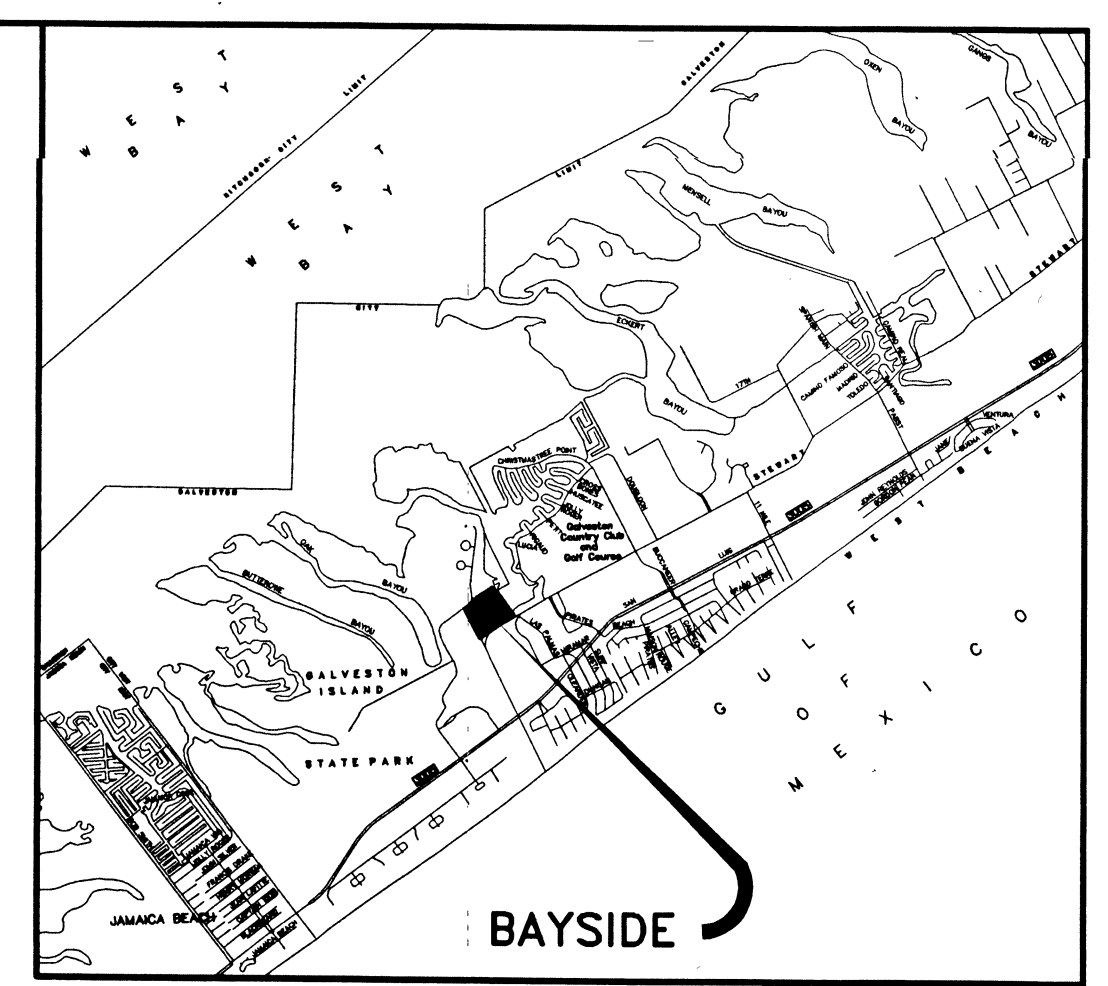


CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	25.00'	21.07'	20.46'	N51°16'26"W	48°17'57"
C2	500.00'	183.27'	186.87'	N52°06'20"E	21°32'24"
C3	500.00'	142.34'	141.65'	N45°22'22"E	16°18'41"
C4	1000.00'	517.42'	511.67'	N66°41'07"E	28°38'46"
C5	1000.00'	543.51'	536.85'	N55°00'13"E	31°08'28"
C6	25.00'	21.07'	20.46'	N80°25'37"E	48°17'57"
C7	1000.00'	159.25'	159.25'	N54°48'16"W	05°44'45"
C8	25.00'	20.66'	20.07'	N37°10'00"E	47°20'20"
C9	25.00'	20.66'	20.07'	N15°38'57"W	47°20'20"
C10	36.00'	37.65'	35.85'	S75°20'58"E	59°54'54"
C11	100.00'	29.35'	27.29'	N57°43'47"W	45°28'00"
C12	201.00'	346.53'	496.91'	N17°10'04"W	11°17'18"
C13	20.00'	33.31'	28.59'	N20°35'19"E	95°25'23"
C14	1016.00'	277.04'	276.18'	N80°29'23"E	15°37'23"
C15	20.00'	30.72'	27.79'	S68°19'03"E	88°00'31"
C16	20.00'	30.72'	27.79'	S68°19'03"E	88°00'31"
C17	20.00'	33.78'	29.42'	S68°19'03"E	94°40'41"
C18	9894.00'	158.00'	158.59'	S55°49'16"W	05°44'45"
C19	20.00'	33.72'	29.87'	N75°25'25"W	96°35'54"
C20	20.00'	28.18'	25.91'	N17°15'01"E	80°44'26"
C21	984.00'	454.44'	450.42'	N68°51'04"E	26°27'40"
C22	20.00'	23.34'	22.04'	S66°29'01"E	66°32'09"
C23	307.00'	52.90'	52.63'	N55°49'16"W	05°44'45"
C24	20.00'	29.44'	26.85'	S50°45'29"E	84°19'35"
C25	984.00'	468.90'	464.47'	S55°01'24"W	27°18'10"
C26	20.00'	29.38'	26.81'	N69°12'30"W	84°10'04"
C27	20.00'	33.78'	29.42'	N17°10'04"W	98°38'24"
C28	516.00'	170.79'	170.02'	N52°31'56"E	90°00'00"
C29	20.00'	31.66'	28.46'	N89°15'34"E	90°41'50"
