

GENERAL NOTES:

- 1) According to the FEMA FIRM Community Number 48167C, Panel No. 0308 G, effective date August 15, 2019, this property lies within Zone AE with a Base Flood Elevation of 11" (as measured to the top of the bottom floor).
- 2) All bearings shown hereon are based upon the Texas Coordinate System of 1983, South Central Zone 4204, and are tied to NGS Mark "TXGM REF MON 2" (PID DR8251) (N: 13,703,575.9; E: 3,312,955.72). All coordinates shown hereon are reported in grid. All area quantities are reported in surface.
- 3) Benchmark: TXGM REF MON 2 (PID DR 8251), the top of a 9/16-inch stainless steel rod driven into the ground and inside a 6-inch PVC pipe that is 42 feet long filled with grease that is encased in 5-inch PVC pipe with Logo cap stamped TXGM-RM2 2022 situated at the Bolivar Ferry Visitors Area on the Bolivar Peninsula. Elevation: 4.3 feet, NAVD 1988. (N: 13,703,575.90; E: 3,312,955.72).
- 4) Lots subject to 20' Front B.L., 5' Front D.E. & U.E., 5' Side B.L. & D.E., 5' Rear B.L. off High Bank of Drainage Ditch.
- 5) B.L.=Building Line, D.E.=Drainage Easement, & U.E.=Utility Easement.
- 6) This plat was prepared with benefit of City Planning Letter: South Land Title; File No: TP-25107007 with an effective date of June 11, 2025.

Subject to BPSUD 15' Balking Utility Esmt. recorded in Clerk's File No.(s) 2009030769 and 2025021289 OPRGCTx.

METES AND BOUNDS DESCRIPTION
28,500 Square Feet (0.654 of one acre)
JONES SHAW SURVEY
ABSTRACT NUMBER 179
GALVESTON COUNTY, TEXAS

ALL that 28,500 square feet (0.654 of one acre) of land situated in the Jones Shaw Survey, Abstract Number 179, Galveston County, Texas, and being out of and a part of Strip Number 7 of the west one-half of Lot or Division Number 6 of said Jones Shaw Survey as described in that certain Report of Commissioners dated September 25, 1912, and recorded at Volume 257, Page 628, of the Galveston County Deed Records (G.C.D.R.), and further being all of Lots 49, 54, and 55 of J & S BEACH ADDITION NO. 4, an unrecorded subdivision in Galveston County, Texas, and finally being that same tract of land referenced in a Correction Warranty Deed to Southern Texas Investments LLC at Clerk's File Number 2025028568 of the Official Public Records of Real Property 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 DR8251) (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;

COMMENCING at a 3/4 inch iron pipe found at the intersection of the westerly line of Strip Number 5 of said Lot or Division Number 6 with the northerly right-of-way (R.O.W.) line of State Highway Number 87 (SH 87) for the southwest corner of J & S Beach Addition No. 3, a subdivision of record at Volume 1616, Page 118, of the Galveston County Map Records (G.C.M.R.) (N: 13,733,535.84; E: 3,346,877.46);

THENCE, with the northerly R.O.W. line of said SH 87, North 54 Degrees 06 Minutes 08 Seconds East a distance of 180.00 feet to a point the intersection of the northerly R.O.W. line of said SH 87 with the easterly R.O.W. line of North Tinkle Lane, (50 feet wide, Volume 1616, Page 118, G.C.M.R.);

