CITY OF JAMAICA BEACH
ORDINANCE 2018-8

AN ORDINANCE OF THE CITY OF JAMAICA BEACH, TEXAS, AUTHORIZING THE USE OF EMINENT DOMAIN TO CONDEMN REAL PROPERTY INTERESTS WITHIN THE CORPORATE LIMITS OF THE VILLAGE OF JAMAICA BEACH, TEXAS.

WHEREAS, THE CITY OF JAMAICA BEACH (the “City”), acting by and through its City Council, has determined that it is necessary to acquire, through eminent domain, certain easement interests to further the City’s public purpose of constructing dunes to protect the beach and public infrastructure; and,

WHEREAS, in order to carry out the City’s above described public purpose, the City intends to work in conjunction with the Texas General Land Office (the “GLO”) in order to construct a dune landward of the line of vegetation which is intended to provide storm damage mitigation in order to protect the beach and public infrastructure, as well as ancillary benefits to coastal property and resources, such protection being authorized in the Coastal Erosion Planning and Response Act (CEPRA), Texas Natural Resources Code, Chapter 33, Subchapter H; and

WHEREAS, Texas Local Government Code Chapter 251 and Texas Government Code Chapter 2206 authorizes a governmental entity, such as the City, to exercise the right of eminent domain to acquire the easement interests for the public purpose stated above; and

WHEREAS, the City, acting by and through its City Council, has determined that construction of the dunes necessitates that the City acquire multiple easement tracts from numerous owners (collectively the “Owners”), each easement area and subject tract being more particularly described in Exhibit “A” attached hereto (the “Subject Easements”).

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF JAMIACA BEACH, TEXAS THAT:

SECTION 1. The City Council finds and concludes that it is necessary to acquire, through eminent domain, the Subject Easements to further the City’s public purpose of constructing dunes in conjunction with the GLO in order to protect the beach and public infrastructure;

SECTION 2. The City Council authorizes the Mayor to initiate, prosecute and settle lawsuits to carry out the acquisition of the Subject Easements; and

SECTION 3. All ordinances or parts of ordinances in conflict with provisions of this ordinance are hereby repealed to the extent of such conflict.

SECTION 4. This ordinance shall be and become effective from and after its adoption and publication as required by law.
APPROVED AND ADOPTED this 19th day of November, 2018.

CITY OF JAMAICA BEACH, TEXAS

[Signature]
SHERWOOD GREEN, MAYOR PRO TEM

ATTEST:

[Signature]
LUPE RUSHING, CITY SECRETARY

EXHIBIT A:

Surveys and Legal Descriptions for the Following Tracts:

- 16635 Jamaica Beach Road
- 16625 Jamaica Beach Road
- 1 Blue Heron Circle
- 16631 Jamaica Beach Road
- 16511 Jamaica Beach Road
- 16730 Jamaica Beach Road
- Lot 3, Blue Heron Circle, within the Boardwalk at Jamaica Beach Subdivision
- Lot 5, Blue Heron Circle, within the Boardwalk at Jamaica Beach Subdivision
- Lot 6, Jamaica Beach, Section 27
Survey of a 1,133 Square Foot portion of Lot 4, in Block A, of JAMAICA BEACH RIVIERA, a subdivision in Galveston County, Texas, according to the map or plat thereof recorded in Volume 234-A, Page 85, of the Map Records in the Office of the County Clerk of Galveston County, Texas, said tract being further described by metes and bounds on attached Exhibit "A".

I hereby certify that on the below date, the herein described property, together with improvements located thereon, was surveyed on the ground and under my direction, and that this map, together with dimensions as shown hereon, accurately represents the facts as found on the ground this date.

[Signature]

Stephen C. Blaskey
Registered Professional
Land Surveyor No. 5656

High Tide
Land Surveying L.L.C.