C30	20.00'	41.10'	34.24'	S13°28'32"W	117°44'05"
C31	1016.00'	320.50'	318.17'	S67°18'21"W	18°04'27"
C32	20.00'	33.78'	29.42'	N17°10'04"W	98°38'24"
C33	20.00'	30.27'	27.47'	N02°01'41"W	85°43'59"
C34	20.00'	32.56'	29.08'	N87°58'19"E	93°16'21"
C35	20.00'	20.14'	19.30'	S16°32'35"E	57°41'52"
C36	307.00'	172.58'	170.30'	S03°47'49"E	32°12'18"
C37	20.00'	34.49'	34.71'	N07°17'14"E	132°16'18"
C38	1016.00'	34.72'	34.71'	S77°55'22"W	157°28'28"
C39	20.00'	20.13'	19.29'	N74°33'26"W	57°39'52"
C40	20.00'	33.27'	29.56'	N02°15'30"E	95°18'01"
C41	424.00'	33.78'	32.72'	N57°01'51"E	67°44'50"
C42	20.00'	27.39'	25.30'	N47°10'10"E	75°12'18"
C43	20.00'	28.18'	25.90'	S05°01'58"E	80°43'04"
C44	307.00'	48.39'	48.34'	S30°48'39"W	97°01'50"
C45	20.00'	37.81'	32.42'	S80°27'07"W	108°18'46"
C46	20.00'	15.50'	15.12'	N08°16'16"W	84°04'55"
C47	50.00'	11.75'	11.72'	N07°17'14"E	132°16'18"
C48	20.00'	20.61'	19.71'	N28°59'46"E	59°03'01"
C49	20.00'	31.42'	28.28'	S75°28'43"E	90°00'00"
C50	20.00'	31.42'	28.28'	S14°31'17"W	90°00'00"
C51	20.00'	24.81'	23.80'	S87°10'17"W	98°38'24"
C52	50.00'	166.52'	98.52'	S20°44'39"W	191°16'36"
C53	50.00'	181.60'	97.01'	N89°36'30"E	208°06'02"
C54	105.00'	211.19'	177.35'	N33°36'35"W	115°14'37"
C55	129.00'	232.54'	202.37'	N33°36'35"W	103°16'56"
C56	151.00'	302.88'	259.68'	N33°36'35"W	103°16'56"
C57	20.00'	20.61'	19.71'	S89°36'30"W	59°03'01"
C58	20.00'	31.42'	28.28'	S89°36'30"W	90°00'00"
C59	20.00'	30.72'	27.79'	N04°41'28"E	88°00'31"
C60	1016.00'	130.07'	129.98'	N45°01'40"E	72°00'00"
