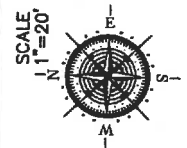


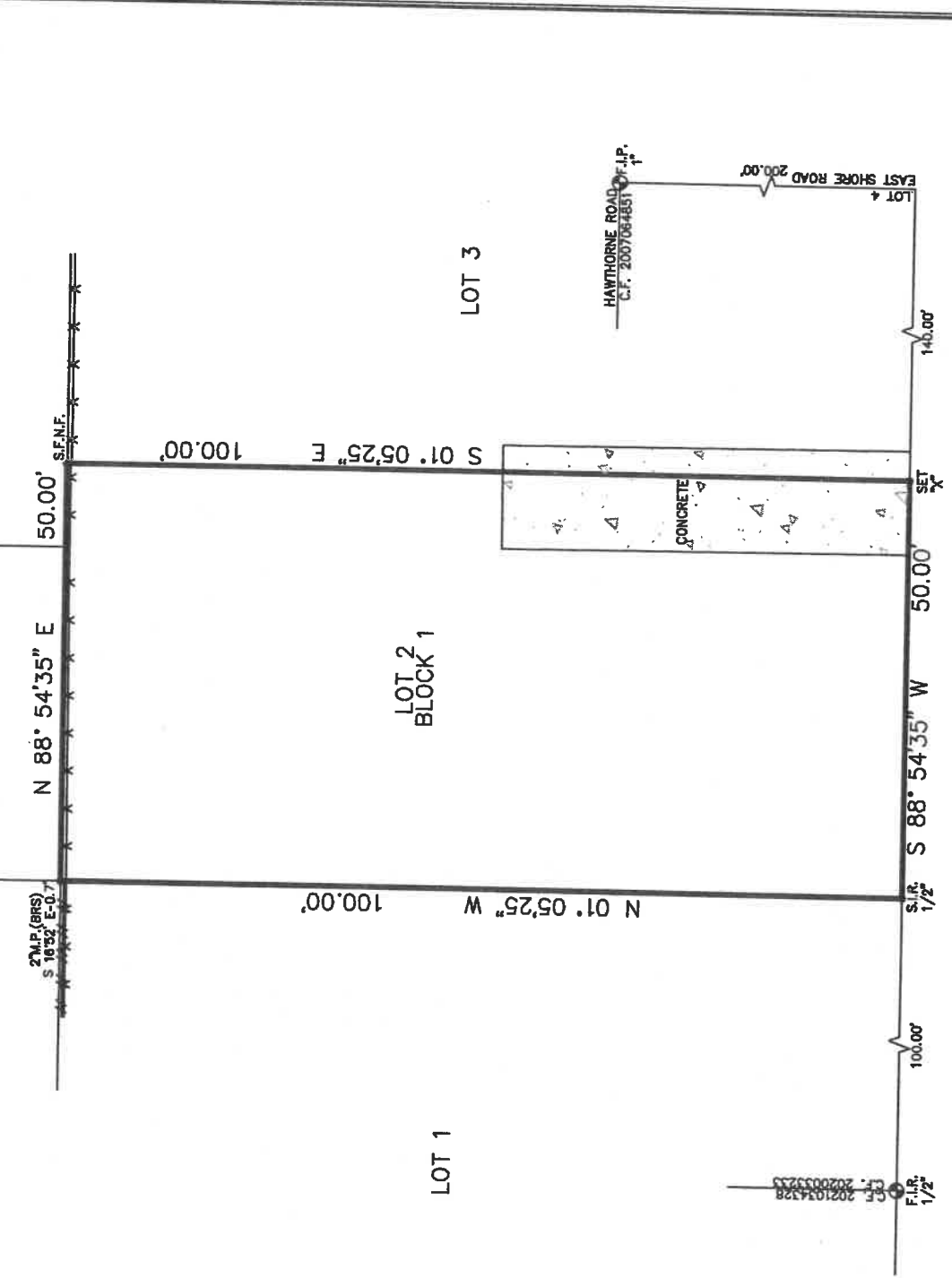
- LEGEND** - ITEMS THAT MAY APPEAR IN •
- U.L.E. - UTILITY EASEMENT
 - A.E. - AERIAL EASEMENT
 - D.E. - DRAINAGE EASEMENT
 - S.T.E. - STORM SEWER EASEMENT
 - W.L.E. - WATER LINE EASEMENT
 - NOT TO SCALE
- PERMANENT ACCESS EASEMENT
 --- UTILITY EASEMENT
 --- W.A.E. - WATER EASEMENT
 --- E.E. - ELECTRIC EASEMENT
 --- P.C. - POINT OF CURVATURE
 --- P.O.A. - POINT OF BEGINNING
 --- P.P. - POINT OF INTERSECTION
 --- S.P. - POINT OF BEGINNING
 --- S.F.M.F. - SEARCHED FOR, NOT FOUND
- F.I.P. - FOUND IRON ROD
 - S.I.R. - SET IRON ROD
 - W.P. - WOODEN POST
 - C.F.A. - CLERK'S FILE NUMBER
 - P.O.B. - POINT OF BEGINNING
 - F.N.D. - FOUND
 - B.R.S. - BEARS
- - CONTROL MONUMENT
 - - PROPERTY CORNER
 - EASEMENT LINE
 - BUILDING SETBACK LINE
 - BUILDING WALL
- WOODEN FENCE
 - CHAIN LINK FENCE
 - METAL FENCE
 - WIRE FENCE
 - VINYL FENCE