Survey Date: January 12, 2018
P.O. Box 16142
Galveston, TX 77552
(409) 740-1517
Registration Number: 10155955
www.hightideandsurveying.com

NOTES:
1) This property does lie within the 100 Year Flood Plain as established by the Federal Emergency Management Agency.
2) This property is subject to any restrictions of record and may be subject to setback from power lines as established by utility company. Surveyor not contracted to perform record search; therefore no liability is extended.
3) 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 HCSS 62 (4W5705). All units are expressed in U.S. Survey Feet.
4) Surveyed tract subject to building lines and elements of record (not shown for clarity).
5) Surveyed without benefit of a title report.
Exhibit "A"

Being a 1,133 Square Foot portion of Lot 4, in Block A, of JAMAICA BEACH RIVERA, a subdivision in Galveston County, Texas, according to the map or plat thereof recorded in Volume 254-A, Page 85, of the Map Records in the Office of the County Clerk of Galveston County, Texas, said tract being further described by metes and bounds as follows:

COMMENCING at the Northwest corner of said Lot 4;

THENCE South 36°59'35" East along the West line of said Lot 4, a distance of 184.44 feet to the POINT OF BEGINNING of the herein described tract, and a set 1/2 inch rod;

THENCE North 52°41'40" East over and across said Lot 4, a distance of 71.99 feet to a point for corner in the East line of said Lot 4, and a set 1/2" rod;

THENCE South 36°59'35" East along the East line of said Lot 4, a distance of 16.50 feet to the Southeast corner of said Lot 4;

THENCE South 53°54'25" West along the South line of said Lot 4, a distance of 72.00 feet to the Southwest corner of said Lot 4;

THENCE North 36°59'35" West along the West line of said Lot 4, a distance of 14.98 feet to the POINT OF BEGINNING.

Stephen C. Blaskey
Registered Professional
Land Surveyor No. 5856

High Tide
Land Surveying LLC

NOTES:
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 HGCSD 49 (4695708). All units are expressed in U.S. Survey Feet.
Survey of a 3,729 Square Foot portion of Lot 3, of REPLAT OF THE BOARDWALK AT JAMAICA BEACH, First Amendment, a subdivision in Galveston County, Texas, according to the map or plat thereof recorded in Volume 16, Page 675, of the Hop Records in the Office of the County Clerk of Galveston County, Texas, said tract being further described by metes and bounds on attached Exhibit "A".

I hereby certify that on the below date, the herein described property, together with improvements located thereon, was surveyed on the ground and under my direction, and that this map, together with dimensions as shown herein, accurately represents the facts as found on the ground this date.

[Signature]

Stephen C. Blaskey
Registered Professional
Land Surveyor No. 5856

High Tide
Land Surveying, L.L.C.

HIGHTIDE SURVEYING,
P.O. BOX 6842
GALVESTON, TX 77552

NOTES:
1) This property does lie within the 100 Year Flood Plain as established by the Federal Emergency Management Agency.
2) This property is subject to any restrictions of record and may be subject to setbacks from power lines as established by GSA (all your power company). Surveyor not contracted to perform record search, therefore no liability is extended.
3) Bearings and Distances shown are based on the Texas State Coordinate System of 1983, South Central Zone, and are referenced to NGS Monument HCSS 29 (KPS766). All units are expressed in U.S. Survey Feet.
4) Surveyed tract subject to building lines and easements of record (not shown for clarity).
5) Surveyed without benefit of a Title Report.