C61	20.00'	28.00'	26.52'	S87°10'17"W	98°38'24"
C62	307.00'	109.21'	108.64'	S65°45'15"E	202°25'58"
C63	84.00'	66.66'	64.92'	S53°12'43"E	45°28'00"
C64	20.00'	41.92'	34.66'	N14°39'02"E	120°05'06"
C65	20.00'	20.91'	19.97'	S75°20'58"E	59°54'54"
C66	20.00'	31.42'	28.28'	S75°20'58"E	59°54'54"
C67	20.00'	20.61'	19.71'	S74°08'00"W	59°03'01"
C68	50.00'	24.52'	24.28'	S89°36'30"W	28°06'02"
C69	20.00'	20.61'	19.71'	N74°55'01"W	59°03'01"
C70	424.00'	181.36'	180.89'	N52°06'20"E	21°32'24"
C71	516.00'	146.90'	146.40'	N48°29'29"E	16°18'41"
C72	20.00'	35.97'	31.31'	S06°07'40"W	103°16'20"
C73	20.00'	20.91'	19.97'	S75°20'58"E	59°54'54"
C74	50.00'	54.39'	51.93'	S75°20'58"E	59°54'54"
C75	118.00'	92.05'	89.26'	N57°12'43"W	167°28'01"
C76	275.00'	521.32'	446.69'	N21°38'14"W	106°16'56"
C77	20.00'	35.58'	31.07'	N83°38'23"E	101°56'14"
C78	20.00'	20.61'	19.71'	S15°20'00"E	59°03'01"
C79	185.00'	293.51'	266.68'	N37°23'48"W	90°54'05"
C80	195.00'	311.97'	278.75'	N37°23'48"W	91°39'49"
C81	20.00'	15.50'	15.12'	S52°41'11"E	44°24'55"
C82	785.19'	102.07'	102.00'	N42°57'27"W	72°54'44"
C83	20.78'	36.98'	32.28'	N82°22'43"W	102°03'24"
C84	10.37'	20.12'	17.71'	S09°47'02"W	111°10'20"
C85	10.53'	12.63'	11.89'	S68°04'33"E	68°44'45"
C86	255.63'	40.13'	40.09'	N52°14'17"E	85°54'41"
C87	50.02'	39.85'	38.80'	N80°26'20"E	45°38'27"
C88	87.39'	65.01'	63.52'	N87°25'46"E	42°37'18"
C89	41.89'	56.24'	52.71'	S78°10'03"E	76°55'22"
C90	18.00'	8.42'	8.40'	S15°44'22"W	90°00'00"
C91	10.00'	15.71'	14.74'	N78°05'38"W	90°00'00"