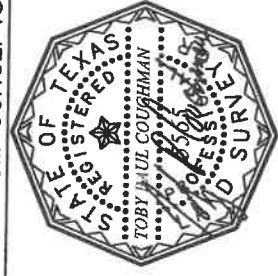
LOT 1072
& E. 1/2 OF LOT 1071
CLEAR LAKE SHORES
(VOL. 1, PG. 57 G.C.M.R.)
(G.C.C.F. NO. 2015005418)

LOT 1074
& W. 1/2 OF LOT 1075
(VOL. 1, PG. 57 G.C.M.R.)
CLEAR LAKE SHORES
(G.C.C.F. NO. 2016025512)

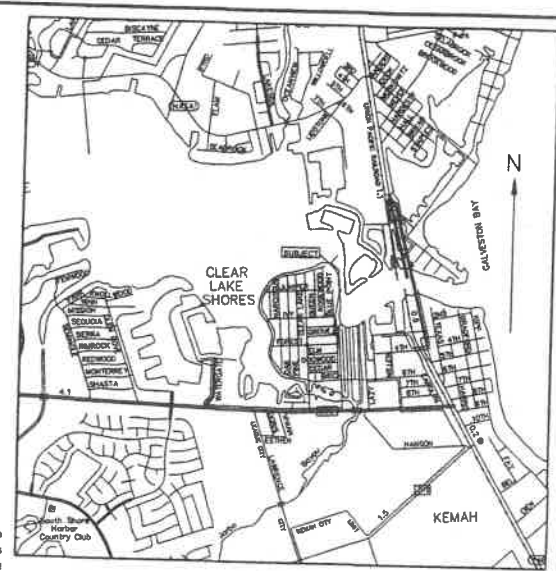
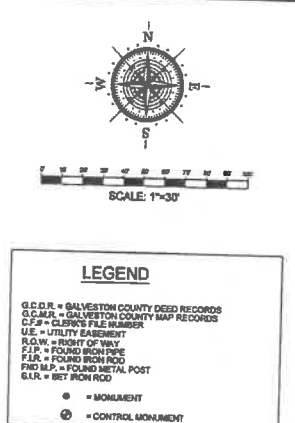
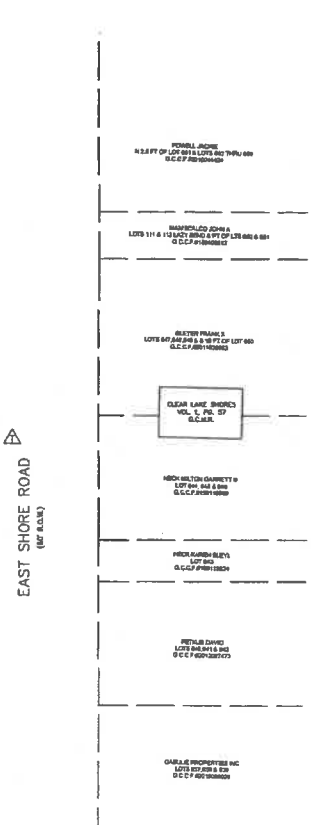
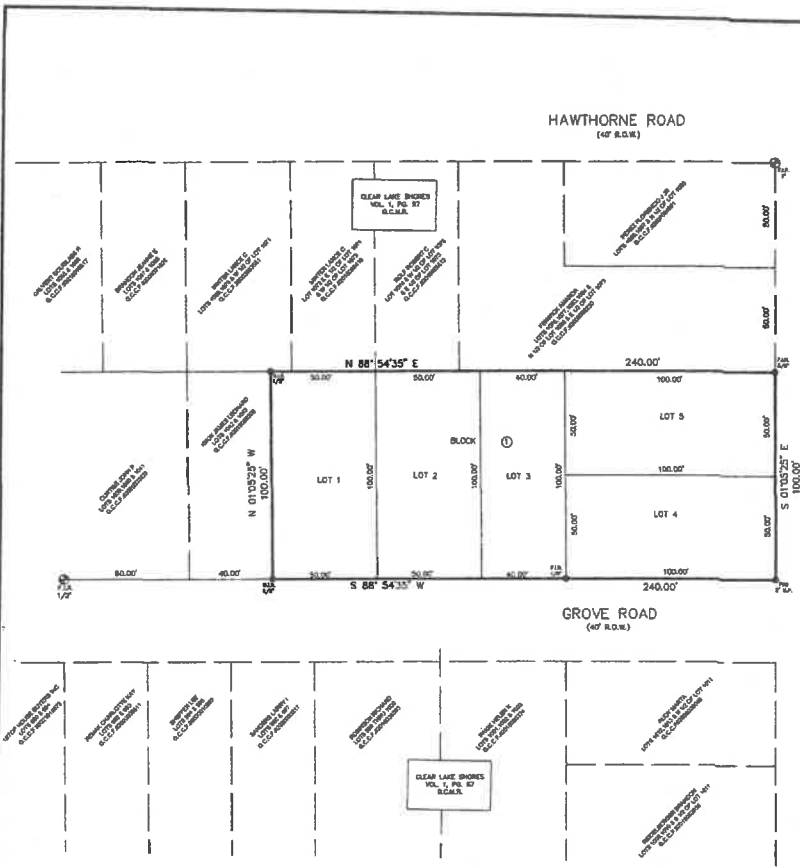
LOTS 1076, 1077, 1083, 1084
& N. 1/2 OF LOT 1085
& E. 1/2 OF LOT 1075
CLEAR LAKE SHORES
(VOL. 1, PG. 57 G.C.M.R.)
(G.C.C.F. NO. 2008052230)



| | |
|---|---|
| <p>Reviewed & Accepted by: _____ Date: _____</p> <p>NOTES:</p> <ul style="list-style-type: none"> - BEARING BASIS: PLAT - SUBJECT TO ANY AND ALL RECORDED AND UNRECORDED EASEMENTS - SURVEYOR HAS NOT INDEPENDENTLY ABSTRACTED PROPERTY - UNDERGROUND UTILITY INSTALLATIONS, UNDERGROUND IMPROVEMENTS, FOUNDATIONS AND/OR OTHER UNDERGROUND STRUCTURES ARE NOT LOCATED BY THIS SURVEY - THIS SURVEY IS NOT FOR REFERENCE TO