

"Watersound West End"

THE STATE OF TEXAS §
 § KNOW ALL MEN BY THESE PRESENT

COUNTY OF GALVESTON §

That we, Jayson Johnson and Dana Lee, owners of the property subdivided in the foregoing plat of "Watersound West End", do hereby make subdivision of said property according to the lines, streets, alleys, parks, building lines and easements therein shown and designate said subdivision "Watersound West End", in Galveston County, Texas.

WITNESS MY HAND this _____ day of _____, 2023.

 Jayson Johnson

 Dana Lee

THE STATE OF TEXAS §
 § KNOW ALL MEN BY THESE PRESENT

COUNTY OF GALVESTON §

Before me, the undersigned authority, on this day personally appeared Jayson Johnson and Dana Lee, known to me to be the persons whose names are subscribed to the above and foregoing instrument, and acknowledged to me that they executed the same for the purpose and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day

of _____, 2023.

 Notary Public of the State of Texas

My commission expires: _____

THE STATE OF TEXAS §
 § KNOW ALL MEN BY THESE PRESENT

COUNTY OF GALVESTON §

This is to certify that I, Laurence C. Wall, a Registered Professional Land Surveyor of the State of Texas, have platted this subdivision from an actual survey made on the ground, that all corners are properly marked and that this plat was made under my direct supervision and correctly represents the facts found at the time of the survey.

 Laurence C. Wall, RPLS #4814
 November 6, 2023

This property is within the 100-Year Special Flood Hazard Area & is designated to be within FIRM Zone VE, located on FEMA Map #48167C0511G, August 15, 2019.

Property corners set indicated by symbol (●) are 1/2 inch diameter steel reinforcement bars (1/2" IR(s)). Property lines evidenced by 1/2" IR(s) set for visual reference.

