

LEGAL DESCRIPTION - 3.015 ACRES

BEING A 3.015 ACRE TRACT OF LAND LYING IN THE ELIJAH FRANKS SURVEY, ABSTRACT NO. 64, IN GALVESTON COUNTY, TEXAS, AND BEING PART OF THAT SAME CALLED 70.69 ACRE TRACT DESCRIBED IN AN INSTRUMENT TO ROBERT C. MISTROT AND TRACY A. MISTROT, RECORDED IN CLERK FILE NO. 202026834, OFFICIAL PUBLIC RECORDS OF GALVESTON COUNTY, TEXAS (OPRGCT), SAID 3.015 ACRES BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" ROD FOUND IN THE NORTH LINE OF A 0.343 ACRE TRACT DESCRIBED IN AN INSTRUMENT TO RAY ROSS RECORDED IN CLERK FILE NO. 2022018132, (OPRGCT), FOR THE SOUTHEAST CORNER OF A 74.85 ACRE TRACT DESCRIBED IN AN INSTRUMENT TO RUSSELL MCCRAY, III, RECORDED IN CLERK FILE NO. 2006037094, (OPRGCT), AND THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 24°51'07" WEST, ALONG THE EAST LINE OF SAID 74.85 ACRE TRACT AND THE WEST LINE OF THE HEREIN DESCRIBED TRACT, FOR A DISTANCE OF 255.00 FEET TO A ROD CAPPED " ACCESSSURVEYORS" SET FOR THE MOST WESTERLY NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 65°08'42" EAST, ACROSS SAID 70.69 ACRE TRACT AND ALONG THE MOST WESTERLY NORTH LINE OF THE HEREIN DESCRIBED TRACT FOR A DISTANCE OF 354.86 FEET TO A ROD CAPPED " ACCESSSURVEYORS" SET FOR THE INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 25°22'51" WEST, ACROSS SAID 70.69 ACRE TRACT AND ALONG THE MOST NORTHERLY WEST LINE OF THE HEREIN DESCRIBED TRACT FOR A DISTANCE OF 150.00 FEET TO A ROD CAPPED " ACCESSSURVEYORS" SET FOR THE MOST NORTHERLY NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 64°37'09" EAST, ACROSS SAID 70.69 ACRE TRACT AND ALONG THE MOST EASTERLY NORTH LINE OF THE HEREIN DESCRIBED TRACT FOR A DISTANCE OF 100.00 FEET TO A ROD CAPPED " ACCESSSURVEYORS" SET IN THE WEST LINE OF CAPLEN STREET, A VARIABLE WIDTH PRIVATE ROAD, FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 25°22'51" EAST, ALONG THE WEST LINE OF SAID CAPLEN STREET AND THE EAST LINE OF THE HEREIN DESCRIBED TRACT FOR A DISTANCE OF 405.93 FEET TO A ROD CAPPED " ACCESSSURVEYORS" FOUND FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 65°08'42" WEST, ALONG THE NORTH LINE OF A 0.9649 ACRE TRACT DESCRIBED IN AN INSTRUMENT TO MICHAEL TUBBS, ET UX, RECORDED IN CLERK FILE NO. 2023010058, (OPRGCT), THE NORTH LINE OF A 0.4923 ACRE TRACT DESCRIBED IN AN INSTRUMENT TO FRANK NGUYEN, ET UX, RECORDED IN CLERK FILE NO. 202304286, (OPRGCT), THE NORTH LINE OF A 0.343 ACRE TRACT AND THE SOUTH LINE OF THE HEREIN DESCRIBED TRACT FOR A DISTANCE OF 457.22' TO THE POINT AND PLACE OF BEGINNING, CONTAINING 3.015 ACRES OF LAND, MORE OR LESS.

SURVEYOR'S NOTES:

- ALL BEARINGS AND COORDINATES ARE GRID, BASED ON THE TEXAS COORDINATE SYSTEM OF 1983 (NAD83), SOUTH CENTRAL ZONE.
- ALL ELEVATIONS ARE NAVD88 (CALCULATED USING GEOID 18), BASED ON RTK GNSS OBSERVATION AND TIED TO TRIMBLE'S VRS NETWORK.
- ACCORDING TO FEMA'S FLOOD INSURANCE RATE MAP NO. 48167C0144G, DATED AUGUST 15, 2019, THE SUBJECT PROPERTY IS LOCATED IN FLOOD ZONE "VE". FLOOD ZONE LOCATION IS BASED ON SCALED FIRM ONLY. ACCESS SURVEYORS, LLC DOES NOT WARRANT NOR SUBSCRIBE TO THE ACCURACY OF SAID FIRM.
- ALL CORNERS ARE SET IRON RODS WITH A PLASTIC CAP STAMPED "ACCESS SURVEYORS", UNLESS SHOWN OTHERWISE.