[Contact Information]
Exhibit "A"

Being a 3.729 Square Foot portion of Lot 3, of REPLAT OF THE BOARDWALK AT JAMAICA BEACH, First Amendment, a subdivision in Galveston County, Texas, according to the map or plot thereof recorded in Volume 16, Page 679, of the Map Records in the Office of the County Clerk of Galveston County, Texas, said tract being further described by metes and bounds as follows:

COMMENCING at the Northeast corner of said Lot 3;

THENCE South 36°38'25" East along the East line of said Lot 3, a distance of 166.55 feet to the POINT OF BEGINNING of the herein described tract, and a set 1/2 inch rod;

THENCE South 36°30'25" East continuing along the East line of said Lot 3, a distance of 40.01 feet to a point for corner, and a set 1/2 inch rod;

THENCE South 5°20'38" West over and across said Lot 3, a distance of 66.19 feet to a point for corner in the West line of said Lot 3, and a set 1/2" rod;

THENCE South 5°30'12" West continuing over and across said Lot 3, a distance of 27.03 feet to a point for corner in the West line of said Lot 3, and a set 1/2 inch rod;

THENCE North 35°38'25" West along the West line of said Lot 3, a distance of 40.12 feet to a point for corner, and a set 1/2 inch rod;

THENCE North 57°30'12" East over and across said Lot 3, a distance of 28.25 feet to a point for corner, and a set 1/2 inch rod;

THENCE North 5°01'38" East continuing over and across said Lot 3, a distance of 64.98 feet to the POINT OF BEGINNING.

Stephen C. Blaskey
Registered Professional
Land Surveyor No. 5856

High Tide
Land Surveying LLC.

6011 HARBORSIDE DRIVE
P.O. BOX 16142 (mailing)
GALVESTON, TX 77552
ph (409) 740-1517
Registration Number: 60158665
www.hightidelandsurveying.com

NOTES:
Bearings and Distances shown are based on the Texas State Coordinate System of 1983, South Central Zone, and are referenced to N.G.S. Nonstandard
HCCDS 62 (AKS635). All units are expressed in U.S. Survey Feet.
Survey of a 3,634 Square Feet portion of Lot 5 of REPLAT OF THE BOARDWALK AT JAMAICA BEACH, First Amendment, a subdivision in Galveston County, Texas, according to the map or plat thereof recorded in Volume 16, Page 679, of the Map Records in the Office of the County Clerk of Galveston County, Texas, said tract being further described by metes and bounds on attached Exhibit "A".

I hereby certify that on the below date, the herein described property, together with improvements located thereon, was surveyed on the ground and under my direction, and that this map, together with dimensions as shown hereon, accurately represents the facts as found on the ground this date.

Stephen C. Blaskey
Registered Professional
Land Surveyor No. 5856

Hightide Land Surveying LLC
6011 Harrods Island Drive
P.O. Box 51642 (mailing)
GALVESTON, TX 77552
ph (409) 740-1577
Registration Number: 10193655
www.hightidelandsurveying.com

Survey Date: January 12, 2018
File No.: 1019-0100-0135-000
Project: Subdivision
JOB No.: L7-7227-14

NOTES:
1) This property does lie within the 100 Year Flood Plain as established by the Federal Emergency Management Agency.
2) This property is subject to any restrictions of record and may be subject to setbacks from power lines as established by OSHA (call your power company). Surveyor not contracted to perform record search, therefore no liability is extended.
3) 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 HEDSS. All units are expressed in U.S. Survey Feet.
4) Surveyed tract subject to building lines and measurements of record (not shown for clarity).
5) Surveyed without benefit of a Title Report.
Exhibit "A"

Being a 3,834 Square Foot portion of Lot 5, of REPLAT OF THE BOARDWALK AT JAMAICA BEACH, First Amendment, a subdivision in Galveston County, Texas, according to the map or plat thereof recorded in Volume 16, Page 691, of the Map Records in the Office of the County Clerk of Galveston County, Texas, said tract being further described by metes and bounds as follows:

COMMENCING at the Northeast corner of said Lot 5;

THENCE South 36°58'25" East along the East line of said Lot 5, a distance of 172.94 feet to the POINT OF BEGINNING of the herein described tract, and a set 1/2 inch rod;

THENCE South 36°58'25" East continuing along the East line of said Lot 5, a distance of 40.12 feet to a point for corner, and a set 1/2 inch rod;