VICINITY MAP
Scale: 1" = 1 Mile

LEGEND

- BL "Building Line"
- LE "Landscape Easement"
- DE "Drainage Easement"
- Emt "Easement"
- FS "Front Setback"
- Vol = Pg "Volume and Page"
- ROW "Right-of-Way"
- UE "Utility Easement"
- O "5/8" Iron Rod Set
- W/Plastic Cap Stamped Jones Carter
- Monument Found
- Marked As Noted
- GCMPR "Galveston County Map Records"
- GCOPRRP "Galveston County Official Public Records of Real Property"
- H. L. & P. "Houston Light & Power Company"

General Notes:
1. The location of the subject tract on the F.E.M.A. Flood Insurance Rate Map, Community Panel No. 485468003F, & 4854700274E, both have an effective date of December 6, 2002, indicates that the subject tract is within Zone "VE" (EL 17) - (Coastal flood flood zone with velocity hazard (wave action); base flood elevations determined). This statement does not imply that the property and/or structures thereon will be free from flooding or flood damage. On rare occasions, floods can and will occur and flood heights may be increased by man-made or natural causes.

2. Designated open spaces will be maintained in perpetuity by the Homeowners Association.

3. Bearings basis hereon are based on the Texas Coordinate System of 1983, Central Zone (4203).

4. Planning Commission on July 22, 2014, granted Substantial Compliance for Alternative Standards in compliance with Article 6, Substantial Compliance (Alternative Standards) Section 6.104 for the following:
- Multi-Modal Circulation for block length over 600' for Lot 1, Blocks 17-34 and Lots 35-52
- Double Frontage for Block 1 Lots 35-52
- Street Spacing for less than 125' for the intersections of Stewart Road/Niko Court and Stewart Road/South Waterman Way and the intersections of Stewart Road/South Waterman Way and Stewart Road/Tori Way all have an offset of 80'.
- Intersections not at 90 degrees
- Geometric Datum for not all Local Streets have a 60' ROW

5. Maintenance of the private infrastructure including the colored concrete paved streets will be the responsibility of the HOA.

STATE OF TEXAS
COUNTY OF GALVESTON

Dwight D. Sullivan, County Clerk in and for said County, hereby certify that the foregoing instrument with it's certificate of authorization was filed in my office on the 24 day of March 2016 at 1:14 o'clock p.m., and duly recorded on the 24 day of March 2016 at 1:14 o'clock p.m., in the plot records of said county in Volume Page.

Dwight D. Sullivan, County Clerk
Galveston County, Texas

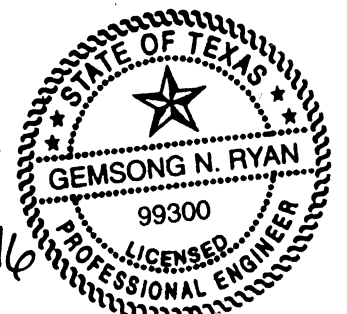
By: *Rita Salim*
Deputy

SCALE: 1" = 60'

