

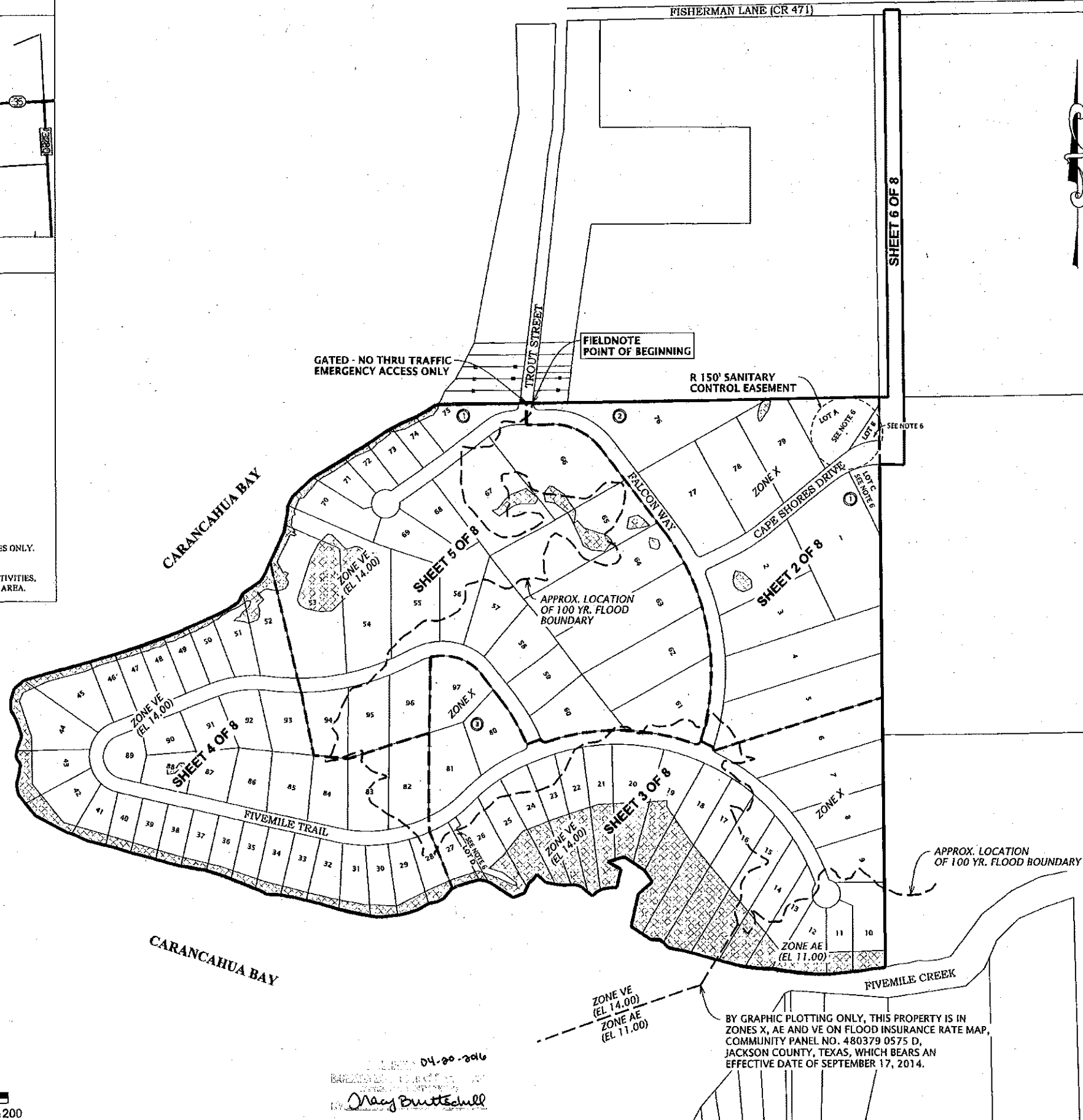
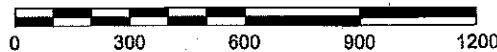
**GENERAL NOTES**

1. LAND USE : SINGLE FAMILY RESIDENTIAL
2. BUILDING LINES : AS SHOWN
3. STATISTICAL DATA :  
 A) GROSS AREA - 152.06 ACRES  
 B) GROSS LOTS - 97 LOTS  
 C) COMMON LOTS - 4 LOTS  
 D) TOTAL LOTS - 101 LOTS
4. ALL CORNERS ARE MARKED WITH A SET 5/8" DIAMETER STEEL ROD WITH YELLOW PLASTIC CAP MARKED "URBAN SURVEYING, INC" UNLESS OTHERWISE NOTED.  
  
 FSR - FOUND 5/8" DIAMETER STEEL ROD  
 SSR - SET 5/8" DIAMETER STEEL ROD WITH YELLOW PLASTIC CAP MARKED "URBAN SURVEYING, INC"
5. ABBREVIATIONS:  
 AC - ACRES  
 BL - BUILDING LINE  
 DE - DRAINAGE EASEMENT  
 R.O.W. - RIGHT-OF-WAY  
 UE - UTILITY EASEMENT
6. LOTS A, B, C & D SHALL BE DEDICATED TO THE PROPERTY OWNER'S ASSOCIATION AND ARE RESTRICTED TO NON-HABITABLE STRUCTURES ONLY.
7. THIS AREA HAS BEEN IDENTIFIED AS A NATURAL LOW AREA BY THE DEVELOPER. ALL CONSTRUCTION AND CONSTRUCTION RELATED ACTIVITIES, SUCH AS THE ADDITION OF FILL, SHALL BE PROHIBITED WITHIN THIS AREA.

**LEGEND**

NATURAL LOW AREA (SEE NOTE 7)

GRAPHIC SCALE IN FEET



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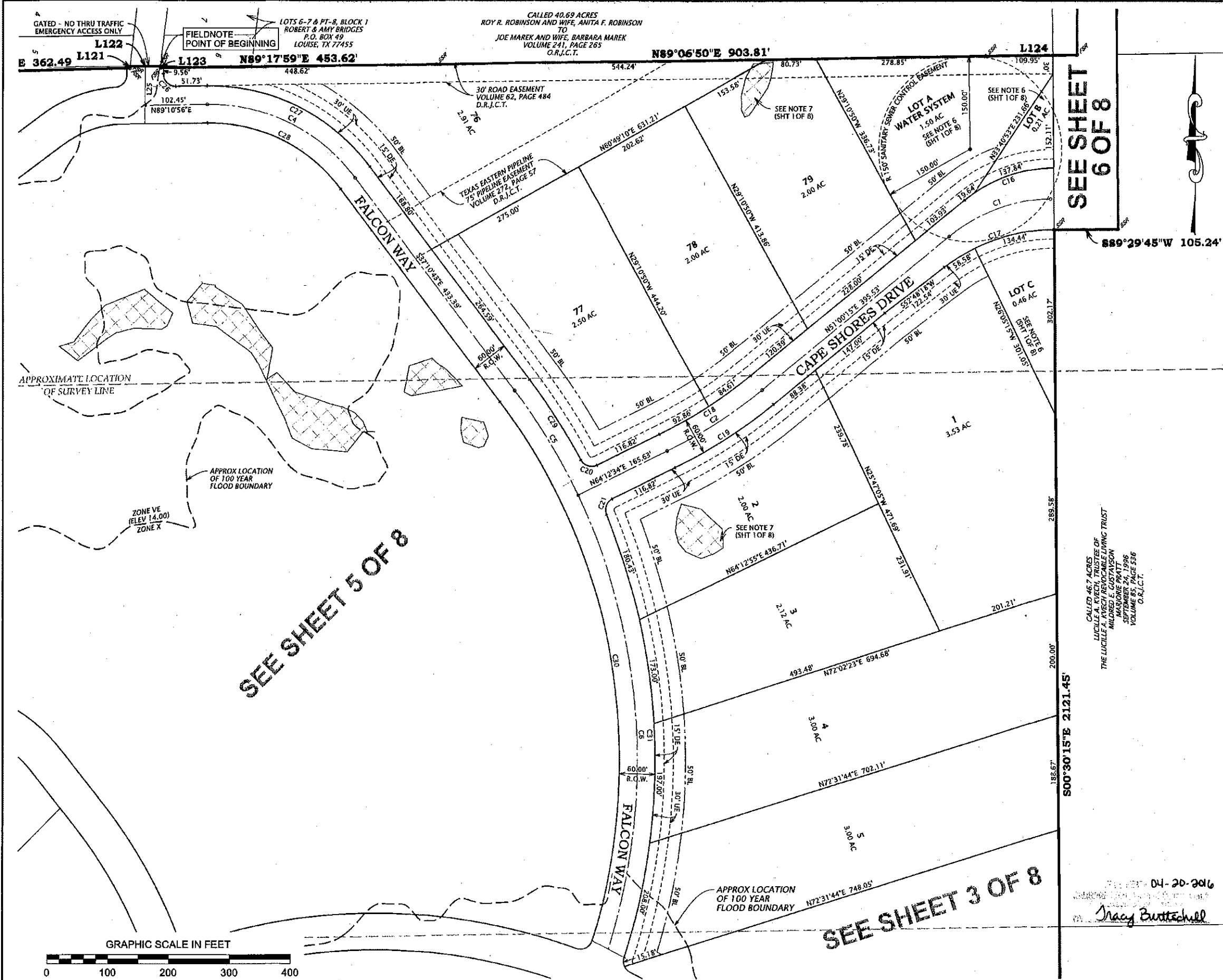
FINAL PLAT  
**Cape Shores Subdivision**  
 BEING A 152.06 ACRE TRACT OF LAND SITUATED PARTIALLY IN THE WILLIAM J. WICKMAN SURVEY, ABSTRACT NO. 273 AND PARTIALLY IN THE GEORGE TRAPNELL SURVEY, ABSTRACT NO. 263, JACKSON COUNTY, TEXAS.