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

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.

JOE GIUSTI - COMMISSIONER PRECINCT NO. 2

MARK A. HENRY - COUNTY JUDGE

THE ABOVE SUBDIVISION TITLED CAST-A-WAY COVE AS MAPPED, APPROVED BY THE COMMISSIONER'S COURT OF GALVESTON COUNTY, TEXAS, BY ORDER OF

_____, 2025.

DWIGHT D. SULLIVAN, COUNTY CLERK
GALVESTON COUNTY, TEXAS

STATE OF _____
COUNTY OF _____

PROSPERITY BANK, OWNER AND HOLDER OF A LIEN AGAINST THE PROPERTY DESCRIBED AS A 70.69 ACRE TRACT DESCRIBED IN AN INSTRUMENT TO ROBERT C. MISTROT AND TRACY A. MISTROT, RECORDED IN CLERK FILE NO. 2024018827, OFFICIAL PUBLIC RECORDS OF GALVESTON COUNTY, TEXAS; DO HEREBY IN ALL THINGS SUBORDINATE MY INTEREST IN SAID PROPERTY TO THE PURPOSES AND EFFECTS OF SAID PLAT AND HEREBY CONFIRM THAT I AM THE PRESENT OWNER OF SAID LIEN AND HAVE NOT ASSIGNED THE SAME NOR ANY PART THEREOF.

RHONDA DEVILLIER, PRESIDENT

STATE OF _____
COUNTY OF _____

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED RHONDA DEVILLIER, KNOW TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THE SAME WAS THE ACTING OWNER FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE

THIS _____ DAY OF _____, 2025.

NOTARY PUBLIC IN AND FOR THE STATE OF _____

PRINT NAME: _____ MY COMMISSION EXPIRES: _____

Access
Surveyors, LLC
Commercial - Industrial - Residential
11025 Old Voth Road - Beaumont, Texas 77713
Telephone (409) 838-6322 Facsimile 838-6122
www.access-surveyors.com § rpls5163@aol.com
FILE: CAST-A-WAY COVE_2024019.SUB-PLAT TECHNICIAN: A.M.C.L.

SCALE: 1" = 35'
SHEET: 24" x 36"

