

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	5640.35'	602.38'	602.00'	N 53°27'13" E	6°07'09"
C2	20.00'	28.70'	26.30'	N 11°39'51" E	82°13'09"
C3	20.00'	33.65'	29.82'	N 77°38'44" W	96°24'01"
C4	20.00'	29.18'	26.66'	S 12°21'16" W	83°35'59"
C5	75.00'	54.56'	53.36'	S 33°18'31" W	41°40'46"
C6	245.00'	207.40'	201.26'	N 36°18'14" E	48°30'07"
C7	125.00'	105.81'	102.68'	S 36°18'14" W	48°30'07"
C8	75.00'	63.49'	61.61'	S 36°18'14" W	48°30'07"
C9	10.00'	15.71'	14.14'	N 15°33'17" E	90°00'00"
C10	20.00'	31.42'	28.28'	S 74°26'43" E	90°00'00"
C11	20.00'	31.42'	28.28'	S 15°33'17" W	90°00'00"
C12	20.00'	34.13'	30.14'	N 78°20'09" W	9°46'51"

LINE BEARING	DISTANCE
L1	S 57°43'49" E 126.82'
L2	N 50°43'28" W 151.42'
L3	S 29°48'41" W 149.75'
L4	N 29°26'43" W 138.26'
L5	N 64°25'38" W 50.79'
L6	S 54°08'54" W 39.53'
L7	N 29°26'43" W 100.93'
L8	N 60°33'17" E 150.00'
L9	N 29°26'43" W 120.00'
L10	S 52°54'37" E 150.00'
L11	S 15°33'17" W 150.00'
L12	S 74°26'43" E 173.87'
L13	N 60°33'17" E 173.87'
L14	S 29°26'43" E 112.17'

LOT#	ADDRESS	LOT #	ADDRESS
601		619	
602		620	
603		621	
604		622	
605		623	
606		624	
607		625	
608		626	
609		627	
610		628	
611		629	
612		630	
613		631	
614		632	
615		633	
616		634	
617		635	
618			

LOT	AREA (SQ. FT.)	AREA (ACRES)	LOT	AREA (SQ. FT.)	AREA (ACRES)
601	5,289	0.12	619	7,900	0.18
602	6,630	0.15	620	6,364	0.15
603	7,189	0.17	621	6,364	0.15
604	6,722	0.15	622	6,364	0.15
605	5,801	0.13	623	6,364	0.15
606	5,081	0.12	624	6,364	0.15
607	4,829	0.11	625	4,725	0.11
608	4,800	0.11	626	4,725	0.11
609	4,800	0.11	627	4,725	0.11
610	4,800	0.11	628	4,725	0.11
611	4,800	0.11	629	4,581	0.11
612	4,800	0.11	630	5,858	0.13
613	4,800	0.11	631	5,415	0.12
614	4,800	0.11	632	5,306	0.12
615	11,062	0.25	633	11,316	0.26
616	4,847	0.11	634	11,315	0.26
617	5,396	0.12	635	11,314	0.26
618	5,881	0.14			

RESERVE	AREA (SQ. FT.)	AREA (ACRES)	USE
"A"	39,602	0.91	Landscape/Open Space
"B"	13,428	0.31	Landscape/Open Space
"C"	1,379	0.03	Landscape/Open Space
"D"	450	0.01	Landscape/Open Space
"E"	15,286	0.35	Landscape/Open Space
"BEACH RESERVE"	29,451	0.68	Beach

This is to certify that I, Stephen C. Blaskey, A Registered Professional Land Surveyor of the State of Texas, have platted the above subdivision from an actual survey on the ground, and that all corners are properly marked and that this plat correctly represents that survey made under my direction.

