METES AND BOUNDS DESCRIPTION
18,577 Square Feet (0.426 of one acre)
ELIJAH FRANKS 1/3 LEAGUE
ABSTRACT NUMBER 64
GALVESTON COUNTY, TEXAS

ALL that certain 18,577 square feet (0.426 of one acre) tract of land situated in the Elijah Franks 1/3 League, Abstract Number 64, Galveston County Texas, and being that same called 0.4247 tract of land described to Emily Deshotel, a married person in a General Warranty Deed at Clerk's File Number 2022042065 of the Official Public Records of Galveston County Texas (O.P.R.G.C.T.), and being more particularly described by metes and bounds as follows: (All bearings based upon the Texas Coordinate System 1983, South Central Zone 4204, Texas Coordinate System of 1983, South Central Zone 4204, and are tied to NGS Mark TXGM REF MON 2' (PID DR6251) (N: 13,703,575.90, E: 3,312,955.72) All coordinates shown hereon are reported in grid. All area quantities are reported in surface;

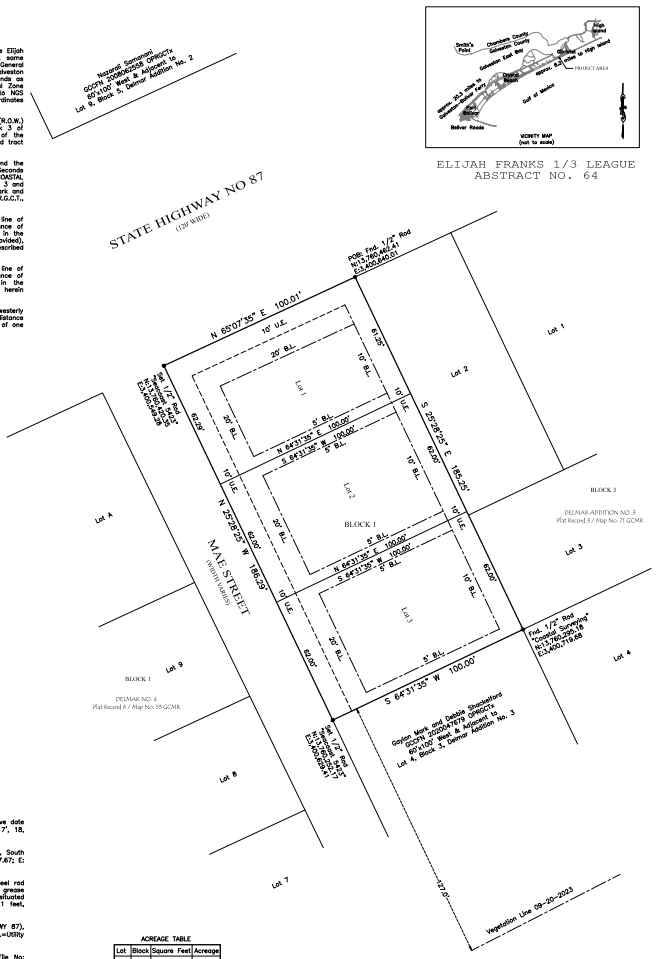
BEGINNING at a 1/2-inch iron rod (no cap) found in the southeasterly right-of-way (R.O.W.) line of State Highway No. 87 (120 feet wide) for the West corner of Lot 2, Block 3 of Delmar Addition No. 3, a subdivision of record in Plat Record 3, Map No. 71 of the Galveston County Map Records (G.C.M.R.) and the North corner of the herein described tract (N: 13,760,462.41; E: 3,400,640.01);

THENCE, with the southwesterly line of Block 3 of said Delmar Addition No. 3 and the northwesterly line of the herein described tract, South 25 Degrees 28 Minutes 25 Seconds East, a distance of 185.25 feet to a 1/2-inch iron rod with plastic cap stamped "COASTAL SURVEYING" found for the South corner of Lot 3, Block 3 of said Delmar Addition No. 3 and the North corner of that certain call 0.138 acre tract of land described to Gaylon Mark and Debbie Shackelford in a Gift Deed at Clerk's Filing Number 2020047679 of the O.P.R.G.C.T., and the East corner of the herein described tract (N:13,760,295.18; E:3,400,719.68);