THENCE South 57°30'12" West over and across said Lot 5, a distance of 91.89 feet to a point for corner in the West line of said Lot 5, and a set 1/2 inch rod;

THENCE North 33°41'05" West along the West line of said Lot 5, a distance of 40.01 feet to a point for corner, and a set 1/2 inch rod;

THENCE North 57°30'12" East over and across said Lot 5, a distance of 89.69 feet to the POINT OF BEGINNING.
Survey of a 1,468 Square Foot portion of Lot 1, in Block A, of JAMAICA BEACH RIVIERA, a subdivision in Galveston County, Texas, according to the map or plat thereof recorded in Volume 254-A, Page 85, of the Map Records in the Office of the County Clerk of Galveston County, Texas, said tract being further described by metes and bounds on attached Exhibit "A".

I hereby certify that on the below date, the herein described property, together with improvements located thereon, was surveyed on the ground and under my direction, and that this map, together with dimensions as shown herein, accurately represents the facts as found on the ground this date.

[Signature]

Stephan C. Biasley
Registered Professional
Land Surveyor No. 5206

NOTES:
1) This property does lie within the 100 Year Flood Plain as established by the Federal Emergency Management Agency.
2) This property is subject to any restrictions of record and may be subject to restrictions from power lines as established by GSA (call your power company). Surveyor not contracted to perform record search, therefore no liability is extended.
3) Bearings and Distances shown are based on the Texas State Coordinate System of 1983, South Central Zone, and are referenced to H.G.S. Monument HCC002 (W1275098). All units are expressed in U.S. Survey Feet.
4) Surveyed tract subject to building lines and encroachments of record (not shown for clarity).
5) Surveyed without benefit of a Title Report.
Exhibit "A"

Being a 1,488 Square Foot portion of Lot 1, in Block A, of JAMAICA BEACH ADDITION, a subdivision in Galveston County, Texas, according to the map or plat thereof recorded in Volume 254-A, Page 85, of the Map Records in the Office of the County Clerk of Galveston County, Texas, said tract being further described by metes and bounds as follows:

COMMENCING at the Northwest corner of said Lot 1;

THENCE South 36°59'35" East along the West line of said Lot 1, a distance of 179.87 feet to the POINT OF BEGINNING of the herein described tract and a set 1/2 inch rod;

THENCE North 52°41'40" East over and across said Lot 1, a distance of 58.26 feet to a point for corner, and a set 1/2" rod;

THENCE North 49°55'28" East continuing over and across said Lot 1, a distance of 12.73 feet to a point for corner in the East line of said Lot 1, and a set 1/2" inch rod;

THENCE South 36°59'35" East along the East line of said Lot 1, a distance of 216.69 feet to the Southeast corner of said Lot 1;

THENCE South 53°54'25" West along the South line of said Lot 1, a distance of 72.00 feet to the Southwest corner of said Lot 1;

THENCE North 36°59'35" West along the West line of said Lot 1, a distance of 19.55 feet to the POINT OF BEGINNING.

Signed:

Stephen C. Bleskey
Registered Professional
Land Surveyor No. 5855

High Tide
Land Surveying L.L.C.

NOTES:
Bearings and Distances shown are based on the Texas State Coordinate System of 1983, South Central Zone, and are referenced to N.O.S. Monument HC50 62 (W6708). All units are expressed in U.S. Survey Feet.
Survey of a 3,000 Square Feet portion of Lot 6, of JAMAICA BEACH, Section 27, a subdivision in Galveston County, Texas, according to the map or plat thereof recorded in Volume 1616, Page 94, of the Map Records in the Office of the County Clerk of Galveston County, Texas, said tract being further described by metes and bounds on attached Exhibit "A".

I hereby certify that on the below date, the herein described property, together with improvements located thereon, was surveyed on the ground and under my direction, and that this map, together with dimensions as shown herein, accurately represents the facts as found on the ground this date.