PLAT IS FILED FOR RECORD IN VOL. 26, PAGE 215 OF THE PLAT RECORDS OF JACKSON COUNTY, TEXAS.

DATE	03/30/16
JOB NUMBER	E20675.01

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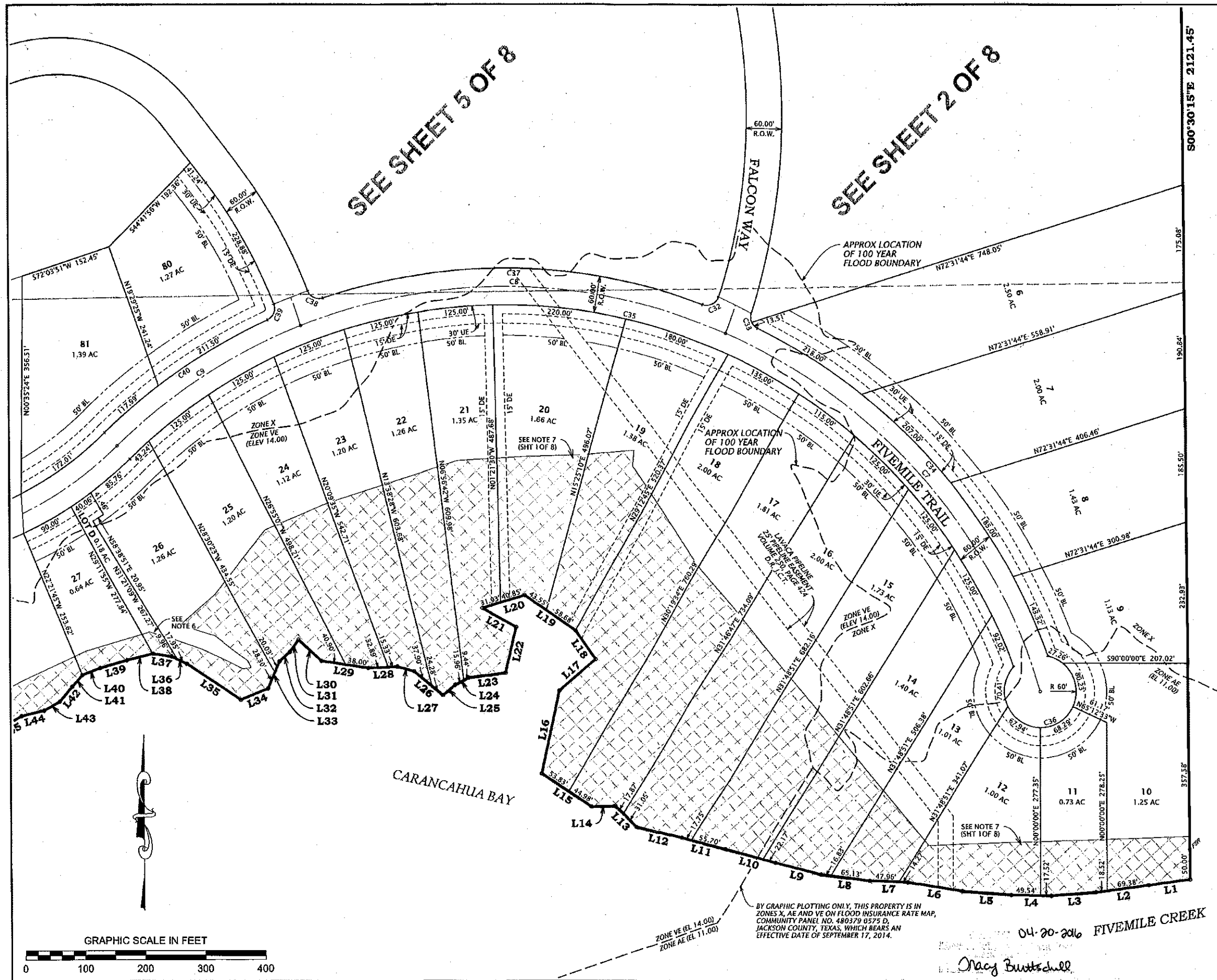
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DATE 03/30/16

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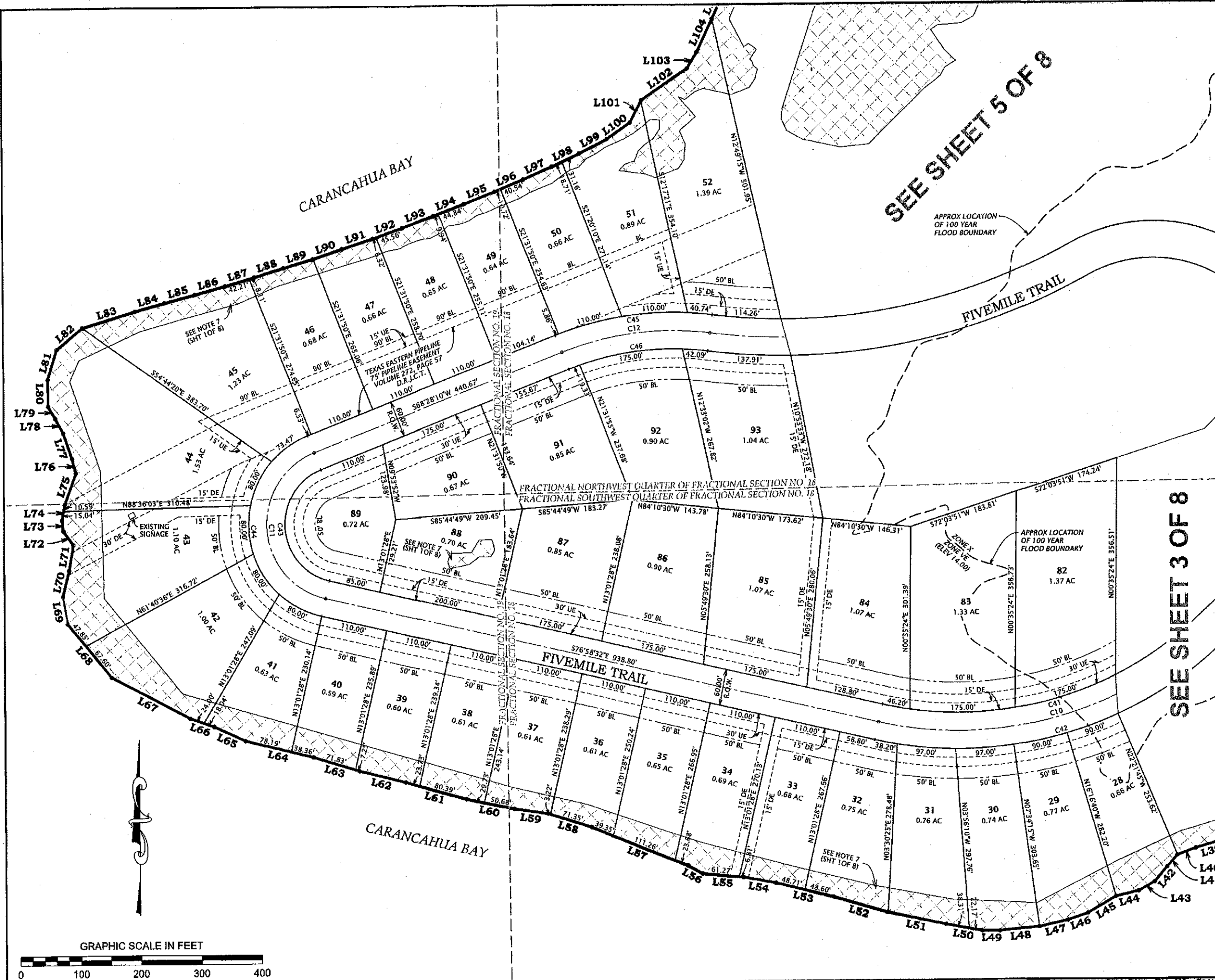
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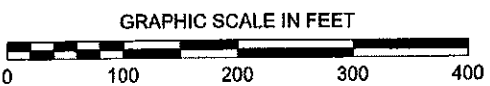
BEING A 152.06 ACRE TRACT OF LAND SITUATED PARTIALLY IN THE WILLIAM J. WICKMAN SURVEY, ABSTRACT NO. 273 AND PARTIALLY IN THE GEORGE TRAPNELL SURVEY, ABSTRACT NO. 263, JACKSON COUNTY, TEXAS.

