

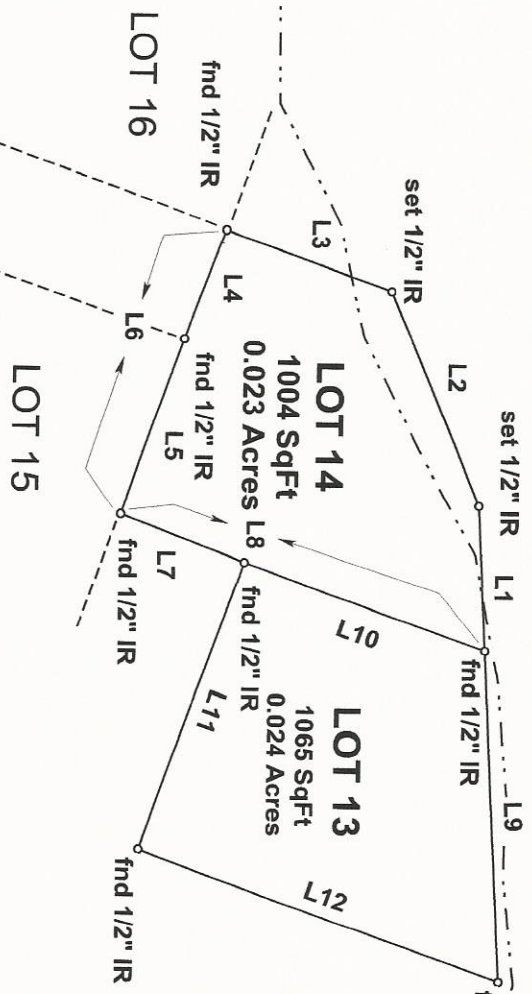
WATERWOOD BAY ROAD

Lake Livingston

bulkhead

sand/beach area

Line	Bearing	Distance	Call Bearing	Call Distance
L1	N 87°03'55" E	15.24'	N 87°04'00" E	15.24'
L2	N 67°23'05" E	24.15'	N 67°24'00" E	24.15'
L3	N 19°53'23" E	18.41'	N 19°30'00" E	18.49'
L4	N 69°40'46" W	12.32'		
L5	N 70°32'33" W	19.37'		
L6	N 70°12'25" W	31.69'	N 70°30'00" W	32.00'
L7	S 21°00'47" W	13.86'		13.70'
L8	S 20°07'02" W	40.58'	S 19°29'59" W	40.49'
L9	N 87°04'00" E	34.58'	base bearing	34.62'
L10	N 19°39'10" E	26.73'	N 19°30'00" E	26.79'
L11	N 70°21'56" W	31.93'	N 70°30'00" W	32.00'
L12	S 19°38'47" W	40.00'	S 19°30'00" W	40.00'



SURVEY PLAT OF

LOTS 13 and 14
THE BEACHES AT WATERWOOD

ISSAC PRATER SURVEY A-239
SAN JACINTO COUNTY, TEXAS

STARR SURVEYING

TEXAS LICENSED SURV. FIRM NO. 10193754
1021 12th. Street Suite 4B
Huntsville Texas 77340
936-662-0077



NOTES:

- Property Address: 44 Waterwood Bay Road, Huntsville, Texas 77320.
- Deed of Record: San Jacinto County, In Trust, to Waterwood Partners, LLC, File 11-3590, Page 15230, Official Public Records of San Jacinto County, 7/20/2011.
- Plat of Record: Volume 5, Page 29, Plat Records of San Jacinto County.
- Protective Covenants: Volume 170, Page 159, Deed Records. The following restrictions are a limited number of those included in said restrictions:
 - Maximum Height of Building: 30 ft.;
 - Minimum Size: 400 sq. ft.;
- All monuments set are 1/2" iron rods with orange plastic caps marked "STARR SURV RPLS 3914".
- According to FEMA FIRM Panel No. 48407C0100C, Effective Date of November 4, 2010, a portion of this property lies within Zone A, a flood zone for which no Base Flood Elevation has been determined. In addition, this property may lie within the flowage easement of the Trinity River Authority, according to recordation of said easement found in Volume 108, Page 195, Deed Records. The Plat of Record states "Trinity River Authority of Texas retains a flowage easement as to all land within 50 feet of waterline at elevation 131 (feet above MSL - HSM) and the right to flood all land situated below contour elevation 135". Before construction on this property is planned, the Trinity River Authority should be contacted. The authority may require that a flowage easement agreement be executed before construction commences.
- No set back lines are stated on the plat of record or in recordation of said Protective Covenants. However, said covenants clearly state that the Improvement Association Board may determine setback requirements for this property. Consequently said association should be consulted to determine if setback requirements apply to these tracts.

I, Gerald B. Harris, Jr., Registered Professional Land Surveyor No. 3914, do certify that this plat represents a survey made on the ground under my supervision and that no overages, underages, or encroachments were located on the property except as shown hereon.

Gerald B. Harris, Jr. 4/24/17
Date

DRWN: HSM DATE: 4/24/2017