THENCE, with the northwesterly line of said 0.138 acre tract, and the southeasterly line of the herein described tract, South 64 Degrees 31 Minutes 35 Seconds West, a distance of 100.00 feet to a 1/2-inch iron rod with plastic cap stamped "SEACOAST 5423" set in the northeasterly R.O.W. line of Mae Street (width varies, nothing of record found or provided); for the West corner of said 0.138 acre tract and the South corner of the herein described tract (N: 13,760,252.17; E: 3,400,629.41);

THENCE, with the northeasterly R.O.W. line of said Mae Street and the southwesterly line of the herein described tract, North 25 Degrees 28 Minutes 25 Seconds West, a distance of 186.29 feet to a 1/2-inch iron rod with plastic cap "SEACOAST 5423" set in the southeasterly R.O.W. line of said State Highway No. 87 for the West corner of the herein described tract (N: 13,760,420.35; E: 3,400,549.28);

THENCE, along the southeasterly R.O.W. of said State Highway No 87 and the northwesterly line of the herein described tract North 65 Degrees 07 Minutes 35 Seconds East, a distance of 100.01 feet to the POINT OF BEGINNING and containing 18,577 square feet (0.426 of one acre) of land.



ELIJAH FRANKS 1/3 LEAGUE
ABSTRACT NO. 64

GENERAL NOTES:

1) According to the FEMA FIRM Community Number 48167C, Panel No. 0163 G, effective date August 15, 2019, this property lies within Zone VE with a Base Flood Elevation of 17', 18, and 19' (as measured to the lowest horizontal structural member).

2) All bearings shown hereon are based upon the Texas Coordinate System of 1983, South Central Zone 4204 and are tied to NGS Mark HGCSD 64 (PID AW6988) (N: 13,744,577.67; E: 3,366,638.74).

3) Benchmark: HGCSD 64 (PID AW6988), a punch mark in the top of a stainless steel rod driven into the ground and inside a 1-inch PVC pipe that is 20 feet long filled with grease that is located in a 5-inch PVC pipe with Logo cap stamped HGCSD 64 1986 situated about 2.3 miles northeast of Crystal Beach on the Bolivar Peninsula. Elevation: 5.1 feet, NAVD 1988. (N: 13,744,577.67; E: 3,366,638.74)

4) Lots subject to 20' Front B.L., 10' Rear B.L., 5' Side B.L., 20' Side B.L. (off HWY 87), 10' Front and Rear U.E. and 10' Side U.E. (off HWY 87) (B.L.=Building Line and U.E.=Utility Easm.).

5) This plot was prepared with benefit of City Planning Letter: South Land Title; File No: TP24101216 dated February 14, 2024
Subject to the following:
1) Restrictions:
None Found Filed of Record.
2) Easements:
None Found Filed of Record.

ACREAGE TABLE

Lot	Block	Square Feet	Acreage
1	1	6,177	0.142
2	1	6,200	0.142
3	1	6,200	0.142
Total		18,577	0.426

STATE OF TEXAS }
PRESENTS } KNOW ALL MEN BY THESE
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

_____, 2024, at _____ O'clock, _____ M., and duly recorded on

_____, 2024, at _____ O'clock, _____ M., in Plat Record Instrument #

_____, 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

_____

APPROVED FOR FILING, wherein Galveston County assumes no obligation for grading, drainage structures or surfacing of the streets or roads or making any other improvements in said subdivision.

_____
Mark A. Henry – County Judge

_____
Joe Giusti – Commissioner Precinct No. 2

The above subdivision titled SAND DOLLAR as mapped, approved by the Commissioners' Court of Galveston County, Texas, by order of _____, 2024.

By_____,Deputy

_____

I, Michael C. Shannon, County Engineer of Galveston County, Texas, do hereby certify that the plat of this subdivision complies with all existing rules and regulations of this office, as adopted by Commissioner's Court.

_____
Michael C. Shannon – County Engineer

This is to certify that I, Michael Hoover, 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 block corners, angle points, and points of curve are or will be properly marked with permanent monuments and that this plat correctly represents that survey.

