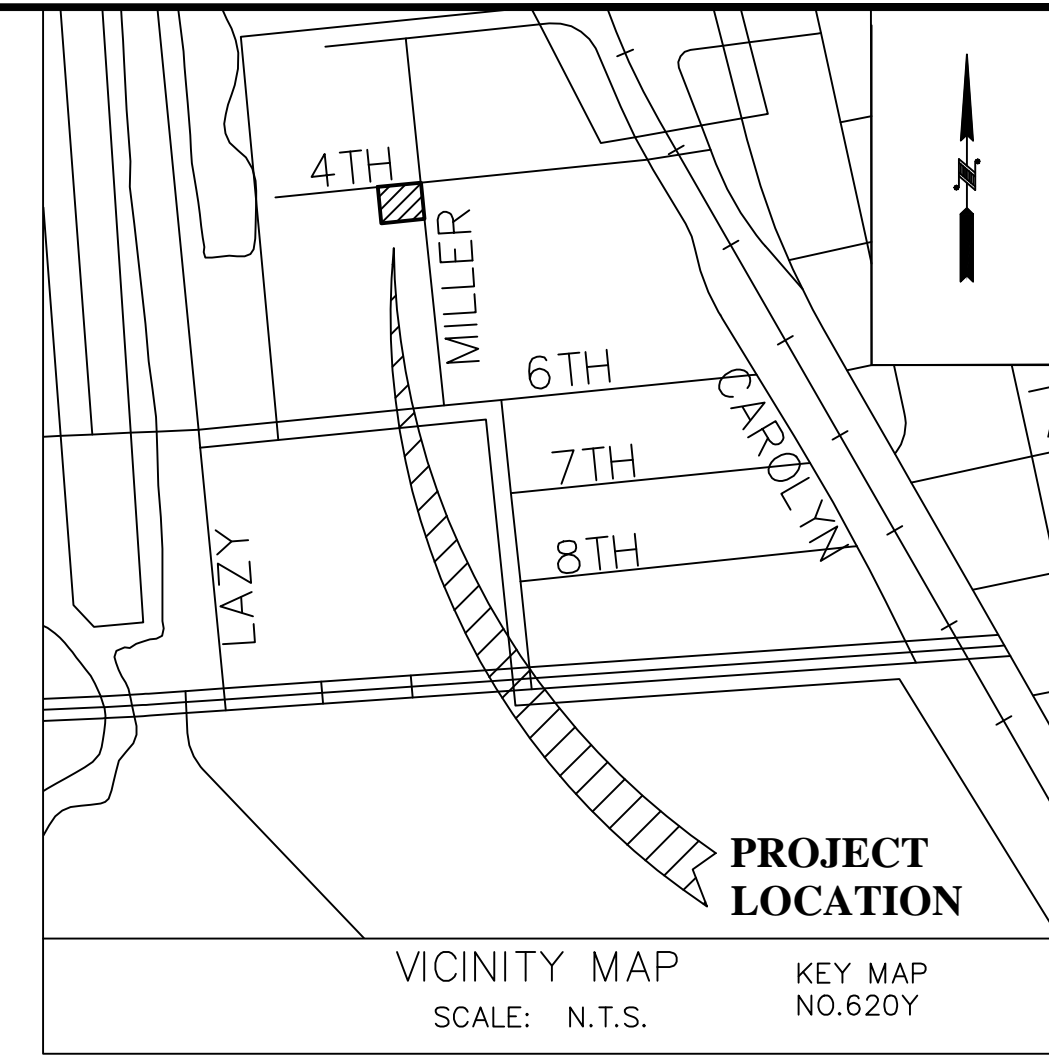
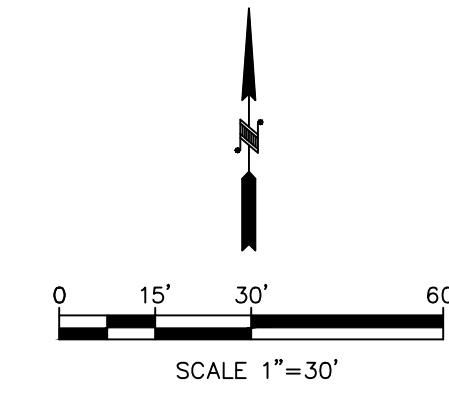
CARL A. JOINER, MAYOR

I, DWIGHT D. 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. IN DOCUMENT NUMBER _____ GALVESTON COUNTY MAP RECORDS.