TRANSACTION ONLY. IT IS REFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS - SUBJECT TO RESTRICTIVE COVENANTS AS PER TITLE COMMITMENT - SUBJECT TO ZONING AND BUILDING ORDINANCES ENFORCED BY LOCAL MUNICIPALITIES | <p>LEGAL DESCRIPTION</p> <p>LOT TWO (2) BLOCK ONE (1), BIRDIE ADDITION OF CLEAR LAKE SHORES, ACCORDING TO MAP OR PLAT THEREOF RECORDED IN CLERK'S FILE # 2021032505, OF THE MAP/PLAT RECORDS OF GALVESTON COUNTY, TEXAS.</p> |
| <p>HANDY SOUTH HOLDINGS, LLC, A LIMITED LIABILITY COMPANY D/B/A/ SOUTH CUSTOM CONCEPTS</p> | <p>820 GROVE ROAD</p> |
| <p>JOB # 2107574</p> | <p>DATE 8-12-2021</p> |
| <p>GF# 07-213209TB</p> | <p>PRO-SURV</p> |
| <p>P.O. BOX 1386, FRIENDSWOOD, TX 77549 PHONE: 281-996-1113 FAX: 281-996-0012 EMAIL: orders@prosurv.net T.B.P.E.L.S. FIRM #10119300</p> | <p>ONLY SURVEY MAPS WITH THE SURVEYOR'S ORIGINAL SIGNATURE ARE GENUINE TRUE AND CORRECT COPIES OF THE SURVEYOR'S ORIGINAL WORK AND OPINION</p> <p>© 2021 PRO-SURV - ALL RIGHTS RESERVED</p> |