Stephanie C. Blaske
Registered Professional
Land Surveyor No. 5855

NOTES:
1) This property does lie within the 100 Year Flood Plain as established by the Federal Emergency Management Agency.
2) This property is subject to any restrictions of record and may be subject to setbacks from power lines as established by GCTA (not your power company). Surveyor not contracted to perform record search, therefore no liability is extended.
3) 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 HGC302 42 (AGS780). All units are expressed in U.S. Survey Feet.
4) Surveyed tract subject to building lines and movements of record (not shown for clarity).
5) Surveyed without benefit of a Title Report.
Exhibit "A"

Being a 3,000 Square Foot portion of Lot 6, of JAMAICA BEACH, Section 27, a subdivision in Galveston County, Texas, according to the map or plat thereof recorded in Volume 1616, Page 94, of the Map Records in the Office of the County Clerk of Galveston County, Texas, said tract being further described by metes and bounds as follows:

COMMENCING at the Northeast corner of said Lot 6;

THENCE South 62°39'10" East along the East line of said Lot 6, a distance of 35.34 feet to the POINT OF BEGINNING of the herein described tract, and a set 1/2 inch rod;

THENCE South 67°58'10" East continuing along the East line of said Lot 6, a distance of 45.78 feet to a point for corner, and a set 1/2 inch rod;

THENCE South 56°08'14" West over and across said Lot 6, a distance of 79.57 feet to a point for corner in the West line of said Lot 6, and a set 1/2 inch rod;

THENCE North 71°58'10" West along the West line of said Lot 6, a distance of 10.65 feet to a point for corner, and a set 1/2 inch rod;

THENCE North 36°58'10" West continuing along the West line of said Lot 6, a distance of 31.66 feet to a point for corner, and a set 1/2 inch rod;

THENCE North 56°08'14" East over and across said Lot 6, a distance of 65.59 feet the POINT OF BEGINNING.
Survey of a 1,243 square foot portion of Lot 3, in Block A, of JAMAICA BEACH RIVIERA, a subdivision in Galveston County, Texas, according to the map or plat thereof recorded in Volume 250, Page 135, of the Map Records in the Office of the County Clerk of Galveston County, Texas, said tract being further described by notes and bounds on attached Exhibit "A".

I hereby certify that on the below date, the herein described property, together with improvements located thereon, was surveyed on the ground and under my direction, and that this map, together with dimensions as shown hereto, accurately represents the facts as found on the ground this date.

[Signature]

Stephen C. Boskey
Registered Professional Land Surveyor No. 5856

NOTES:
1) This property does lie within the 100-Year Flood Plain as established by the Federal Emergency Management Agency.
2) This property is subject to any restrictions of record and may be subject to setbacks from power lines as established by UTI (utility). Surveyor not contracted to perform record search, therefore no liability is extended.
3) Bearings and distances shown are based on the Texas State Coordinate System of 1983, South Central Zone, and are referenced to NAD83 Datum, HCGS 62 (MADT 88). All units are expressed in U.S. Survey Feet.
4) Surveyed tract subject to building lines and easements of record (not shown for clarity).
5) Surveyed without benefit of a Tide Report.

Survey Date: January 12, 2018
PL No. 4225-0001-0003-000
Submitter: Stephen C. Boskey
J00 No.: 17-6727-25

High Tide Land Surveying LLC
8917 Harborside Drive
P.O. Box 16642 (mailing)
Galveston, TX 77552

(409) 348-6517
Registration Number: 00185855
www.hightidelandsurveying.com
Exhibit "A"

Being a 1,243 Square Foot portion of Lot 3, in Block A, of JAMAICA BEACH RIVERA, a subdivision in Galveston County, Texas, according to the map or plat thereof recorded in Volume 254-A, Page 85, of the Map Records in the Office of the County Clerk of Galveston County, Texas, said tract being further described by metes and bounds as follows:

COMMENCING at the Northwest corner of said Lot 3,

THENCE South 36°50'35" East along the West line of said Lot 3, a distance of 182.92 feet to the POINT OF BEGINNING of the herein described tract, and a set 1/2 inch rod,