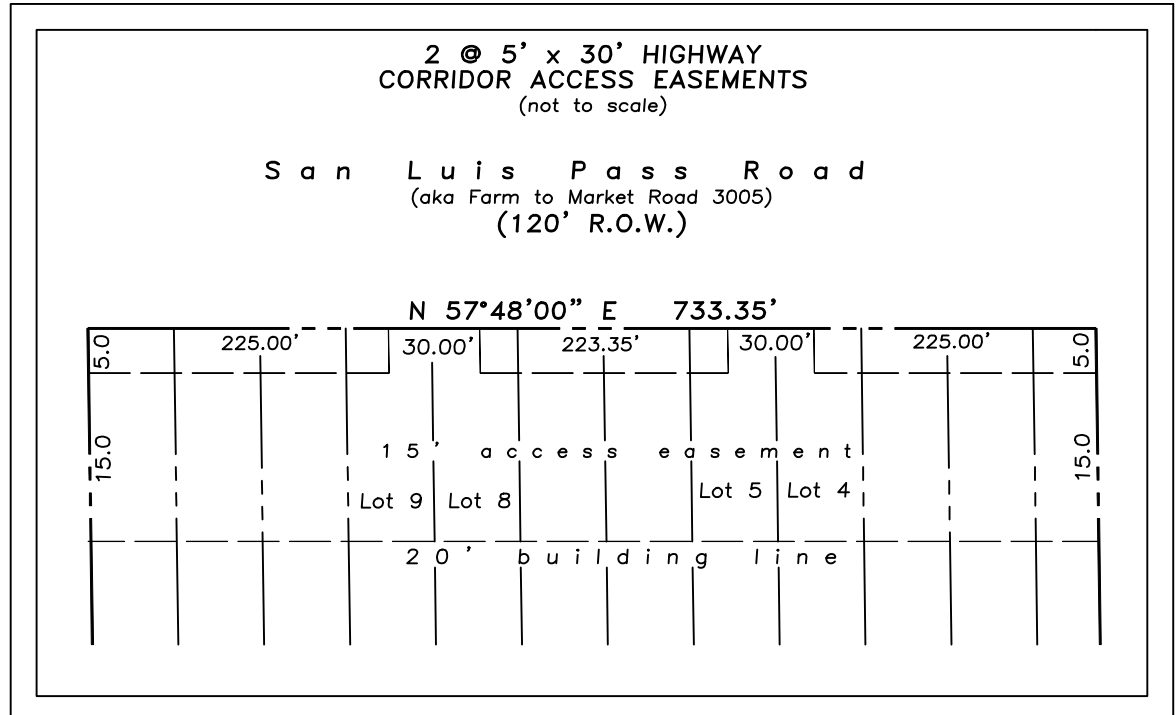
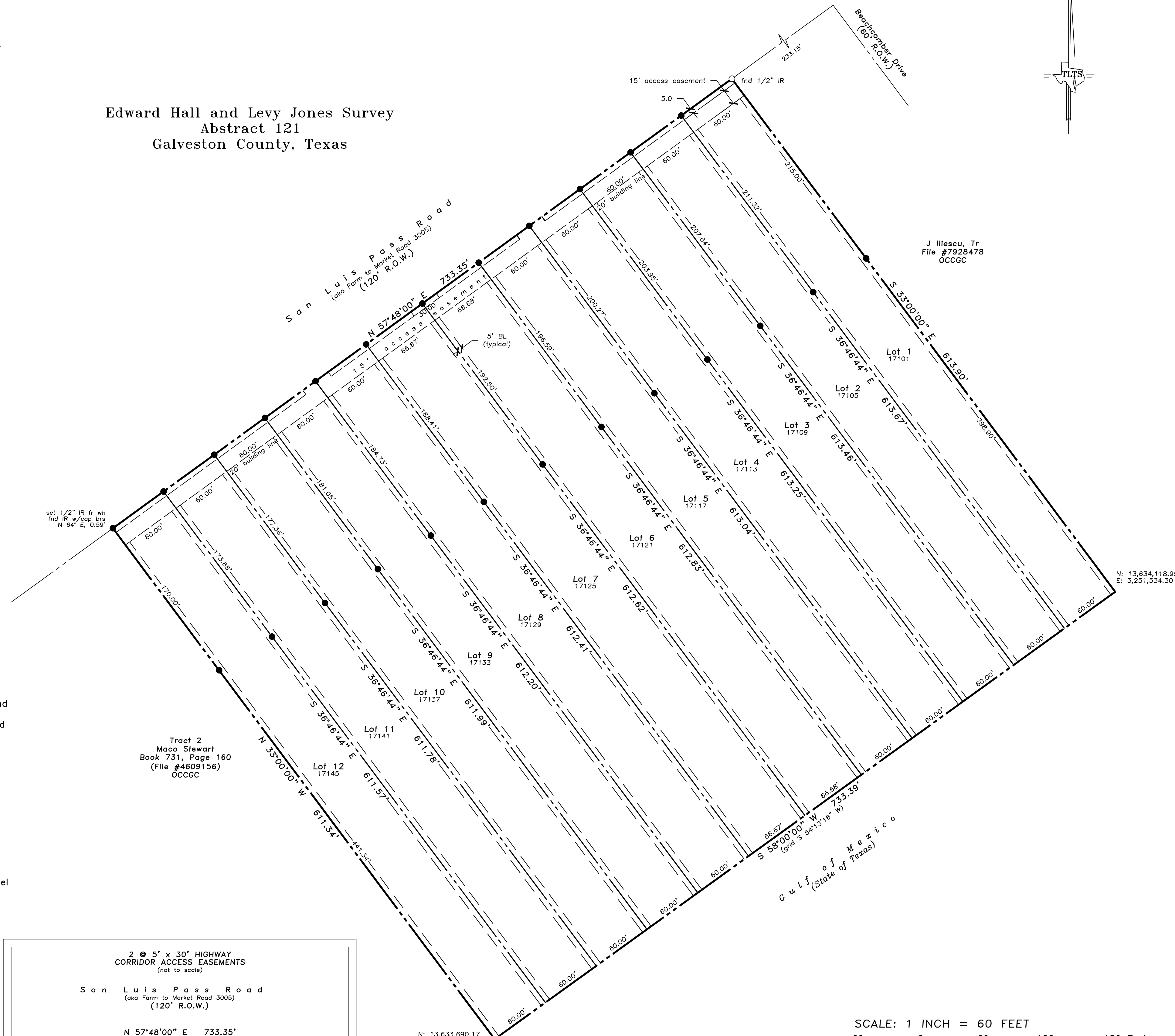
Five foot (5') setback lines on all side property lines. Building restrictions on beachfront are time sensitive. Consult with the Texas General Land Office and City of Galveston prior to construction.