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SEE SHEET 5 OF 8

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FINAL PLAT

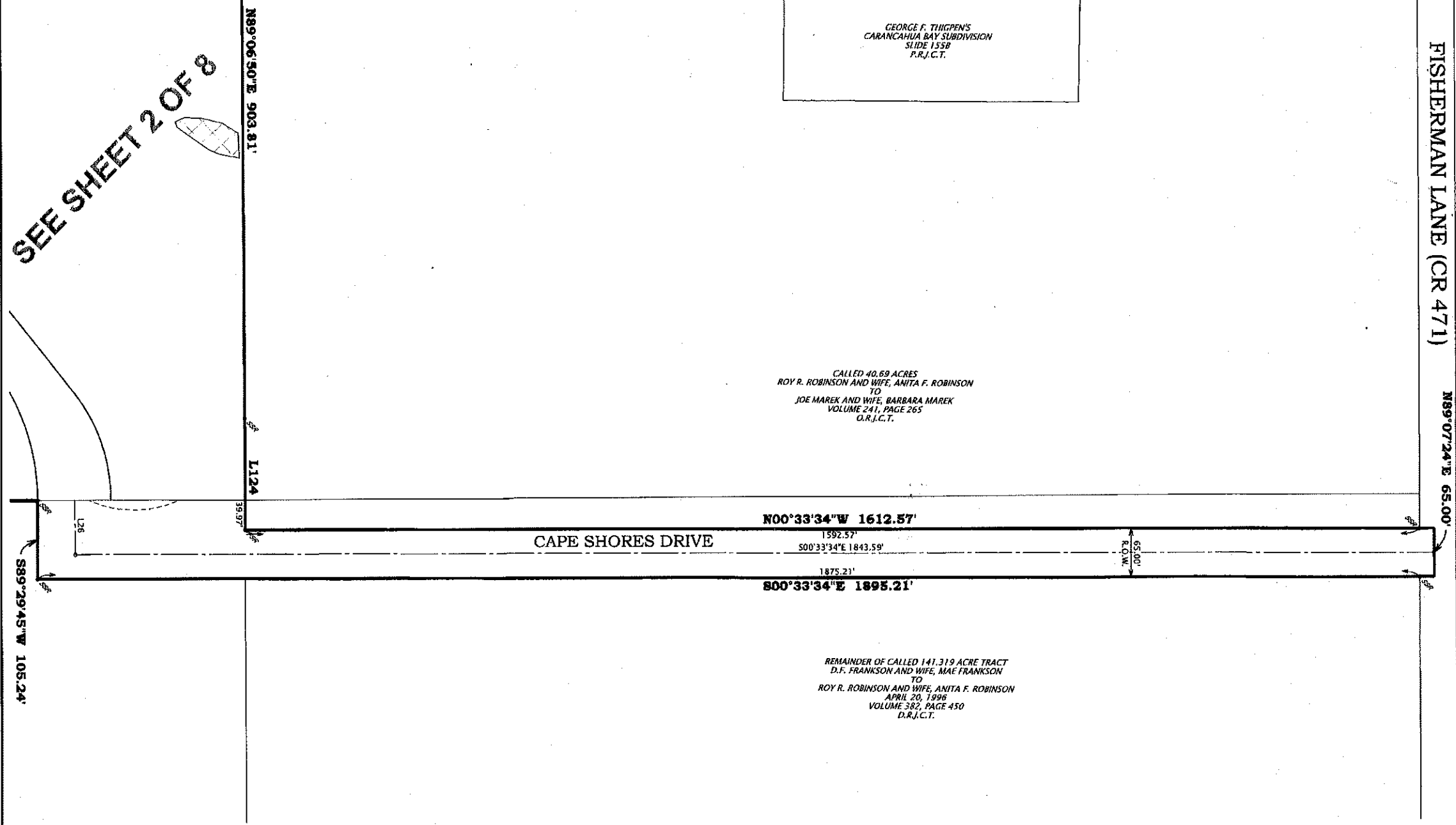
PLAT IS FILED FOR RECORD IN VOL. **Side 218** OF THE PLAT RECORDS OF JACKSON COUNTY, TEXAS.

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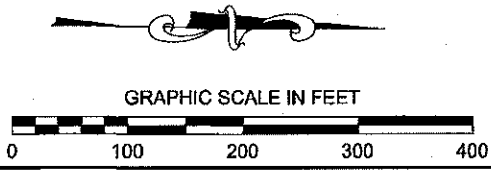
**Cape Shores Subdivision**

FINAL PLAT

BEING A 152.06 ACRE TRACT OF LAND SITUATED PARTIALLY IN THE WILLIAM J. WICKMAN SURVEY, ABSTRACT NO. 273 AND PARTIALLY IN THE GEORGE TRAPNELL SURVEY, ABSTRACT NO. 263, JACKSON COUNTY, TEXAS.

PLAT IS FILED FOR RECORD IN VOL. <u>Slide 200</u> OF THE PLAT RECORDS OF JACKSON COUNTY, TEXAS.
DATE 03/30/16
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04-20-2016  
Chazy Butcher