THENCE North 52°41'40" East over and across said Lot 3, a distance of 71.99 feet to a point for corner in the East line of said Lot 3, and a set 1/2" rod,

THENCE South 38°50'35" East along the East line of said Lot 3, a distance of 18.03 feet to the Southeast corner of said Lot 3,

THENCE South 33°54'23" West along the South line of said Lot 3, a distance of 72.00 feet to the Southwest corner of said Lot 3,

THENCE North 36°59'30" West along the West line of said Lot 3, a distance of 16.50 feet to the POINT OF BEGINNING.

Stephen C. Blaskey
Registered Professional
Land Surveyor No. 5656

High Tide
Land Surveying LLC.

SURVEY DATE: JANUARY 12, 2018
F.T. No.: 4925-0001-0000-000
SURVEYOR: JBC
REG No.: 17-0777-25

8011 MARBOESIDE DRIVE
P.O. BOX 16142 (mailing)
GALVESTON, TX 77552
ph 409-220-5447
Registration Number: 10183855
www.hightide LANDsurveying.com

NOTES:
Distances and Elevations shown are based on the Texas State Coordinate System of 1983 South Central Zone, and are referenced to N.G.S. Monument HCCSD #2 (AMS7098). All units are expressed in U.S. Survey Feet.
Survey of a 311 Square Feet portion of Lot 23, in Block A, of JAMAICA BEACH, Section 1, a subdivision in Galveston County, Texas, according to the map or plat thereof recorded in Volume 7, Page 47, of the Map Records in the Office of the County Clerk of Galveston County, Texas, said tract being further described by metes and bounds as attached Exhibit "A".

I hereby certify that on the below date, the herein described property, together with improvements located thereon, was surveyed on the ground and under my direction, and that this map, together with dimensions as shown herein, accurately represents the facts as found on the ground this date.

Stephen C. Blaskey
Registered Professional Land Surveyor No. 5856

High Tide
Land Surveying, LLC

8017 Harborside Drive
P.O. Box 18142 (mailing)
Galveston, TX 77552
ph (409) 740-1517
Registration Number: 10183855
www.hightidelandsurveying.com

NOTES:
1) This property does lie within the 100 Year Flood Plain as established by the Federal Emergency Management Agency.
2) This property is subject to all restrictions of record and may be subject to setbacks from power lines as established by GSHA (local your power company). Surveyor not connected to perform record search therefore no liability is extended.
3) Bearings and Distances shown are based on the Texas State Coordinate System of 1983, South Central Zone, and are referenced to N.O.S. Monument HCOID 62 (MKT8). All units are expressed in U.S. Survey Feet.
4) Surveyed tract subject to building lines and easements of record (not shown for simplicity).
5) Surveyed without benefit of a Title Report.
Exhibit "A"

Being a 311 Square Foot portion of Lot 23, in Block A, of JAMAICA BEACH, Section 1, a subdivision in Galveston County, Texas, according to the map or plot thereof recorded in Volume 7, Page 47, of the Map Records in the Office of the County Clerk of Galveston County, Texas, said tract being further described by parts and bounds as follows:

COMMENCING at the Northwest corner of said Lot 23;

THENCE South 36°59'35" East along the West line of said Lot 23, a distance of 184.91 feet to the POINT OF BEGINNING of the herein described tract, and a set 1/2 inch rod;

THENCE North 58°29'52" East over and across said Lot 23, a distance of 91.91 feet to a point for corner in the East line of said Lot 23, and a set 1/2 inch rod;

THENCE South 56°59'35" East along the East line of said Lot 23, a distance of 0.59 feet to the Southeast corner of said Lot 23;

THENCE South 53°00'00" West along the South line of said Lot 23, a distance of 91.74 feet to the Southwest corner of said Lot 23;

THENCE North 45°07'35" West along the West line of said Lot 23, a distance of 6.18 feet to the POINT OF BEGINNING.
Survey of a 2,801 Square Foot portion of Lot 1, of REPLAT OF THE BOARDWALK AT JAMAICA BEACH, First Amendment, a subdivision in Galveston County, Texas, according to the map or plat thereof recorded in Volume 18, Page 675, of the Map Records in the Office of the County Clerk of Galveston County, Texas, said tract being further described by metes and bounds on attached Exhibit "A".