I DO HEREBY CERTIFY THAT THIS SURVEY WAS THIS DAY MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON (OR ON ATTACHED SHEETS) AND THERE ARE NO ENCROACHMENTS EXCEPT AS SHOWN, AND WAS MADE IN ACCORDANCE WITH THE CURRENT STANDARDS OF THE TEXAS BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS.



CITY OF CLEAR LAKE SHORES CERTIFICATE FOR PLANNING COMMISSION
 THIS IS TO CERTIFY THAT THE PLANNING COMMISSION OF CITY OF CLEAR LAKE SHORES, TEXAS, HAS APPROVED THIS BIRDIE ADDITION OF CLEAR LAKE SHORES, AS SHOWN HEREON, AND IS IN CONFORMANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE ORDINANCES OF THE CITY OF CLEAR LAKE SHORES, TEXAS, AS SHOWN HEREON AND AUTHORIZED THE RECORDING OF THIS REPEAT THIS _____ DAY OF _____, 2021

CHAIRMAN OR VICE CHAIRMAN _____ SECRETARY _____
 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 May 14th 2021, AT 3:50 O'CLOCK P.M. AND DAILY RECORDED ON May 14th 2021 AT 3:50 O'CLOCK P.M. IN INSTRUMENT NUMBER 2021032505, 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
Debra Clark
 DEPUTY

SURVEYOR:
 I, TOBY PAUL COUCHMAN, DO HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS A SURVEY MADE UNDER MY SUPERVISION ON THE GROUND, IN ACCORDANCE WITH THE INFORMATION PROVIDED ME AND CORRECTLY REPRESENTS THE FACTS AS FOUND AT THE TIME OF THE SURVEY, AND IS TRUE AND CORRECT, AND THAT ALL LOT AND BLOCK CORNERS, ANGLE POINTS, AND POINTS OF CURVATURE WILL BE PROPERTY MARKED WITH IRON RODS, AND THAT THE BOUNDARY CLOSURES WITHIN 1 IN 10,000.
Toby Paul Couchman
 TOBY PAUL COUCHMAN, RPLS
 REGISTERED REGISTRATION NO. 5085



- GENERAL PLAT NOTES
1. ALL OF THE PROPERTY SUBDIVIDED IN THE FOREGOING PLAT IS WITHIN THE CORPORATE LIMITS OF THE CITY OF CLEAR LAKE SHORES.
 2. SUBJECT TRACT LIES IN ZONE AE (AREA OF 100 YEAR FLOOD; BASE FLOOD ELEVATION AND FLOOD HAZARD DETERMINED), BASE FLOOD ELEVATION IS 14 FEET, FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 46441 0002 G. REVISED 8-16-2018. ALL FLOOD INFORMATION NOTED ON THE PLAT REFLECTS THE STATUS PER THE FEMA FIRM MAP THAT IS EFFECTIVE AT THE TIME THAT THE PLAT IS RECORDED. FLOOD PLAN STATUS IS SUBJECT TO CHANGE AS FEMA FIRM MAPS ARE UPDATED.
 3. ALL CORNERS MARKED WITH IRON RODS UNLESS OTHERWISE NOTED.
 4. THERE ARE NO PIPELINE EASEMENTS CROSSING THE SUBJECT TRACT.
 5. ALL SIDE LOT LINES ARE PERPENDICULAR TO THE STREET RIGHT OF WAY LINE.
 6. ALL LOTS ARE FOR RESIDENTIAL USE ONLY.
 7. KEY MAP LOCATION: 820X
 8. THIS PLAT WAS PREPARED TO MEET THE REQUIREMENTS OF THE STATE OF TEXAS AND GALVESTON COUNTY AND THE CITY OF CLEAR LAKE SHORES. THIS PLAT WAS PREPARED FROM INFORMATION PROVIDED BY TEXAS AMERICAN TITLE COMPANY, G# 2791021-02001, EFFECTIVE DATE MARCH 22, 2021.
 9. PROJECT BENCHMARK: NGS MONUMENT U1160, HAVORE.
 10. TEMPORARY BENCH MARK (T.B.M.) IS A MAG NAIL SET IN THE ALPHALD EAST SHORE DRIVE LOCATED 8 27°17'07" E - 57.30' FROM THE NORTH EASTERN PROPERTY CORNER.
 11. BUILDING SET BACK RESTRICTIONS ARE SUBJECT TO ZONING AND BUILDING ORDINANCES ENFORCED BY THE CITY OF CLEAR LAKE SHORES, TEXAS.