METES AND BOUNDS DESCRIPTION

152.06 ACRES

THE STATE OF TEXAS]
THE COUNTY OF JACKSON

BEING A 152.06 ACRE TRACT OF LAND SITUATED PARTIALLY IN THE WILLIAM J. WICKMAN SURVEY, ABSTRACT NO. 273 AND PARTIALLY IN THE GEORGE TRAPNELL SURVEY, ABSTRACT NO. 263, JACKSON COUNTY, TEXAS, SAID 152.06 ACRE TRACT OF LAND BEING COMPRISED OF THAT CERTAIN TRACT OF LAND DESCRIBED AS 148.97 ACRES AS CONVEYED BY S TRULL L. P. #1, A TEXAS LIMITED PARTNERSHIP TO SHOREBIRD VENTURES, LP ACCORDING TO DOCUMENT RECORDED IN VOLUME 342, PAGE 54 OF THE OFFICIAL RECORDS OF SAID COUNTY, SAID 148.97 ACRE TRACT OF LAND BEING ALL OF THE FRACTIONAL NORTHWEST QUARTER OF FRACTIONAL SECTION NO. 18, ALL OF FRACTIONAL SECTION NO. 19, AND ALL THAT PORTION OF THE FRACTIONAL SOUTHWEST QUARTER OF FRACTIONAL SECTION 18 LYING NORTH OF FIVE MILE CREEK, ALL OUT OF THE THEODORE F. KOCH SUBDIVISION IN JACKSON COUNTY, TEXAS, ACCORDING TO DOCUMENT RECORDED IN VOLUME 7, PAGE 492 OF THE DEED RECORDS OF SAID COUNTY, THAT CERTAIN TRACT OF LAND DESCRIBED AS 2.41 ACRES AS CONVEYED BY ANITA F. ROBINSON TO SHOREBIRD VENTURES, LP ACCORDING TO DOCUMENT RECORDED IN VOLUME 342, PAGE 48 OF THE OFFICIAL RECORDS OF SAID COUNTY, SAID 2.41 ACRE TRACT BEING OUT OF LOT 4 OF THE A. W. LEWIS SUBDIVISION, AS RECORDED IN VOLUME 2, PAGE 16, SLIDE 21A OF THE PLAT RECORDS OF SAID COUNTY, AND THAT CERTAIN TRACT OF LAND DESCRIBED AS 0.68 ACRES AS CONVEYED BY LUCILLE A. KVECH, MARJORIE PRATT, SONIA E. PATTER, GARY C. GUSTAVSON AND CHARLES GUSTAVSON TO SHOREBIRD VENTURES, LP ACCORDING TO DOCUMENT RECORDED IN VOLUME 342, PAGE 39 OF THE OFFICIAL RECORDS OF SAID COUNTY, SAID 0.68 ACRE TRACT BEING PART OF THE WEST HALF OF THE FRACTIONAL NORTHEAST QUARTER OF SECTION 18 OF SAID THEODORE F. KOCH SUBDIVISION, SAID 152.06 ACRE TRACT OF LAND BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8 INCH DIAMETER STEEL REBAR FOUND MARKING THE SOUTHWEST CORNER OF LOT 4, BLOCK 1, D.F. FRANKSON CARANCAHUA BAY SUBDIVISION NO.1 ACCORDING TO DOCUMENT RECORDED IN VOLUME 3, PAGE 46, SLIDE 93B OF THE DEED RECORDS OF SAID COUNTY, MARKING THE SOUTHEAST RIGHT-OF-WAY LINE OF 1" STREET, MARKING THE NORTHEAST CORNER OF THAT CERTAIN TRACT OF LAND CONVEYED TO R.B. TRULL ACCORDING TO INSTRUMENT RECORDED IN VOLUME 66, PAGE 951 OF THE OFFICIAL RECORDS OF SAID COUNTY;

THENCE, SOUTH, AT 2.00 FEET PASSING THE SOUTHEAST CORNER OF THE AFORE MENTIONED R.B. TRULL TRACT, CONTINUING IN ALL A DISTANCE OF 2.33 FEET TO A 5/8 INCH DIAMETER STEEL REBAR FOUND IN FENCE LINE;

THENCE ALONG A NORTH LINE OF SAID 148.97 ACRE TRACT WITH FENCE AS FOLLOWS:

NORTH 89 DEG. 17'59" EAST, 453.62 FEET TO A 5/8 INCH DIAMETER REBAR WITH YELLOW PLASTIC CAP STAMPED "URBAN SURVEYING, INC." SET FOR ANGLE POINT IN THE FENCE;

NORTH 89 DEG. 06'50" EAST, A DISTANCE OF 903.81 FEET TO A 5/8 INCH DIAMETER REBAR WITH YELLOW PLASTIC CAP STAMPED "URBAN SURVEYING, INC." SET FOR ANGLE POINT IN THE SOUTH LINE OF THAT CERTAIN 40.69 ACRE TRACT OF LAND CONVEYED TO JOE MAREK AND WIFE, BARBARA MAREK ACCORDING TO INSTRUMENT RECORDED IN VOLUME 241, PAGE 265 OF THE OFFICIAL RECORDS OF SAID COUNTY;

THENCE, NORTH 89 DEG. 10'56" EAST, CONTINUING WITH THE SOUTH LINE OF SAID MAREK TRACT, AT 109.95 FEET PASS A 5/8 INCH DIAMETER STEEL REBAR WITH YELLOW PLASTIC CAP STAMPED "URBAN SURVEYING, INC." FOUND MARKING A COMMON CORNER OF SAID 148.96 ACRE TRACT AND THAT CERTAIN 46.7 ACRE TRACT OF LAND CONVEYED TO LUCILLE A. KVECH, TRUSTEE OF THE LUCILLE A. KVECH REVOCABLE LIVING TRUST, ET AL., DESCRIBED IN INSTRUMENT RECORDED IN VOLUME 85, PAGE 536, OF THE OFFICIAL RECORDS OF SAID COUNTY AND CONTINUING ALONG THE SOUTH LINE OF SAID MAREK TRACT AND THE NORTH LINE OF SAID 46.7 ACRE TRACT FOR AN OVERALL DISTANCE OF 149.92 FEET TO A 5/8 INCH DIAMETER REBAR WITH YELLOW PLASTIC CAP STAMPED "URBAN SURVEYING, INC." SET TO MARK THE SOUTHEAST CORNER OF SAID MAREK TRACT, THE SOUTHWEST CORNER OF THE REMAINDER OF A CALLED 141.319 ACRE TRACT AS CONVEYED BY D. F. FRANKSON AND WIFE, MAE FRANKSON TO ROY R. ROBINSON AND WIFE, ANITA F. ROBINSON ACCORDING TO DOCUMENT RECORDED IN VOLUME 382, PAGE 450 OF THE DEED RECORDS OF SAID COUNTY AND FURTHER SAID REBAR MARKS THE SOUTHWEST CORNER OF THE AFORESAID 2.41 ACRE TRACT;

THENCE, NORTH 00 DEG. 33' 34" WEST, ALONG THE COMMON LINE OF SAID MAREK TRACT AND SAID ROBINSON TRACT AND THE WEST LINE OF SAID 2.41 ACRE TRACT, AT 1592.57 FEET PASS A 5/8 INCH DIAMETER REBAR WITH YELLOW PLASTIC CAP STAMPED "URBAN SURVEYING, INC." SET FOR REFERENCE AND CONTINUING FOR AN OVERALL DISTANCE OF 1612.57 FEET TO A POINT FOR CORNER IN THE MIDDLE OF COUNTY ROAD 471, SAID POINT ALSO BEING A COMMON CORNER OF SAID MAREK TRACT AND SAID ROBINSON TRACT AND THE NORTHWEST CORNER OF SAID 2.41 ACRE TRACT;

THENCE, NORTH 89 DEG. 07' 24" EAST, ALONG SAID MIDDLE OF COUNTY ROAD 471 AND THE NORTH LINE OF SAID 2.41 ACRE TRACT, A DISTANCE OF 65.00 FEET TO A POINT FOR CORNER;

THENCE, SOUTH 00 DEG. 33' 34" WEST, ALONG THE EAST LINE OF SAID 2.41 ACRE TRACT, AT 20.50 FEET PASS A 5/8 INCH DIAMETER REBAR WITH YELLOW PLASTIC CAP STAMPED "URBAN SURVEYING, INC." SET FOR REFERENCE, AT 1612.50 FEET PASS THE COMMON LINE OF SAID ROBINSON TRACT AND SAID 46.7 ACRE TRACT, SAME BEING THE SOUTHEAST CORNER OF THE AFORESAID 2.41 ACRE TRACT AND THE NORTHEAST CORNER OF THE AFORESAID 0.68 ACRE TRACT, AND CONTINUING ALONG THE EAST LINE OF SAID 0.68 ACRE TRACT FOR AN OVERALL DISTANCE OF 1895.21 FEET TO A 5/8 INCH DIAMETER REBAR WITH YELLOW PLASTIC CAP STAMPED "URBAN SURVEYING, INC." SET TO MARK THE SOUTHEAST CORNER OF SAID 0.68 ACRE TRACT;