I hereby certify that on the below date, the herein described property, together with improvements located thereon, was surveyed on the ground and under my direction, and that this map, together with dimensions as shown herein, accurately represents the facts as found on the ground this date.

Stephen C. Bloskey
Registered Professional Land Surveyor No. 5856

NOTES:
1) This property does lie within the 100 Year Flood Plain as established by the Federal Emergency Management Agency.
2) This property is subject to any restrictions of record and may be subject to setbacks from power lines as established by CPS Energy (call your power company). Surveyor not contracted to perform record search, therefore no liability is extended.
3) Bearings and Distances shown are based on the Texas State Coordinate System of 1883, South Central Zone, and are referenced to N.E.S. Monument HCO 62 (AMS786). All units are expressed in U.S. Survey Feet.
4) Surveyed tract subject to building lines and easements of record (not shown for clarity).
5) Surveyed without benefit of a Title Report.
Exhibit "A"

Being a 2,801 Square Foot portion of Lot 1, of REPLAT OF THE BOARDWALK AT JAMAICA BEACH, First Amendment, a subdivision in Galveston County, Texas, according to the map or plot thereof recorded in Volume 16, Page 578, of the Map Records in the Office of the County Clerk of Galveston County, Texas, said tract being further described by metes and bounds as follows:

COMMENCING at the Northwest corner of said Lot 1;

THENCE South 36°56'25" East along the West line of said Lot 1, a distance of 166.55 feet to the POINT OF BEGINNING of the herein described tract, and a set 1/2 inch rod;

THENCE North 52°01'39" East over and across said Lot 1, a distance of 70.02 feet to a point for corner in the East line of said Lot 1, and a set 1/2 inch rod;

THENCE South 36°56'25" East along the East line of said Lot 1, a distance of 40.01 feet to a point for corner, and a set 1/2 inch rod;

THENCE North 52°01'39" West over and across said Lot 1, a distance of 70.02 feet to a point in the West line of said Lot 1, and a set 1/2 inch rod;

THENCE North 36°56'25" West along the West line of said Lot 1, a distance of 40.01 feet to the POINT OF BEGINNING.
Survey of a 1,878 Square Foot portion of Lot 11, in Block B, of JAMAICA BEACH, Section 16, a subdivision in Galveston County, Texas, according to the map or plat thereof recorded in Volume 7, Page 82, of the Map Records in the Office of the County Clerk of Galveston County, Texas, said tract being further described by metes and bounds on attached "Exhibit A." I hereby certify that on the above date, the herein described property, together with improvements located thereon, was surveyed on the ground and under my direction, and that this map, together with dimensions as shown hereon, accurately represents the facts as found on the ground the date.

Stephen C. Blaskev
Registered Professional Land Surveyor No. 300

NOTES:
1) This property is within the 100 Year Flood Plain as established by the Federal Emergency Management Agency. 
2) This property is subject to any restrictions of record and may be subject to setbacks from power lines as established by OSPR (local utility company). Surveyor is not contracted to perform record search, therefore no liability is extended.
3) Bearings and Distances shown are based on the Texas State Coordinate System of 1933 South Central Zone, and are referenced to N.O.S. Monument HGS06 62 (00703). All units are expressed in U.S. Survey Feet.
4) Surveyed tract subject to building lines and easements of record (not shown for clarity).
5) Surveyed without benefit of a Title Report.
Exhibit "A"