**PRELIMINARY**  
NOT TO BE RECORDED  
FOR ANY PURPOSE

Stephen C. Blaskey  
Registered Professional  
Land Surveyor No. 5856

SURVEY DATE: JUNE 15, 2020  
FILE NO.: 5972-0000-0000-000  
DRAFTING: ECM  
JOB NO.: 20-0051

STATE OF TEXAS            }}  
COUNTY OF GALVESTON    }}

I, DWIGHT D. SULLIVAN, County Clerk, Galveston County, Texas, do hereby certify that the written instrument was filed for record in my office on \_\_\_\_\_, 2020, at \_\_\_\_\_ O'Clock, \_\_\_\_M., and duly recorded on \_\_\_\_\_, 2020, at \_\_\_\_\_ O'Clock, \_\_\_\_M., in Instrument Number \_\_\_\_\_ Galveston County Records.

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

DWIGHT D. SULLIVAN, County Clerk,  
Galveston County, Texas

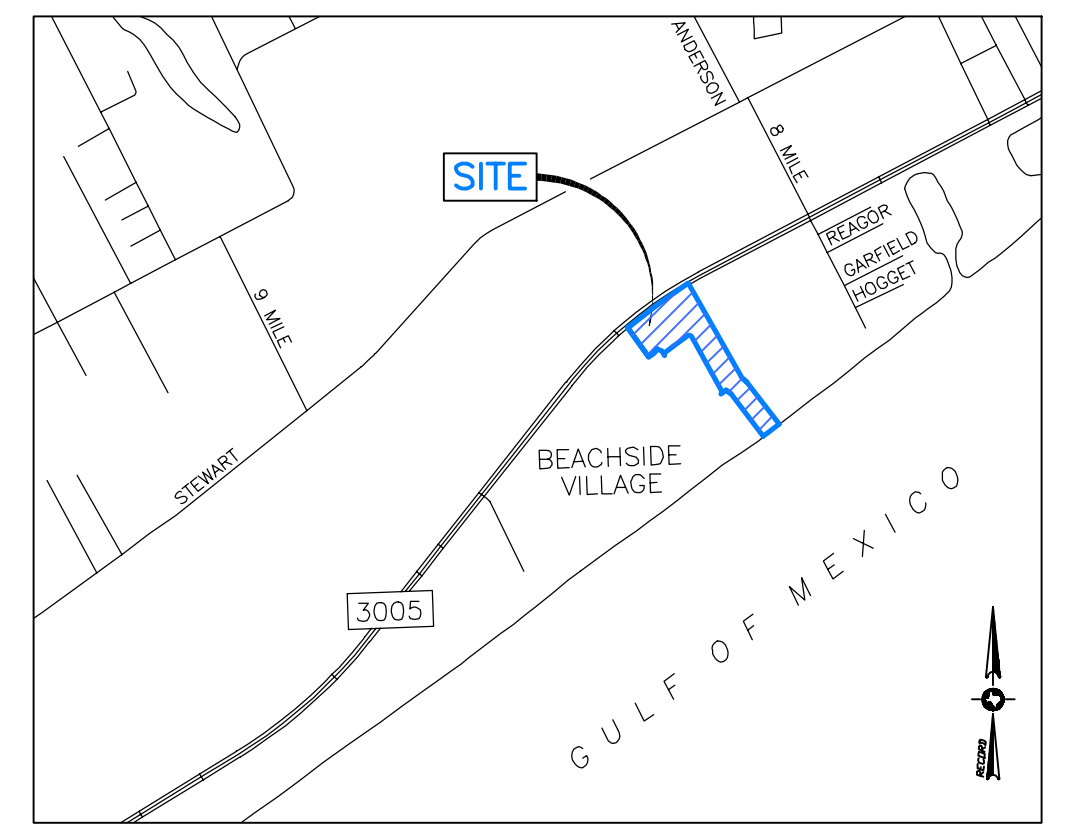
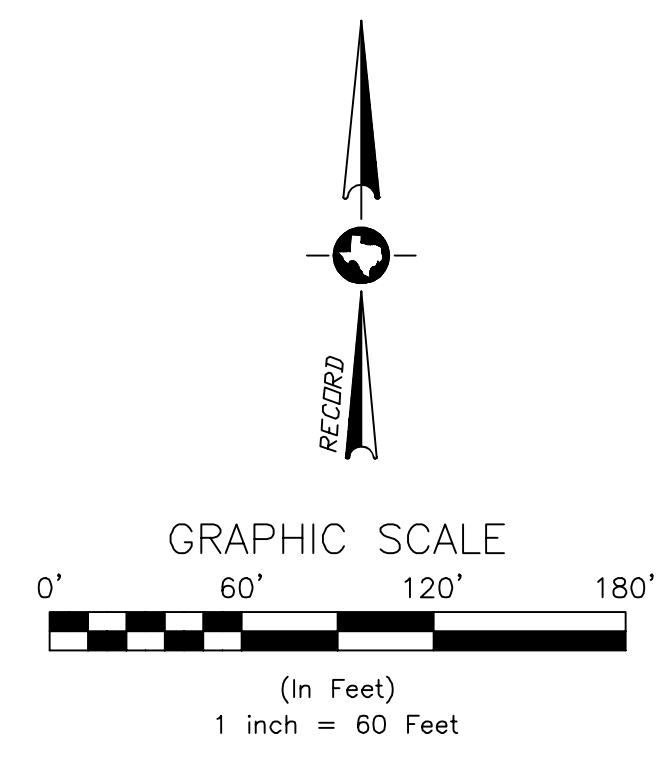
By \_\_\_\_\_ Deputy