THENCE, SOUTH 89 DEG. 29' 45" WEST, ALONG THE SOUTH LINE OF SAID 0.68 ACRE TRACT, A DISTANCE OF 105.24 FEET TO A 5/8 INCH DIAMETER REBAR WITH YELLOW PLASTIC CAP STAMPED "URBAN SURVEYING, INC." SET TO MARK THE SOUTHWEST CORNER OF SAID 0.68 ACRE TRACT IN THE EAST LINE OF SAID 148.97 ACRE TRACT;

METES AND BOUNDS DESCRIPTION

THENCE, SOUTH 00 DEG. 30' 15" EAST, CONTINUING WITH THE WEST LINE OF AFORE MENTIONED 46.7 ACRE TRACT AND THE WEST LINE OF THAT CERTAIN TRACT OF LAND CONVEYED TO NORBERT EGGEMEYER, ET AL. ACCORDING TO DOCUMENT RECORDED IN VOLUME 179, PAGE 1037, OF THE OFFICIAL RECORDS OF SAID COUNTY, PASSING AT 2071.45 FEET A 5/8 INCH DIAMETER REBAR FOUND FOR REFERENCE AND CONTINUING FOR AN OVERALL DISTANCE OF 2121.45 FEET TO THE SHORELINE OF FIVE MILE CREEK FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, WITH THE MEANDERS OF THE SHORELINE OF FIVE MILE CREEK AND CARANCAHUA BAY AS FOLLOWS:

- SOUTH 82 DEG. 09'48" WEST, A DISTANCE OF 69.13 FEET;
SOUTH 82 DEG. 21'12" WEST, A DISTANCE OF 87.90 FEET;
SOUTH 85 DEG. 22'53" WEST, A DISTANCE OF 74.37 FEET;
NORTH 89 DEG. 27'47" WEST, A DISTANCE OF 67.06 FEET;
NORTH 85 DEG. 15'43" WEST, A DISTANCE OF 79.92 FEET;
NORTH 80 DEG. 59'05" WEST, A DISTANCE OF 91.81 FEET;
NORTH 87 DEG. 35'15" WEST, A DISTANCE OF 62.23 FEET;
NORTH 82 DEG. 46'33" WEST, A DISTANCE OF 81.56 FEET;
NORTH 75 DEG. 32'31" WEST, A DISTANCE OF 76.49 FEET;
NORTH 75 DEG. 01'33" WEST, A DISTANCE OF 88.52 FEET;
NORTH 74 DEG. 59'32" WEST, A DISTANCE OF 73.45 FEET;
NORTH 78 DEG. 00'00" WEST, A DISTANCE OF 78.93 FEET;
NORTH 44 DEG. 24'44" WEST, A DISTANCE OF 48.92 FEET;
SOUTH 88 DEG. 37'18" WEST, A DISTANCE OF 39.27 FEET;
NORTH 56 DEG. 32'24" WEST, A DISTANCE OF 98.81 FEET;
NORTH 12 DEG. 10'01" EAST, A DISTANCE OF 140.29 FEET;
NORTH 48 DEG. 54'41" EAST, A DISTANCE OF 80.18 FEET;
NORTH 35 DEG. 03'37" WEST, A DISTANCE OF 140.29 FEET;
NORTH 55 DEG. 10'02" WEST, A DISTANCE OF 102.23 FEET;
SOUTH 73 DEG. 08'05" WEST, A DISTANCE OF 72.78 FEET;
SOUTH 60 DEG. 11'28" EAST, A DISTANCE OF 63.70 FEET;
SOUTH 12 DEG. 44'18" WEST, A DISTANCE OF 78.25 FEET;
SOUTH 82 DEG. 50'13" WEST, A DISTANCE OF 61.82 FEET;
SOUTH 61 DEG. 30'57" WEST, A DISTANCE OF 75.39 FEET;
SOUTH 49 DEG. 57'56" WEST, A DISTANCE OF 26.88 FEET;
NORTH 49 DEG. 38'24" WEST, A DISTANCE OF 62.18 FEET;
NORTH 74 DEG. 46'52" WEST, A DISTANCE OF 28.39 FEET;
SOUTH 87 DEG. 14'23" WEST, A DISTANCE OF 48.23 FEET;
NORTH 81 DEG. 20'28" WEST, A DISTANCE OF 78.90 FEET;
NORTH 47 DEG. 20'08" WEST, A DISTANCE OF 51.45 FEET;
SOUTH 35 DEG. 27'27" WEST, A DISTANCE OF 24.33 FEET;
SOUTH 47 DEG. 17'22" WEST, A DISTANCE OF 23.67 FEET;
SOUTH 23 DEG. 41'33" WEST, A DISTANCE OF 48.32 FEET;
SOUTH 67 DEG. 41'09" WEST, A DISTANCE OF 49.02 FEET;
NORTH 56 DEG. 18'30" WEST, A DISTANCE OF 107.49 FEET;
NORTH 64 DEG. 19'03" WEST, A DISTANCE OF 27.91 FEET;
NORTH 80 DEG. 50'41" WEST, A DISTANCE OF 31.65 FEET;
SOUTH 76 DEG. 00'49" WEST, A DISTANCE OF 45.06 FEET;
SOUTH 73 DEG. 47'19" WEST, A DISTANCE OF 45.67 FEET;
SOUTH 69 DEG. 32'15" WEST, A DISTANCE OF 32.50 FEET;
SOUTH 41 DEG. 24'40" WEST, A DISTANCE OF 25.95 FEET;
SOUTH 40 DEG. 14'00" WEST, A DISTANCE OF 32.43 FEET;
SOUTH 60 DEG. 40'02" WEST, A DISTANCE OF 29.80 FEET;
SOUTH 76 DEG. 47'35" WEST, A DISTANCE OF 38.71 FEET;
SOUTH 59 DEG. 45'04" WEST, A DISTANCE OF 53.83 FEET;
SOUTH 70 DEG. 57'19" WEST, A DISTANCE OF 34.84 FEET;
SOUTH 77 DEG. 25'45" WEST, A DISTANCE OF 48.64 FEET;
SOUTH 83 DEG. 57'22" WEST, A DISTANCE OF 65.09 FEET;
NORTH 89 DEG. 00'51" WEST, A DISTANCE OF 29.76 FEET;
NORTH 79 DEG. 25'56" WEST, A DISTANCE OF 60.48 FEET;
NORTH 77 DEG. 50'35" WEST, A DISTANCE OF 98.54 FEET;
NORTH 73 DEG. 51'59" WEST, A DISTANCE OF 94.57 FEET;
NORTH 76 DEG. 08'48" WEST, A DISTANCE OF 97.30 FEET;
NORTH 79 DEG. 23'16" WEST, A DISTANCE OF 54.59 FEET;
NORTH 84 DEG. 22'31" WEST, A DISTANCE OF 68.07 FEET;
NORTH 60 DEG. 46'34" WEST, A DISTANCE OF 26.91 FEET;
NORTH 68 DEG. 29'36" WEST, A DISTANCE OF 174.29 FEET;
NORTH 72 DEG. 07'03" WEST, A DISTANCE OF 74.57 FEET;
NORTH 81 DEG. 16'33" WEST, A DISTANCE OF 56.28 FEET;
NORTH 77 DEG. 59'21" WEST, A DISTANCE OF 80.41 FEET;
NORTH 73 DEG. 53'28" WEST, A DISTANCE OF 104.12 FEET;
NORTH 75 DEG. 40'21" WEST, A DISTANCE OF 79.09 FEET;
NORTH 72 DEG. 50'11" WEST, A DISTANCE OF 79.07 FEET;
NORTH 75 DEG. 57'02" WEST, A DISTANCE OF 116.55 FEET;
NORTH 65 DEG. 11'04" WEST, A DISTANCE OF 56.89 FEET;
NORTH 70 DEG. 41'14" WEST, A DISTANCE OF 42.04 FEET;
NORTH 62 DEG. 08'12" WEST, A DISTANCE OF 146.52 FEET;
NORTH 39 DEG. 21'32" WEST, A DISTANCE OF 115.45 FEET;
NORTH 09 DEG. 27'39" WEST, A DISTANCE OF 45.19 FEET;
NORTH 13 DEG. 56'11" EAST, A DISTANCE OF 44.58 FEET;
NORTH 09 DEG. 49'52" EAST, A DISTANCE OF 42.23 FEET;
NORTH 35 DEG. 45'50" WEST, A DISTANCE OF 28.21 FEET;
NORTH 07 DEG. 06'13" WEST, A DISTANCE OF 17.69 FEET;
NORTH 10 DEG. 21'39" EAST, A DISTANCE OF 25.62 FEET;
NORTH 20 DEG. 08'45" EAST, A DISTANCE OF 54.39 FEET;
NORTH 14 DEG. 28'39" WEST, A DISTANCE OF 24.64 FEET;
NORTH 18 DEG. 54'45" WEST, A DISTANCE OF 44.84 FEET;
NORTH 28 DEG. 07'27" WEST, A DISTANCE OF 27.28 FEET;
NORTH 30 DEG. 01'38" WEST, A DISTANCE OF 22.84 FEET;
NORTH 01 DEG. 01'34" WEST, A DISTANCE OF 43.78 FEET;
NORTH 16 DEG. 57'55" EAST, A DISTANCE OF 51.63 FEET;
NORTH 50 DEG. 24'09" EAST, A DISTANCE OF 55.13 FEET;
NORTH 73 DEG. 24'13" EAST, A DISTANCE OF 91.88 FEET;
NORTH 74 DEG. 32'03" EAST, A DISTANCE OF 50.74 FEET;
NORTH 75 DEG. 20'29" EAST, A DISTANCE OF 51.68 FEET;
NORTH 74 DEG. 52'51" EAST, A DISTANCE OF 52.43 FEET;
NORTH 73 DEG. 54'41" EAST, A DISTANCE OF 50.32 FEET;
NORTH 73 DEG. 18'02" EAST, A DISTANCE OF 51.41 FEET;
NORTH 73 DEG. 32'02" EAST, A DISTANCE OF 50.60 FEET;
NORTH 71 DEG. 45'15" EAST, A DISTANCE OF 51.05 FEET;
NORTH 71 DEG. 54'33" EAST, A DISTANCE OF 33.01 FEET;
NORTH 70 DEG. 53'03" EAST, A DISTANCE OF 51.88 FEET;
NORTH 70 DEG. 03'43" EAST, A DISTANCE OF 54.56 FEET;
NORTH 69 DEG. 22'53" EAST, A DISTANCE OF 54.78 FEET;
NORTH 68 DEG. 27'40" EAST, A DISTANCE OF 51.44 FEET;
NORTH 67 DEG. 25'07" EAST, A DISTANCE OF 51.26 FEET;
NORTH 66 DEG. 05'06" EAST, A DISTANCE OF 50.84 FEET;
NORTH 65 DEG. 10'40" EAST, A DISTANCE OF 49.86 FEET;