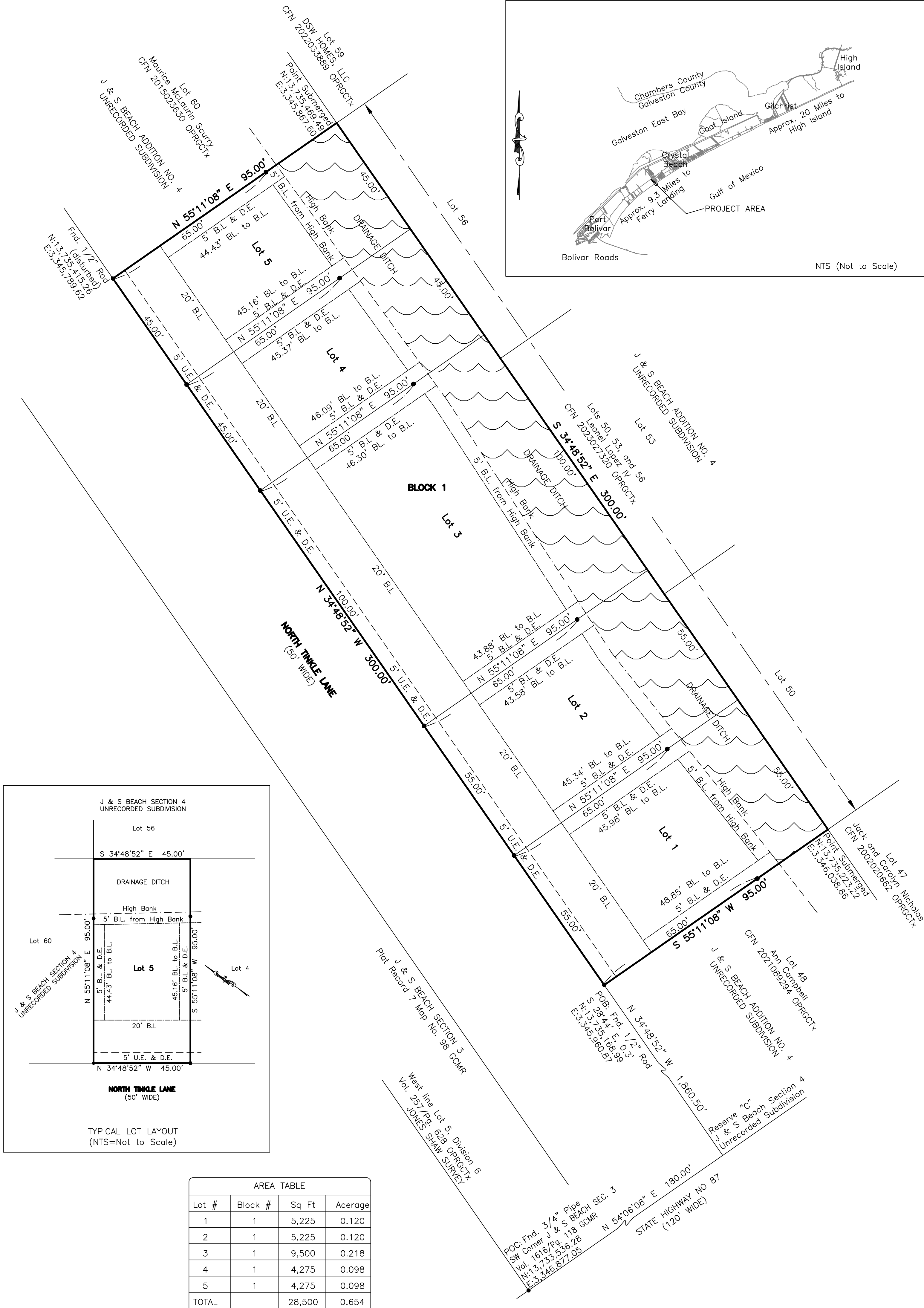
THENCE, with the easterly R.O.W. line of said North Tinkle Lane, North 34 Degrees 48 Minutes 52 Seconds West, a distance of 1,860.50 feet to a 1/2-inch iron rod (no cap) found bears South 28 Degrees 44 Minutes East 0.3 feet for the west corner of that certain Lot 48 of said J&S Beach Addition No. 4, said Lot 48 being the same tract of land described to Ann Campbell in a Distribution Deed at Clerk's File Number 2021089294 of the O.P.R.G.C.T., and the south corner and POINT OF BEGINNING of the herein described tract (N: 13,735,168.99; E: 3,345,960.87);