_____
Michael Hoover
Registered Professional Land Surveyor
Texas Registration No. 5423

STATE OF TEXAS }
COUNTY OF GALVESTON }

I EMILY DESHOTEL hereinafter referred to as Owner of the 18,577 Square Feet (0.426 of one acre) tract described in the above and foregoing map of SAND DOLLAR, do hereby make and establish said plat and development plan of said property according to all lines, dedications, restrictions and notations on said maps or plat and hereby dedicate to the use of 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 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 additional eleven feet, six inches (11' 6") for ten feet (10' 0") perimeter ground easements or five feet six inches (5' 6") for sixteen feet (16' 0") perimeter ground easements, from a plane sixteen feet (16' 0") above ground level upward, located adjacent to and adjoining said public utility easements that are designated with aerial easements (U.E. & A.E.) as indicated and depicted hereon, whereby the aerial easement totals twenty one feet, six inches (21' 6") in width.

FURTHER, Owners have dedicated and by these presents do dedicate to the use of the public for public utility purposes forever unobstructed aerial easements. The aerial easements shall extend horizontally and additional ten feet (10' 0") for ten feet (10' 0") back to back ground easements or seven feet (7' 0") for sixteen feet (16' 0") back to back ground easements, from a plane sixteen feet (16' 0") above ground level upward, located adjacent to both sides and adjoining said public utility easements that are designated with aerial easements (U.E. & A.E.) as indicated and depicted hereon, whereby the aerial easement totals thirty feet (30' 0") in width.

FURTHER, Owners do hereby covenant and agree that all of the property within the boundaries of this plat shall be restricted to prevent the drainage of any septic tanks into any public or private street, road, alley or any drainage ditch, either directly or indirectly.

FURTHER Owners do hereby dedicate to the public a strip of land thirty (30') feet wide on each side of the centerline of any and all bayous, creeks, gullies, ravines, draws, sloughs or other natural drainage courses located in said plat, as easements for drainage purposes and labeled as Bulkhead Building Line and Wetland Building Line on the attached plat, giving Galveston County or any other governmental agency, the right to enter upon said easement at any and all times for the purpose of construction and maintenance of drainage facilities and structures.

FURTHER, Owners do hereby covenant and agree that all of the property within the boundaries of this plat and adjacent to any drainage easement, ditch, gully, creek or natural drainage ways shall hereby be restricted to keep such drainage ways and easements clear of fences, buildings, planting and other obstructions to the operation and maintenance of the drainage facility and that such property abutting shall not be permitted to drain directly into this easement except by means of an approved drainage structure.

FURTHER, Owners do hereby covenant and agree that all of the property within the boundaries of this plat shall be restricted to provide that drainage structures under private driveways shall have a net drainage area of sufficient size to permit the free flow of water without backwater and in no instance have a drainage opening of less than one and three quarters (1-3/4) square feet (16" diameter) with culverts and bridges to be provide for all private driveways or walkways crossing such drainage facilities.

FURTHER, Owners do hereby covenant and agree that those streets located within the boundaries of this plat are always available for the general use of said owners and to the public for firemen, fire fighting equipment, police and other emergency vehicles of whatever nature at all times.

FURTHER, Owners certify and covenant that they have complied with or will comply with the existing Galveston County regulations heretofore on file with the Galveston County Engineer and adopted by the Commissioner's Court of Galveston County.

By: _____
Emily Deshotel

STATE OF TEXAS }
COUNTY OF _____ }

BEFORE ME, the undersigned authority, on this day personally appeared Emily Deshotel, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE,

this _____ day of _____, 2024.

_____
Notary Public in and for the State of Texas

SEACOAST
SURVEYORS
409-684-6400
975 West Lazy Lane / Crystal Beach,Texas 77650
Mailing: P.O. Box 2579/Crystal Beach Texas 77650
Texas Firm Registration No.: 10194703
www.seacoastsurveyors.com

SAND DOLLAR

18,577 Square Feet (0.426 of one acre)
situated in the Elijah Franks 1/3 League,
Abstract No. 64
Galveston County, Texas,

3 LOTS 1 BLOCK

Owner:
Emily Deshotel
3405 North China Road
Beaumont, TX 77713

APRIL 2024 SCALE: 1" = 20' 24-0103