AMENDATORY PLAT
**BIRDIE ADDITION
 OF CLEAR LAKE SHORES**

A 0.551 ACRE TRACT OF LAND BEING LOTS 1044, 1045, 1046, 1047, 1048, 1049, 1050, 1078, 1079, 1080, 1081, AND 1083 OF CLEAR LAKE SHORES SUBDIVISION, A SUBDIVISION IN GALVESTON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 1, PAGE 97, OF THE MAP RECORDS OF GALVESTON COUNTY, TEXAS.

5 LOTS 1 BLOCK
 APRIL 26 2021

PRO-SURV
 SURVEYING AND MAPPING
 P.O. BOX 1366
 FRIENDSWOOD, TEXAS 77549
 PHONE: 281-996-1525
 EMAIL: orders@prosurv.net
 T.S.P.E.L.S. FIRM #30339300

OWNER
 JOE E. SHIRLEY, AS TRUSTEE FOR THE
 JOE E. SHIRLEY REVOCABLE LIVING TRUST
 JOE E. SHIRLEY REVOCABLE LIVING TRUST
 UAD NOVEMBER 25, 1997
 722 E SHORE DRIVE
 CLEAR LAKE SHORES, TEXAS 77565
 281-459-0407

STATE OF TEXAS
 COUNTY OF GALVESTON
 WE, JOE E. SHIRLEY, AS TRUSTEE FOR THE JOE E. SHIRLEY REVOCABLE LIVING TRUST, AND JOE E. SHIRLEY REVOCABLE LIVING TRUST UAD NOVEMBER 25, 1997 ACTING BY AND THROUGH ROSELYN R. PIERCE ITS TRUSTEE OF THE 0.551 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING PLAT OF BIRDIE ADDITION OF CLEAR LAKE SHORES, DO HEREBY MAKE AND ESTABLISH SAID SUBDIVISION OF SAID PROPERTY ACCORDING TO ALL LINES, DEDICATIONS, RESTRICTIONS AND NOTATIONS ON SAID PLAT AND HEREBY DEDICATED TO THE PUBLIC FOREVER, ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES SHOWN THEREON FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED, AND DO HEREBY BIND OURSELVES, OUR HEIRS, SUCCESSORS AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE TO THE LAND SO DEDICATED.
 FURTHER, OWNERS HAVE DEDICATED AND BY THESE PRESENTS DO DEDICATE TO THE USE OF THE PUBLIC FOR PUBLIC UTILITY PURPOSES FOREVER AN UNOBSTRUCTED AERIAL EASEMENT ABOVE THE GROUND LEVEL UPWARD, TO ALL PUBLIC UTILITY EASEMENTS SHOWN HEREON.
 WITNESS MY HAND THIS 27 DAY OF April, 2021.

JOE E. SHIRLEY, AS TRUSTEE FOR THE JOE E. SHIRLEY REVOCABLE LIVING TRUST
 JOE E. SHIRLEY REVOCABLE LIVING TRUST UAD NOVEMBER 25, 1997
Roselyn R. Pierce, Trustee
 ROSELYN R. PIERCE, TRUSTEE

STATE OF TEXAS
 COUNTY OF GALVESTON
 BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED, ROSELYN R. PIERCE, TRUSTEE, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE ABOVE AND FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND THE IN CAPACITY THEREIN AND HEREBY SET FORTH.
 GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 27 DAY OF April, 2021.
Donna L. Scells
 DONNA L. SCHELLS
 Notary Public, State of Texas
 Comm. Expires 08-08-2024
 My Commission Expires 8-8-2024



2021032505