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	N27°07'28"W	227.14'	L32	N55°56'02"E	40.00'
L2	N27°07'28"W	471.26'	L33	N57°23'35"E	40.00'
L3	N62°52'32"E	116.56'	L34	N50°55'07"E	40.00'
L4	N41°20'08"E	200.90'	L35	N48°08'03"E	39.99'
L5	N57°38'49"E	61.77'	L36	N46°09'49"E	39.99'
L6	N56°16'39"E	145.85'	L37	N44°08'09"E	39.99'
L7	N52°51'54"E	35.44'	L38	N57°28'34"E	52.36'
L8	N39°18'47"W	198.98'	L39	N56°22'17"E	40.00'
L9	S45°23'30"E	324.79'	L40	N58°52'45"E	40.00'
L10	S45°23'30"E	220.57'	L41	N67°23'12"E	40.00'
L11	S45°23'30"E	136.00'	L42	N67°53'40"E	40.00'
L12	N302°59'47"W	226.00'	L43	N68°24'08"E	40.00'
L13	N74°41'35"E	120.25'	L44	N69°54'35"E	40.00'
L14	S45°23'30"E	135.31'	L45	N71°25'03"E	40.00'
L15	S45°23'30"E	48.49'	L46	N73°55'31"E	40.00'
L16	N59°31'17"E	136.00'	L47	S59°31'17"W	310.70'
L17	N44°30'30"E	122.00'	L48	S59°10'09"W	148.37'
L18	N30°28'43"W	280.00'	L49	S55°21'54"W	348.00'
L19	N30°28'43"W	87.76'	L50	S56°16'39"W	266.17'
L20	N87°55'27"E	45.00'	L51	S02°20'32"E	36.75'
L21	N65°36'33"E	42.76'	L52	N27°07'28"W	878.20'
L22	N63°21'12"E	42.76'	L53	N57°23'35"E	250.00'
L23	N61°05'51"E	42.76'	L54	N41°20'08"E	218.44'
L24	N58°50'30"E	42.76'	L55	N57°38'49"E	482.43'
L25	N56°35'08"E	42.76'	L56	S32°29'53"E	150.00'
L26	N54°14'47"E	42.76'	L57	S57°33'07"W	5.34'
L27	N68°45'17"E	40.00'	L58	S25°39'22"W	126.89'
L28	N65°57'53"E	40.00'	L59	S49°09'19"E	53.22'
L29	N63°27'25"E	40.00'	L60	S44°40'40"E	79.66'
L30	N60°56'57"E	40.00'	L61	S38°55'34"E	172.90'
L31	N58°26'30"E	40.00'	L62	S40°34'02"E	68.94'

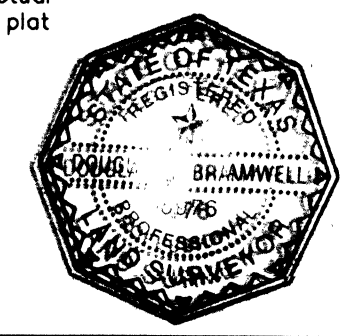
I, **Gemsong Ryan**, a Registered Professional Engineer in the State of Texas, do hereby certify that this plat was drawn and checked under my supervision.

Gemsong Ryan
Gemsong Ryan
Registered Professional Engineer
Texas Registration No. 99500



This is to certify that I, Douglas S. Bramwell, A Registered Professional Land Surveyor of the State of Texas, have plotted the above subdivision from an actual survey on the ground and that all corners are properly marked and that this plot correctly represents the survey made under my direction.

Douglas S. Bramwell
Douglas S. Bramwell
Registered Professional Land Surveyor No. 5976



STATE OF TEXAS
COUNTY OF GALVESTON

This plot in the City of Galveston, Galveston County, Texas, as set forth on this plot has been approved by the Galveston Planning Commission on this 24 day of March 2016.

Blair
Chairman
Galveston Planning Commission

Amie
Secretary
Galveston Planning Commission

16P-002

FINAL PLAT BAYSIDE AT WATERMAN'S

BEING 20.459 ACRES
OUT OF THE

T. J. CHAMBERS, SURVEY, A-285
T. J. CHAMBERS, SURVEY, A-286
T. J. CHAMBERS, SURVEY, A-289
T. J. CHAMBERS, SURVEY, A-290
T. J. CHAMBERS, SURVEY, A-293
T. J. CHAMBERS, SURVEY, A-294
T. J. CHAMBERS, SURVEY, A-295

LEVI JONES & EDWARD HALL, SURVEY, A-121

CITY OF GALVESTON
GALVESTON COUNTY, TEXAS
119 LOTS 16 RESERVES 9 BLOCKS
MARCH 2016

DEVELOPER/OWNER:

LAFFITE'S HARBOR DEVELOPMENT II, LP
9025 RULLAND ROAD, STE. B1
HOUSTON, TEXAS 77055

JONES CARTER
Texas Board of Professional Land Surveying Firm Registration No. 100463-07
150 Venture Drive, Suite 100 • College Station, Texas 77845 • 979.731.8000

2016016209