Being a 1,878 Square Foot portion of Lot 11, Block B, of JAMAICA BEACH, Section 16, a subdivision in Galveston County, Texas, according to the map or plot thereof recorded in Volume 7, Page 82, of the Map Records in the Office of the County Clerk of Galveston County, Texas, said tract being further described by metes and bounds as follows:

BEGINNING at the Northwest corner of said Lot 11;

THENCE South 53°38'29" East along the East line of said Lot 11, a distance of 106.43 feet to the POINT OF BEGINNING of the herein described tract, and a set 1/2 inch red;

THENCE South 53°38'29" East continuing along the East line of said Lot 11, a distance of 23.93 feet to the Southeast corner of said Lot 11;

THENCE along the South leg of said Lot 11, and a curve to the right, said curve having a radius of 350.00 feet, a chord bearing of South 37°59'06" West, a chord distance of 61.01 feet, and an arc distance of 61.09 feet to the Southwest corner of said Lot 11;

THENCE North 45°19'29" West along the West line of said Lot 11, a distance of 36.31 feet to a point for corner, and a set 1/2 inch red;

THENCE North 57°19'59" East over and across said Lot 11, a distance of 57.63 feet to the POINT OF BEGINNING.
Survey of a 718 Square Feet portion of Lot 12, in Block B, of JAMAICA BEACH, Section 16, a subdivision in Galveston County, Texas, according to the map or plat thereof recorded in Volume 7, Page 87, of the Map Records in the Office of the County Clerk of Galveston County, Texas, said tract being further described by metes and bounds as attached Exhibit "A".

I hereby certify that on the below date, the herein described property, together with improvements located thereon, was surveyed on the ground and under my direction, and that this map, together with dimensions as shown hereon, accurately represents the facts as found on the ground this date.

Stephen C. Blaskey
Registered Professional Land Surveyor No. 5806

NOTES:
1) This property does lie within the 100 Year Flood Plain as established by the Federal Emergency Management Agency.
2) This property is subject to any restrictions of record and may be subject to setbacks from power lines as established by G.S.44 (all your power company). Surveyor is contracted to perform record search, therefore no liability is extended.
3) Bearings and distances shown are based on the Texas State Coordinate System of 1983, South Central Zone, and are referenced to N.S.S. Monument N5056 (MAGS63), All units are expressed in U.S. Survey Feet.
4) Surveyed tract subject to building lines and boundaries of record (not shown for clarity).
5) Surveyed without benefit of a Title Report.
Exhibit "A"

Being a 718 Square Foot portion of Lot 12, in Block E, at JAMAICA BEACH, Section 16, a subdivision in Galveston County, Texas, according to the map or plot thereof recorded in Volume 7, Page 82, at the Map Records in the Office of the County Clerk of Galveston County, Texas, said tract being further described by metes and bounds as follows:

COMMENCING at the Northwest corner of said Lot 12;

THENCE South 53°38'29" East along the West line of said Lot 12, a distance of 106.43 feet to the POINT OF BEGINNING of the herein described tract, and a set 1/2 inch rod;

THENCE North 52°10'52" East over and across of said Lot 12, a distance of 258.97 feet to a point for corner in the South line of said Lot 12, and a set 1/2 inch rod;

THENCE along the South line of said Lot 12, and a curve to the right, said curve having a radius of 350.00 feet, a chord bearing of South 28°19'18" West, a chord distance of 58.91 feet, and an arc distance of 56.97 feet to the Southwest corner of said Lot 12;

THENCE North 53°30'29" West along the West line of said Lot 12, a distance of 23.93 feet to the POINT OF BEGINNING.

Stephen C. Blaskey
Registered Professional
Land Surveyor No. 5856

HIGH TIDE
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NOTES:

Distances and Bearings shown are
based on the Texas State Coordinate
System of 1983, South Central Zone,
and are referenced to N.O.S. Monument
H-11001 at (0002988). All units are
expressed in U.S. Survey Feet.