Final Plat of

CAST-A-WAY COVE

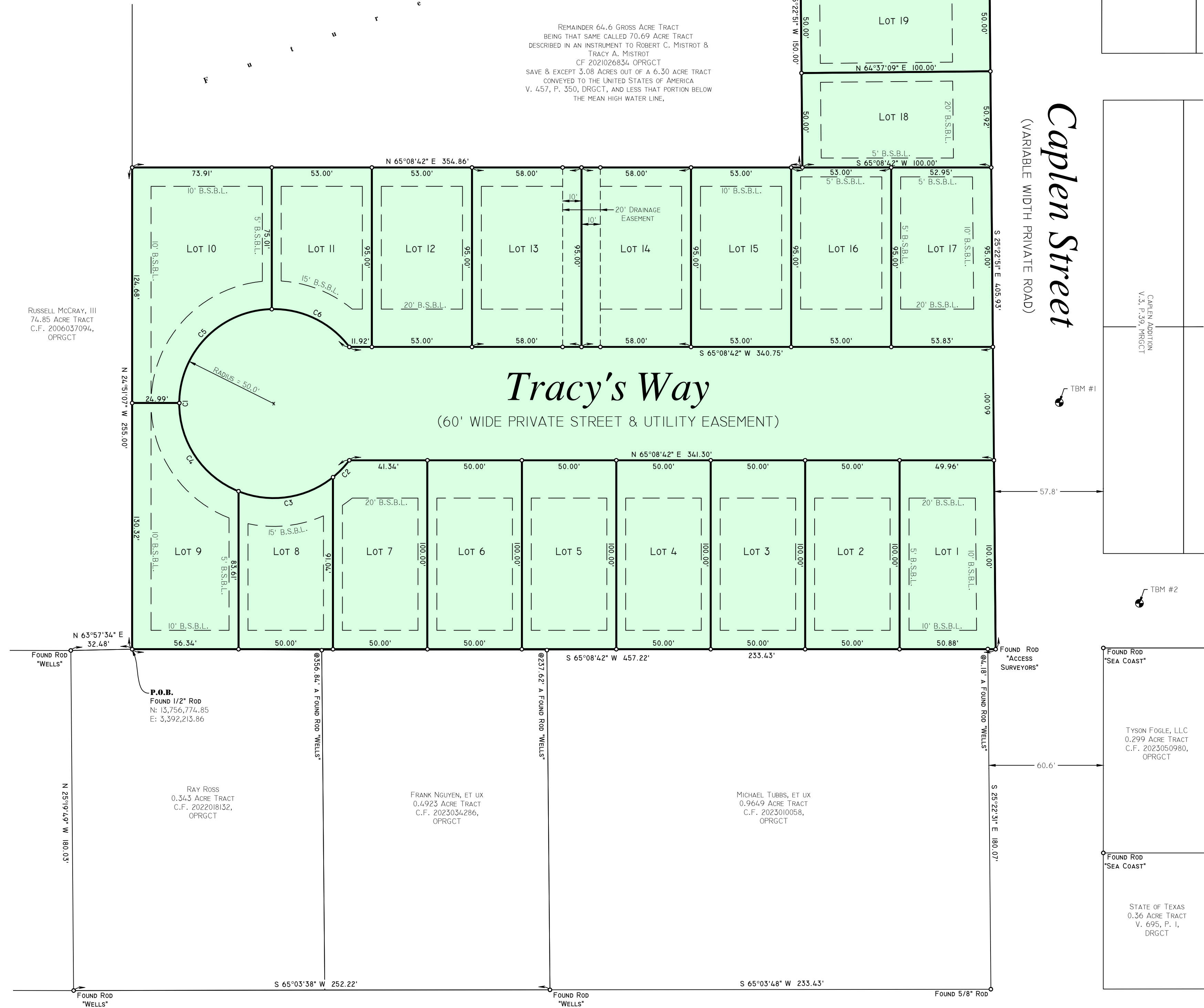
Lots 1 - 20

being 3.015 acres of land

lying in the

Elijah Franks Survey, Abstract No. 64

Galveston County, Texas



TBM LEGEND

TBM #1 SET MAG NAIL IN ROADWAY
N: 13,757,099.70
E: 3,392,604.44
EL: 4.96' (NAVD88)

TBM #2 SET R.R. SPIKE IN POWER POLE
N: 13,757,021.05
E: 3,392,687.60
EL: 8.02' (NAVD88)

LEGEND

POB POINT OF BEGINNING

B.S.B.L. BUILDING SETBACK LINE

SET ROD WITH PLASTIC CAP
STAMPED "ACCESS
SURVEYORS", UNLESS SHOWN
OTHERWISE

TBM - TEMPORARY
BENCHMARK

CURVE #	LENGTH	RADIUS	CURVE DATA
C1	249.81'	50.00'	S 24°51'08" E 40.00'
C2	12.40'	50.00'	N 10°10'34" E 12.44'
C3	52.99'	50.00'	N 56°14'48" E 50.55'
C4	59.73'	50.00'	S 56°14'59" E 56.24'
C5	77.18'	50.00'	S 19°42'34" W 69.72'
C6	47.64'	50.00'	N 88°54'23" W 45.68'

STATE OF TEXAS
COUNTY OF GALVESTON

ROBERT C. MISTROT AND TRACY A. MISTROT, HEREIN AFTER REFERRED TO AS OWNERS (WHETHER ONE OR MORE) OF THE 3.015 ACRES DESCRIBED IN THE ABOVE AND FOREGOING MAP OF CAST-A-WAY COVE, 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 (EXCEPT THOSE STREETS DESIGNATED AS PRIVATE STREETS), ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES SHOWN THEREON FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED; AND DO HEREBY BIND MYSELF, MY HEIRS, SUCCESSORS AND ASSIGNS TO WARRANT AND DEFEND THE TITLE TO THE LAND SO DEDICATED.

FURTHER, OWNERS DO HEREBY DECLARE THAT ALL PARCELS OF LAND DESIGNATED AS LOTS ON THIS PLAT ARE ORIGINALLY INTENDED FOR THE CONSTRUCTION OF RESIDENTIAL DWELLING UNITS THEREON AND SHALL BE RESTRICTED FOR THE SAME UNDER THE TERMS AND CONDITIONS OF SUCH RESTRICTIONS IF FILED SEPARATELY.