METES AND BOUNDS DESCRIPTION

- NORTH 63 DEG. 00'17" EAST, A DISTANCE OF 52.41 FEET;
NORTH 55 DEG. 54'29" EAST, A DISTANCE OF 47.33 FEET;
NORTH 27 DEG. 35'38" EAST, A DISTANCE OF 40.50 FEET;
NORTH 56 DEG. 05'10" EAST, A DISTANCE OF 92.52 FEET;
NORTH 31 DEG. 34'07" EAST, A DISTANCE OF 31.15 FEET;
NORTH 25 DEG. 14'21" EAST, A DISTANCE OF 59.56 FEET;
NORTH 25 DEG. 32'20" EAST, A DISTANCE OF 50.84 FEET;
NORTH 23 DEG. 52'40" EAST, A DISTANCE OF 89.88 FEET;
NORTH 09 DEG. 11'36" EAST, A DISTANCE OF 76.26 FEET;
NORTH 05 DEG. 47'13" EAST, A DISTANCE OF 33.33 FEET;
NORTH 26 DEG. 22'00" EAST, A DISTANCE OF 40.27 FEET;
NORTH 47 DEG. 20'16" EAST, A DISTANCE OF 119.81 FEET;
NORTH 58 DEG. 59'07" EAST, A DISTANCE OF 72.20 FEET;
NORTH 58 DEG. 50'19" EAST, A DISTANCE OF 82.17 FEET;
NORTH 57 DEG. 56'32" EAST, A DISTANCE OF 63.28 FEET;
NORTH 60 DEG. 30'34" EAST, A DISTANCE OF 28.84 FEET;
NORTH 57 DEG. 37'05" EAST, A DISTANCE OF 60.17 FEET;
NORTH 55 DEG. 54'15" EAST, A DISTANCE OF 68.08 FEET;
NORTH 62 DEG. 18'53" EAST, A DISTANCE OF 62.19 FEET;
NORTH 64 DEG. 53'45" EAST, A DISTANCE OF 60.05 FEET;
NORTH 60 DEG. 56'14" EAST, A DISTANCE OF 61.42 FEET;

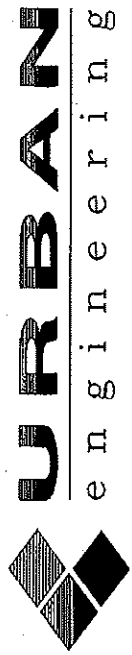
AND NORTH 55 DEG. 57'09" EAST, A DISTANCE OF 42.75 FEET TO A POINT IN A FENCE FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 88 DEG. 56'53" EAST, PASSING AT 50.00 FEET A 5/8 INCH DIAMETER REBAR FOUND FOR REFERENCE, AND CONTINUING FOR AN OVERALL DISTANCE OF 362.49 FEET TO A 5/8 INCH DIAMETER REBAR FOUND FOR ANGLE POINT;

THENCE, NORTH, PASSING AT 0.85 FEET THE SOUTHWEST CORNER OF THE AFORESAID R.B. TRULL TRACT, AND CONTINUING FOR AN OVERALL DISTANCE OF 2.85 FEET TO A 1/2 INCH IRON ROD FOUND, MARKING THE SOUTHEAST CORNER OF LOT 5 OF THE AFORE MENTIONED BLOCK 1, AND MARKING THE NORTHWEST RIGHT-OF-WAY LINE OF THE AFORE MENTIONED 1" STREET;

THENCE, NORTH 89 DEG. 30'06" EAST (BASIS OF BEARINGS), WITH THE AFORE MENTIONED R.B. TRULL TRACT, 50.00 FEET TO THE POINT OF BEGINNING, CONTAINING WITHIN THESE METES AND BOUNDS A 152.06 ACRES OF LAND, MORE OR LESS.

BEARINGS BASED ON THAT CERTAIN BLOCK 1, D.F. FRANKSON CARANCAHUA BAY SUBDIVISION NO.1, ACCORDING TO INSTRUMENT RECORDED IN VOLUME 3, PAGE 46, SLIDE 93B OF THE DEED RECORDS OF JACKSON COUNTY, TEXAS.



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FINAL PLAT
Cape Shores Subdivision

BEING A 152.06 ACRE TRACT OF LAND SITUATED PARTIALLY IN THE WILLIAM J. WICKMAN SURVEY, ABSTRACT NO. 273 AND PARTIALLY IN THE GEORGE TRAPNELL SURVEY, ABSTRACT NO. 263, JACKSON COUNTY, TEXAS.

Table with 2 columns: Field Name, Value. Fields include PLAT FILED FOR RECORD, DATE (03/30/16), JOB NUMBER (E20675.01), and PAGE 7 OF 8.