**High Tide**  
Land Surveying LLC.

LEAGUE CITY OFFICE  
Registration Number: 10194549  
(281) 284-7739 www.hightidelandsurveying.com  
200 HOUSTON AVE. SUITE B | LEAGUE CITY, TX 77553  
Mailing | P.O. BOX 16142 | GALVESTON, TX 77552

- NOTES**
- This property does lie within the 100 Year Flood Plain, according to FIRM No. 48167C, as established by the Federal Emergency Management Agency.
  - The Bearings and Distances shown are based on the Texas State Coordinate System of 1983, South Central Zone, and are referenced to N.G.S. Monument HGCSO 62 (AW5708). All units are expressed in U.S. Survey Feet.
  - All lots shall have 6 foot side building lines, unless shown otherwise hereon.
  - The lots or parcels shown on this plat may be located within the Dune Conservation Area and may be subject to more stringent building requirements or limitations under State of Texas or City of Galveston regulations.
  - Beachside Drive and Starfish Drive shall have a temporary "turn around" with an outside radius of 50 feet at the closed end (refer to construction plans), said temporary "turn around" to be eliminated upon completion of proposed phase.

- ABBREVIATIONS:**
- B.L. Building Lines
  - G.C.M.R. Galveston County Map Records
  - R.O.W. Right of Way
  - U.E. Utility Easement
  - P.O.B. Point of Beginning
  - RES. Reserve



**METES AND BOUNDS DESCRIPTION:**

Being a 8.50 acre tract of land out of THE PRESERVE AT WEST BEACH, SECTION 1, a subdivision in Galveston County, Texas, according to the map or plat thereof recorded in Plat Record 2009A, Map No. 92, of the Map Records in the Office of the County Clerk of Galveston County, Texas, and all of Residential Reserve tract recorded within the BEACHSIDE VILLAGE - SECTION 5, a subdivision in Galveston County, Texas, according to the map of plat thereof recorded in Clerk's File Number 2018058575 of the Map Records in the Office of the County Clerk of Galveston County, Texas, said tract being further described as follows:

**BEGINNING** at a 5/8 inch rod found at the Northeast corner of Reserve "A", in Beachside Village, Section 4 Amending Plat, a subdivision in Galveston County, Texas according to the map of plat thereof recorded in instrument No. 2016074762 of the Map Records in the Office of the County Clerk of Galveston County, Texas, same being the Northwest corner of aforesaid Residential Reserve in BEACHSIDE VILLAGE - SECTION 5, said point also lying in the Southerly right-of-way line of F.M. 3005, being a 200 foot right-of-way;