20' building line from street on all lots.

Bearings assumed on State Farm to Market Road 3005 (FM 3005) Coordinates reference NGS NAD 83, Texas South Central Zone, convergence = 3'36"44"

The real property surveyed shares a common boundary with the tidally influenced submerged lands of the State of Texas. The boundary is subject to change and can be determined accurately only by a survey on the ground made by a Licensed State Land Surveyor in accordance with the original grant from the sovereign.

Edward Hall and Levy Jones Survey Abstract 121 Galveston County, Texas



N: 13,633,690.17
 E: 3,250,939.32

SCALE: 1 INCH = 60 FEET
 60 0 60 120 180 Feet

THE STATE OF TEXAS §
 §

COUNTY OF GALVESTON §

A TRACT OF LAND situated in Division 4, Section 9 of the Edward Hall and Levy Jones Survey, Abstract 121, Galveston Island, Galveston County, Texas, being a part of the 20 acre parcel described as Tract 1 conveyed to Maco Stewart by deed recorded in Book 731, Page 160 (File #4609156) in the office of the County Clerk of Galveston County, Texas (OCCGC), said TRACT OF LAND containing 10.313 acres (449,220 square feet) and being further described by metes and bounds as follows;

BEGINNING at a found 1/2 inch diameter steel reinforcement bar (1/2" IR) in the South line of San Luis Pass Road (aka State Farm to Market Road 3005), from which the East terminus of the center line described as Tract 3 conveyed to the County of Galveston, recorded by File #5508611, OCCGC bears N 33° 00' 00" W, 60.00 feet;

THEN S 33° 00' 00" E along the East line of the Stewart parcel, also being the West line of a tract conveyed to John Iliescu, Trustee by deed recorded in File #7928478, OCCGC, at 215.00 feet pass a set 1/2" IR, in all 613.90 feet to the called mean higher high tide line of the Gulf of Mexico;

THEN S 58° 00' 00" W along the approximate line of the Gulf of Mexico, 733.39 feet to the East line of Tract 2 in said Stewart parcel, Book 731, Page 160, OCCGC;

THEN N 33° 00' 00" W along the common line of Stewart Tracts 1 and 2, at 441.34 feet pass a set 1/2" IR, in all 611.34 feet to a set 1/2" IR in San Luis Pass Road, from which a found 1/2" IR with a plastic cap (IR w/cap) bears N 64° E, 0.59 feet;

THEN N 57° 48' 00" E along San Luis Pass Road, 733.35 feet to the POINT OF BEGINNING, containing 10.313 acres (449,220 square feet) of land.

THE STATE OF TEXAS §
 § KNOW ALL MEN BY THESE PRESENT

COUNTY OF GALVESTON §
 The subdivision, in the City and County of Galveston, Texas, as set forth in the above plat, has been approved by the Galveston Planning Commission.

Commission this _____ day of _____, 2023.

 Chairman
 Galveston Planning Commission

 Secretary
 Galveston Planning Commission

THE STATE OF TEXAS §
 § KNOW ALL MEN BY THESE PRESENT

COUNTY OF GALVESTON §
 I, Dwight D. Sullivan, County Clerk, Galveston County, Texas do hereby certify that this written instrument was filed for record in my Office on

_____, 2023 at _____ o'clock ____M
 and duly recorded on

_____, 2023 at _____ o'clock ____M

Instrument Number _____
 in the Official Public Records of Galveston County, Texas

WITNESS MY HAND this _____ day of _____, 2023.

Dwight D. Sullivan, County Clerk, Galveston County, Texas

By _____ Deputy

TLTS, Inc.
 TEXAS LAND TITLE SURVEYORS
 1801 Moody Avenue
 Galveston, Texas 77550
 (409) 765-8883
 tltsinc@gmail.com

PELS Firm #10104200