Handwritten signature: Tracy Buttschill, dated 04-20-2016

LINE DATA								
LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	S 82°00'46" W	69.13	L43	S 60°40'02" W	29.80	L85	N 75°20'29" E	51.68
L2	S 82°21'12" W	87.90	L44	S 76°47'35" W	38.71	L86	N 74°52'51" E	52.43
L3	S 85°22'33" W	74.37	L45	S 59°45'04" W	53.83	L87	N 73°54'41" E	50.32
L4	N 89°27'47" W	67.06	L46	S 70°57'19" W	34.84	L88	N 73°18'02" E	51.81
L5	N 85°15'43" W	79.92	L47	S 77°25'45" W	48.64	L89	N 73°32'02" E	50.69
L6	N 80°59'05" W	91.81	L48	S 83°57'22" W	65.09	L90	N 71°54'15" E	51.03
L7	N 87°53'15" W	62.23	L49	N 89°00'51" W	29.76	L91	N 71°54'33" E	53.01
L8	N 82°46'33" W	81.96	L50	N 79°25'56" W	60.48	L92	N 70°53'03" E	51.88
L9	N 75°32'31" W	76.49	L51	N 77°50'35" W	98.54	L93	N 70°09'43" E	54.56
L10	N 75°01'53" W	86.52	L52	N 73°51'59" W	94.37	L94	N 69°22'53" E	54.78
L11	N 74°59'32" W	73.45	L53	N 76°08'48" W	97.30	L95	N 68°27'40" E	54.44
L12	N 38°00'00" W	78.93	L54	N 79°23'16" W	54.59	L96	N 67°25'07" E	51.26
L13	N 44°24'44" W	48.92	L55	N 84°22'31" W	68.07	L97	N 66°05'06" E	50.84
L14	S 88°37'18" W	39.27	L56	N 60°46'14" W	26.91	L98	N 65°10'40" E	49.86
L15	N 56°32'24" W	98.81	L57	N 68°20'16" W	174.29	L99	N 63°09'17" E	52.41
L16	N 17°10'01" E	140.29	L58	N 72°07'08" W	74.37	L100	N 55°54'25" E	47.33
L17	N 48°54'41" E	86.18	L59	N 81°16'33" W	56.28	L101	N 27°53'38" E	46.50
L18	N 35°05'37" W	58.05	L60	N 77°59'21" W	80.41	L102	N 56°09'10" E	52.52
L19	N 55°10'02" W	102.23	L61	N 73°53'28" W	104.12	L103	N 31°14'07" E	31.15
L20	S 73°08'05" W	72.78	L62	N 75°46'21" W	79.69	L104	N 28°14'21" E	59.56
L21	S 60°11'28" E	63.70	L63	N 72°56'11" W	79.07	L105	N 25°22'20" E	50.84
L22	S 12°44'18" W	78.25	L64	N 75°57'02" W	116.55	L106	N 23°52'40" E	89.88
L23	S 82°56'13" W	61.82	L65	N 65°11'04" W	36.89	L107	N 09°11'36" E	76.26
L24	S 61°36'57" W	25.30	L66	N 70°41'14" W	42.04	L108	N 05°57'13" E	33.33
L25	S 49°57'56" W	86.88	L67	N 62°08'12" W	146.52	L109	N 26°27'00" E	40.27
L26	N 49°36'24" W	62.18	L68	N 39°21'32" W	115.43	L110	N 47°57'16" E	119.81
L27	N 74°46'53" W	25.39	L69	N 09°27'39" W	45.19	L111	N 38°59'07" E	72.20
L28	S 87°14'23" W	48.23	L70	N 13°56'11" E	44.58	L112	N 38°59'19" E	82.17
L29	N 81°20'28" W	78.90	L71	N 09°49'52" E	42.23	L113	N 37°56'32" E	63.28
L30	N 47°20'00" W	51.45	L72	N 35°45'50" E	28.21	L114	N 60°39'34" E	28.84
L31	S 35°27'27" W	24.35	L73	N 07°06'13" W	17.69	L115	N 37°37'05" E	60.17
L32	S 47°17'22" W	23.67	L74	N 10°21'39" E	25.62	L116	N 55°54'15" E	68.08
L33	S 22°41'33" W	48.32	L75	N 20°08'45" E	34.39	L117	N 62°18'33" E	62.19
L34	S 67°41'09" W	49.02	L76	N 14°28'39" W	24.64	L118	N 64°53'45" E	60.05
L35	N 56°18'39" W	107.49	L77	N 18°54'45" W	44.84	L119	N 60°50'14" E	61.42
L36	N 64°19'33" W	27.91	L78	N 28°07'27" W	27.28	L120	N 55°57'09" E	42.74
L37	N 89°50'41" W	31.63	L79	N 30°01'38" W	22.84	L121	NORTH	2.85
L38	S 76°00'49" W	43.06	L80	N 01°01'34" W	43.78	L122	N 89°30'00" E	50.60
L39	S 73°47'19" W	45.67	L81	N 16°57'55" E	51.63	L123	SOUTH	2.33
L40	S 69°32'15" W	32.50	L82	N 30°24'09" E	55.13	L124	N 89°10'56" E	149.92
L41	S 41°24'40" W	25.95	L83	N 73°24'13" E	91.88	L125	SOUTH	62.33
L42	S 46°14'00" W	32.43	L84	N 74°32'03" E	50.74	L126	N 88°20'38" E	78.25

CURVE DATA					
CURVE	RADIUS	TANGENT	DELTA	ARC LENGTH	CHORD BEARING AND LENGTH
C1	275.78	93.18	37°20'23"	179.72	N69°40'26" E 176.56'
C2	800.00	92.60	13°12'19"	184.38	N57°36'24" E 183.97'
C3	200.00	63.78	35°22'38"	123.49	N71°28'37" E 121.54'
C4	300.00	131.67	53°38'21"	280.85	S63°59'53" E 270.71'
C5	1000.00	99.71	11°23'16"	198.76	S31°29'04" E 198.43'
C6	1000.00	430.96	46°37'40"	813.81	S02°18'36" E 791.54'
C7	922.95	434.48	50°23'04"	812.10	S11°28'10" E 786.21'
C8	922.95	380.14	44°46'16"	721.20	N8°03'59" W 702.99'
C9	922.95	184.77	22°38'29"	364.72	S57°13'48" W 362.35'
C10	600.00	326.58	57°06'54"	598.11	S74°28'00" E 573.65'
C11	125.00	401.89	145°26'42"	317.31	N04°15'11" W 238.72'
C12	500.00	128.48	28°49'16"	251.51	N82°52'48" E 248.87'
C13	1000.00	327.19	36°14'06"	632.42	N79°10'23" E 621.93'
C14	250.00	213.60	81°02'17"	353.60	S78°25'31" E 324.85'
C15	800.00	144.63	20°29'41"	286.16	S27°39'32" E 284.64'
C16	235.13	81.82	38°22'23"	157.48	S70°11'26" W 154.55'
C17	302.18	99.93	36°35'55"	193.02	S71°06'13" W 189.75'
C18	770.00	89.13	13°12'19"	177.47	N57°36'24" E 177.07'
C19	830.00	96.07	13°12'19"	191.30	N57°36'24" E 190.87'
C20	20.00	19.07	87°16'14"	30.46	S72°09'19" E 27.60'
C21	20.00	19.07	87°16'14"	30.46	N20°34'27" E 27.80'
C22	60.00	34.64	300°00'00"	314.16	S36°11'42" E 60.00'
C23	230.00	66.83	32°24'20"	130.08	N78°00'28" E 128.36'
C24	170.00	54.22	35°22'38"	104.97	N71°29'37" E 103.31'
C25	20.00	18.72	86°12'38"	30.09	N43°06'19" E 27.33'
C26	20.00	20.29	90°49'04"	31.70	S45°24'32" E 28.49'
C27	330.00	166.84	53°38'21"	308.94	S63°59'53" E 297.78'
C28	270.00	176.50	53°38'21"	252.77	S63°59'53" E 243.64'
C29	1030.00	77.98	08°39'31"	155.65	S32°50'57" E 155.51'
C30	970.00	504.42	54°57'02"	930.29	S09°42'12" E 895.05'
C31	1030.00	188.63	41°20'40"	743.24	S02°23'20" E 727.22'
C32	20.00	20.85	92°23'48"	32.25	N63°51'13" E 28.87'
C33	20.00	17.45	82°11'59"	28.69	N27°49'00" W 26.39'
C34	952.95	389.68	44°28'51"	739.81	N41°40'34" W 721.37'
C35	892.95	1389.59	114°33'01"	1785.26	N76°44'56" W 1502.44'
C36	60.00	34.66	299°58'26"	314.13	N72°07'34" E 60.02'
C37	952.95	333.32	38°33'27"	641.29	N89°06'36" W 629.26'
C38	20.00	19.13	87°27'35"	30.53	S64°38'32" E 27.65'
C39	20.00	18.85	86°35'41"	30.23	S22°25'20" W 27.45'
C40	952.95	166.41	19°48'38"	529.49	S55°48'52" W 527.85'
C41	570.00	310.23	57°06'54"	568.20	S74°28'00" W 544.97'
C42	630.00	342.88	57°06'54"	628.01	S74°28'00" W 602.33'
C43	95.00	305.43	145°26'42"	241.16	S04°15'11" E 181.43'
C44	155.00	498.34	145°26'42"	393.47	S04°15'11" E 296.01'
C45	530.00	136.18	28°49'16"	266.60	N82°52'48" E 263.80'
C46	470.00	120.77	28°49'16"	236.42	N82°52'48" E 233.94'
C47	970.00	317.37	36°14'06"	613.45	S79°10'23" W 603.27'
C48	1030.00	337.00	36°14'06"	651.39	S79°10'23" W 640.59'
C49	280.00	239.30	81°02'17"	396.03	S78°25'31" E 363.83'
C50	220.00	188.02	81°02'17"	311.16	S78°25'31" E 285.87'
C51	830.00	123.88	16°58'38"	245.94	N29°23'04" W 245.04'
C52	770.00	115.29	17°01'53"	228.88	S29°23'26" E 228.04'