WITNESS MY HAND AND SEAL OF OFFICE, AT GALVESTON COUNTY, TEXAS, THE DAY AND DATE LAST WRITTEN ABOVE.

DWIGHT D. SULLIVAN
COUNTY CLERK
GALVESTON COUNTY, TEXAS

BY: _____
DEPUTY



GENERAL NOTES

- 1. ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) MAP NO. 4854810001B, WITH THE EFFECTIVE DATE OF APRIL 4, 1983, THE PROPERTY IS LOCATED IN ZONE "AE 13" (AREAS DETERMINED TO BE WITHIN) THE 100 YEAR FLOODPLAIN.
- 2. ALL FLOODPLAIN INFORMATION NOTED IN THE PLAT REFLECTS THE STATUS PER THE FEMA FIRM MAP THAT IS EFFECTIVE AT THE TIME THAT THE PLAT IS RECORDED. FLOODPLAIN STATUS IS SUBJECT TO CHANGE AS FEMA FIRM MAPS ARE UPDATED.
- 3. THE BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON TEXAS SOUTH CENTRAL ZONE 4204 (NAD 83). POINTS (A) & (B) WERE HELD FOR HORIZONTAL CONTROL.
- 4. THIS SURVEY CORRECTLY SHOWS THE LOCATION OF EASEMENTS, RESTRICTIONS, AND BUILDING SET BACKS OF RECORDS AS LISTED IN SOUTHLAND TITLE, GF NUMBER TP1859887 ISSUED ON MAY 15, 2018.
- 5. ALL OF THE PROPERTY SUBDIVIDED IN THE FOREGOING PLAT IS WITHIN THE INCORPORATED BOUNDARIES OF THE CITY OF KEMAH.
- 6. U.E. SHALL BE KEPT CLEAR OF BUILDINGS, PLANTING, AND OTHER OBSTRUCTION TO THE OPERATION AND MAINTENANCE OF THE UTILITIES.

LEGEND:

- B.L. = BUILDING LINE
- U.E. = UTILITY EASEMENT
- M.R.G.C. = MAP RECORDS OF GALVESTON COUNTY
- D.R.G.C. = DEED RECORDS OF GALVESTON COUNTY
- O.P.R.G.C. = OFFICIAL PROPERTY RECORDS OF GALVESTON COUNTY
- I.P. = IRON PIPE
- I.R. = IRON ROD
- R.O.W. = RIGHT OF WAY
- VOL. = VOLUME
- PG. = PAGE
- P.O.B. = POINT OF BEGINNING

MEANS REPLAT

A SUBDIVISION OF 0.4094 ACRES (17,835 SQ FT) IN THE M. MULDOON TWO LEAGUE GRANT, ABSTRACT 18, ALSO BEING A REPLAT OF LOT 1 & LOT 2, BLOCK 3, WEST KEMAH SUBDIVISION, RECORDED IN VOL. 254A, PG. 52 (INDEXED IN VOL. 2, PG. 4) IN THE MAP RECORDS OF GALVESTON COUNTY, TEXAS

REASON FOR REPLAT: TO COMBINE 2 LOTS INTO 1



1 BLOCK 1 LOT
JULY 5, 2018

OWNER:
LARRY E. MEANS
200 W. 4TH STREET
KEMAH, TX 77565
(252)772-1971