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 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, GIVING GALVESTON COUNTY OR ANY OTHER GOVERNMENTAL AGENCY, THE RIGHT TO ENTER UPON SAID EASEMENT AT ANY AND ALL TIMES FOR THE PURPOSES 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 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 NO LESS THAN 3.14 SQUARE FEET (12" DIAMETER) WITH CULVERTS AND BRIDGES TO BE PROVIDED 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 SPECIFICALLY NOTED AS PRIVATE STREETS, SHALL HEREBY BE ESTABLISHED AND MAINTAINED AS PRIVATE STREETS BY THE OWNERS, HEIRS, SUCCESSORS AND ASSIGNS TO PROPERTY LOCATED WITHIN THE BOUNDARIES OF THIS PLAT AND 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 AND DO HEREBY BIND OURSELVES, OUR HEIRS, SUCCESSORS AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE TO THE LAND SO DESIGNATED AND ESTABLISHED AS PRIVATE STREETS.

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.

ROBERT C. MISTROT, OWNER TRACY A. MISTROT, OWNER

STATE OF TEXAS
COUNTY OF GALVESTON

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ROBERT C. MISTROT AND TRACY A. MISTROT, KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE _____ DAY OF _____, 2025.

By: _____
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

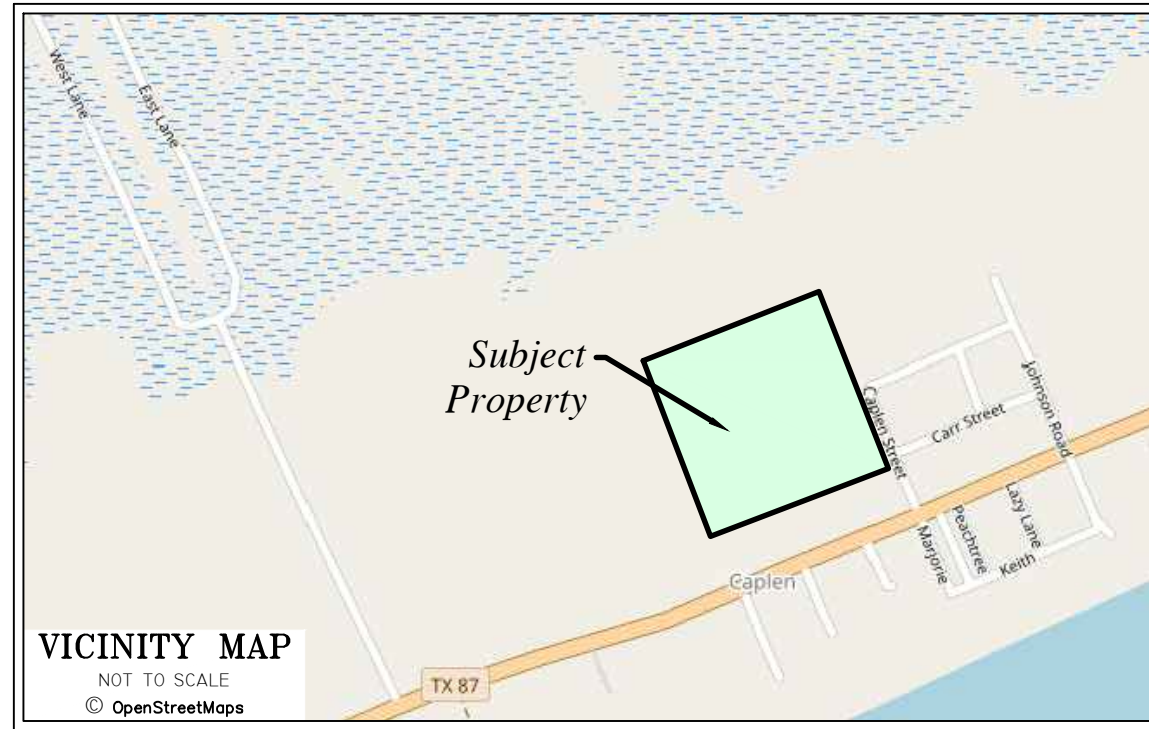
SURVEYOR'S CERTIFICATE:

THIS IS TO CERTIFY THAT I, SCOTT N BRACKIN, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HAVE PLATTED 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.

SURVEYED: MAY 24, 2024. PLAT DATED: AUGUST 1, 2024. PLAT REVISED: JUNE 18, 2025.

SCOTT N BRACKIN
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6650

(SEAL)



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

_____, 2025 AT _____ O'CLOCK _____ M., AND DULY RECORDED ON

_____, 2025 AT _____ O'CLOCK _____ M., IN PLAT RECORD

_____, MAP NUMBER _____, GALVESTON COUNTY MAP 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