**CERTIFICATE OF OWNERSHIP AND DEDICATION**

THE STATE OF TEXAS  
COUNTY OF JACKSON

THIS IS TO CERTIFY THAT (WE), CAPE SHORES LAND, L.L.C. AM (ARE) THE LEGAL OWNER(S) OF THE LAND SHOWN ON THIS PLAT, BEING THE TRACT OF LAND AS CONVEYED TO (RE)US BY VOLUME 510, PAGE 75 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, TEXAS, AND DESIGNATED HEREIN AS CAPE SHORES SUBDIVISION IN JACKSON COUNTY, TEXAS.

FURTHER, (WE), THE UNDERSIGNED, DO HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, BASEMENTS AND PUBLIC PLACES SHOWN ON THIS PLAT FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED.

*Renee Howes*  
SIGNATURE

RENEE HOWES  
CAPE SHORES LAND, L.L.C.  
P.O. BOX 261  
SKULL VALLEY, AZ 85338

*Debra Ann Burkhalter*  
DEBRA ANN BURKHALTER  
Notary Public  
STATE OF TEXAS  
ID# 13036834-3  
My Comm. Exp. Sept. 14, 2019

THE STATE OF TEXAS  
THE COUNTY OF *Walker*

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED, *Renee Howes*, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT SUCH PERSON EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE 7 DAY OF April 2016.

*Debra Ann Burkhalter*  
NOTARY PUBLIC, STATE OF TEXAS

**SURVEYOR'S CERTIFICATE/ ENGINEER'S CERTIFICATE**

KNOW ALL MEN BY THESE PRESENTS:

THAT I, TERRY T. RUDDICK, DO HEREBY CERTIFY THAT I MADE AN ACTUAL AND ACCURATE SURVEY OF THE PLATTED LAND, AND THAT THE CORNER MONUMENTS SHOWN ON THE FOREGOING PLAT WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH THE SUBDIVISION AND DEVELOPMENT ORDINANCE OF JACKSON COUNTY, TEXAS.

*Terry Ruddick*  
TERRY T. RUDDICK, R.P.L.S.  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS REGISTRATION NO. 4943

URBAN SURVEYING, INC.  
FIRM NO. 1002100  
2004 N. COMMERCE ST.  
VICTORIA, TX 77901  
(361) 578-9836

KNOW ALL MEN BY THESE PRESENTS:

THAT I, RAY M. BRIDGES, DO HEREBY CERTIFY THAT THE FOREGOING PLAT WAS PREPARED IN ACCORDANCE WITH THE SUBDIVISION AND DEVELOPMENT ORDINANCE OF JACKSON COUNTY, TEXAS.

*Ray M. Bridges*  
RAY M. BRIDGES, P.E., R.P.L.S.  
PROFESSIONAL ENGINEER  
TEXAS REGISTRATION NO. 68789

URBAN ENGINEERING  
FIRM NO. P-160  
2004 N. COMMERCE ST.  
VICTORIA, TX 77901  
(361) 578-9836

**FLOODPLAIN CERTIFICATE OF APPROVAL**

A DEVELOPMENT PERMIT IS REQUIRED FROM THE FLOODPLAIN ADMINISTRATOR'S OFFICE AT 411 N. WELLS ROOM 130, EDNA, TEXAS 77957, (361) 782-7552.

*Lori McLeenan*  
LORI MCLEENAN, DIRECTOR OF ENVIRONMENTAL SERVICE & FLOODPLAIN ADMINISTRATION

**COUNTY CLERK CERTIFICATE OF APPROVAL**

I, BARBARA EARL, CLERK OF THE COUNTY COURT AND COUNTY CLERK OF JACKSON COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING PLAT OF CAPE SHORES SUBDIVISION, JACKSON COUNTY, TEXAS, DULY AUTHENTICATED BY CERTIFICATION OF THE COMMISSIONERS COURT OF THE COUNTY OF JACKSON, TEXAS, ATTACHED HERETO, AS FILED FOR RECORD IN MY OFFICE AT 2:11 O'CLOCK P.M. ON THE 22 DAY OF April IN SLIDE 215-232 OF THE JACKSON COUNTY DEED RECORDS.

*Barbara Earl*  
BARBARA EARL, COUNTY CLERK

**COMMISSIONERS COURT CERTIFICATE OF APPROVAL**

THIS PLAT, AS SHOWN HEREON, WAS APPROVED BY COMMISSIONERS COURT AT A MEETING IN REGULAR SESSION ON THE 28 DAY OF March 2016.

JACKSON COUNTY COMMISSIONERS COURT.

*Dennis Simons* DENNIS SIMONS, COUNTY JUDGE  
*Dennis Karl* DENNIS KARL, COUNTY COMMISSIONER PRECINCT 4

**COUNTY-WIDE DRAINAGE DISTRICT CERTIFICATE OF APPROVAL**

DRAINAGE CALCULATIONS AND CONSTRUCTION DRAWINGS FOR THE DRAINAGE FACILITIES SHOWN ON THE SITE WORK CONSTRUCTION DRAWINGS ASSOCIATED WITH THIS PLAT, WERE PREPARED BY AN ENGINEER, REGISTERED IN THE STATE OF TEXAS. SAID CALCULATIONS AND DRAWINGS HAVE BEEN REVIEWED BY THE BOARD OF DIRECTORS AND APPEAR TO BE COMPLIANT WITH MINIMUM STANDARDS SET FORTH BY THE COUNTY OF JACKSON.

JACKSON COUNTY COUNTY-WIDE DRAINAGE DISTRICT

*Sammy Rippe*  
SAMMY RIPPEMONTI, CHAIRMAN

**TAX ASSESSOR - COLLECTOR CERTIFICATE OF APPROVAL**

I HEREBY CERTIFY THAT ALL AD VALOREM TAXES ON THE LAND INCLUDED WITHIN THE BOUNDARIES OF THE SUBJECT PLAT ARE PAID IN FULL FOR THE TAX YEAR AND ALL PRIOR YEARS.

JACKSON COUNTY TAX ASSESSOR - COLLECTOR

*Donna Atzenhoffer*  
DONNA ATZENHOFFER, COUNTY TAX ASSESSOR-COLLECTOR

**URBAN Engineering**

FINAL PLAT

**Cape Shores Subdivision**

BEING A 152.66 ACRE TRACT OF LAND SITUATED PARTIALLY IN THE WILLIAM J. WICKMAN SURVEY, ABSTRACT NO. 273 AND PARTIALLY IN THE GEORGE TRARNELL SURVEY, ABSTRACT NO. 263, JACKSON COUNTY, TEXAS.

PLAT IS FILED FOR RECORD IN VOL. 2016-232 OF THE PLAT RECORDS OF JACKSON COUNTY, TEXAS.

DATE 03/30/16

JOB NUMBER E20675.01

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