**THENCE**, along a curve to the right, said curve having a radius of 5640.35 feet, an arc length of 602.38 feet, and a long chord which bears N 53° 50'13" E, a distance of 602.09 feet to a 1/2 inch rod set for corner;

**THENCE**, through the interior of said THE PRESERVE AT WEST BEACH, SECTION 1 subdivision, the following 3 courses and distances:

S 29°26'43" E, a distance of 867.62' feet to a point for corner;

S 51°23'49" East, a distance of 50.87 feet to a point for corner;

S 37°14'38" E, at a distance of 300.00 feet passing a 1/2 inch rod set for a point on line, and continuing for a total distance of 424.05 feet to a point in the South line of Reserve K, of said Preserve at West Beach, Section 1, and the Southeast corner of the herein described tract;

**THENCE**, S 52°54'37" W along the South line of said Reserve K, a distance of 160.00 feet to a point in the Southeast corner of both, Beach Reserve tract and the aforesaid BEACHSIDE VILLAGE - SECTION 5 subdivision, and also being the Southwest corner of the herein described tract;

**THENCE**, along and with the Easterly line of said BEACHSIDE VILLAGE - SECTION 5, the following 2 courses and distances:

N 37°14'38" W, at a distance of 122.46 feet passing a 1/2 inch iron rod found for a point on line, and continuing for a total distance of 422.46 feet to a point on the Southerly line of Beachside Drive, (a called 50 foot wide right-of-way), recorded within above said Beachside Village - Section 5);

N 50°43'28" W, a distance of 51.42 feet to a point on the Northerly right-of-way of said Beachside Drive;

**THENCE**, S 52°46'26" W, along with the Northerly right-of-way line of Beachside Drive, a distance of 49.75 feet to a point for corner;

**THENCE**, along and with the Southwesterly line of said Residential Reserve tract, the following 10 courses and distances:

with a curve to the left, said curve having a radius of 20.00 feet, an arc length of 28.70 feet, and a long chord which bears N 11°39'51" E, a distance of 26.30 feet to a point for corner;

N 29°26'43" W, a distance of 493.80 feet to a point at the beginning of a curve to the left;

with said curve to the left, having a radius of 20.00 feet, an arc length of 33.65 feet, and a long chord which bears N 77°38'44" W, a distance of 29.82 feet to a point at the end of said curve;

S 54°09'16" W, a distance of 221.38 feet to a point at the beginning of a curve to the left;

with said curve to the left, having a radius of 20.00 feet, an arc length of 29.18 feet, and a long chord which bears S 12°21'16" W, a distance of 26.66 feet to a point at the end of said curve;

N 29°26'43" W, a distance of 38.26 feet to a point at Southerly right-of-way line of Starfish Drive (a called 50 foot wide right-of-way), recorded within aforesaid Beachside Village Section 4;

N 64°25'38" W, a distance of 50.79 feet to a point at the beginning of a curve to the right;

with said curve to the right, having a radius of 75.00 feet, an arc length of 54.56 feet, and a long chord which bears S 33°18'31" W, a distance of 53.36 feet to a point at the end of said curve;

S 54°08'54" W, a distance of 39.53 feet to a point for corner;

N 35°50'59" W, a distance of 287.88 feet to the POINT OF BEGINNING and containing within said boundaries a calculated area of 8.50 acres (370,189 Square Feet) of land.

**BEACHSIDE VILLAGE SECTION 6**

BEING A REPLAT OF 8.50 ACRES  
OUT OF AND A PART OF "THE PRESERVE AT WEST BEACH, SECTION 1", PLAT RECORD 2009A, MAP No. 92, AND ALL OF RESIDENTIAL RESERVE TRACT OUT OF THE "BEACHSIDE VILLAGE - SECTION 5", CLERK'S FILE NO. 2018058575 BOTH OF THE MAP RECORDS IN THE OFFICE OF THE COUNTY CLERK OF GALVESTON COUNTY, TEXAS.

SITUATED IN GALVESTON, TEXAS.

**35 LOTS AND 6 RESERVES**