THENCE, continuing with the easterly R.O.W. line of said North Tinkle Lane and now with the westerly line of the herein described tract, North 34 Degrees 48 Minutes 52 Seconds West, a distance of 300.00 feet to a 1/2-inch iron rod (no cap, disturbed) found for the south corner of that certain Lot 60 of said J&S Beach Addition No. 4 Unrecorded Subdivision, said Lot 60 being the same tract of land described to Maurice McLaurin Scurry in a Warranty Deed at Clerk's File Number 2015023630 of the O.P.R.G.C.T., and the west corner of the herein described tract;

THENCE, with the southerly line of said Scurry Tract and said Lot 60, and the northerly line of the herein described tract, North 55 Degrees 11 Minutes 08 Seconds East, at a distance of 65.00 feet pass a 1/2 inch iron rod with plastic cap stamped "SEACOAST 5423" set on-line for reference, and continue in all a distance of 95.00 feet to a point (submerged) for the east corner of said Scurry Tract, the south corner of that certain Lot 59 of said J&S Beach Addition No. 4, said Lot 59 being the same tract of land described to DSW Homes, LLC in a Warranty Deed at Clerk's File Number 2022033889 of the O.P.R.G.C.T., the west corner of Lot 56 of said J&S Beach Addition No. 4, said Lot 56 being the same tract of land described to Leonel Lopez IV in a Warranty Deed with Vendor's Lien at Clerk's File Number 2023027320 of the O.P.R.G.C.T., and the north corner of the herein described tract (N:13,735,469.49; E:3,345,867.60);

THENCE, with the westerly line of said Lopez tract, and the easterly line of the herein described tract, South 34 Degrees 48 Minutes 52 Seconds East, a distance of 300.00 to a point (submerged) for the south corner of said Lopez tract, the west corner of that certain Lot 47 of said J&S Beach Addition No. 4, said Lot 47 being described to Jack and Carolyn Nicholas as Tract Two in a General Warranty Deed at Clerk's File Number 2002020662 of the O.P.R.G.C.T., the north corner of said Campbell tract, and east corner of the herein described tract, (N:13,735,223.22; E:3,346,038.86);

THENCE, with the northerly line of said Campbell tract, and the southerly line of the herein described tract, South 55 Degrees 11 Minutes 08 seconds West, at a distance of 30.00 feet pass a 1/2 iron rod with plastic cap stamped "SEACOAST 5423" set on-line for reference, and continue in all a distance of 95.00 feet to the POINT OF BEGINNING and containing 28,500 square feet (0.654 of one acre) of land.



| AREA TABLE | | | |
|------------|---------|--------|---------|
| Lot # | Block # | Sq Ft | Acerage |
| 1 | 1 | 5,225 | 0.120 |
| 2 | 1 | 5,225 | 0.120 |
| 3 | 1 | 9,500 | 0.218 |
| 4 | 1 | 4,275 | 0.098 |
| 5 | 1 | 4,275 | 0.098 |
| TOTAL | | 28,500 | 0.654 |

STATE OF TEXAS {} KNOW ALL MEN BY THESE PRESENTS
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

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 SALTY SHORES as mapped, approved by the Commissioners' Court of Galveston County, Texas, by order of _____, 2025.

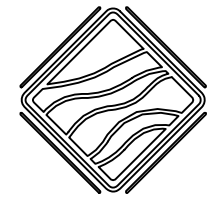
By _____, Deputy

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 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.

Michael Hoover
Registered Professional Land Surveyor
Texas Registration No. 5423



SEACOAST
SURVEYORS
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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

STATE OF TEXAS {} {}

COUNTY OF GALVESTON {} {}
We, SOUTHERN TEXAS INVESTMENTS LLC, acting through ERIC THOMSON, its PRESIDENT, hereinafter referred to as Owner of the 28,500 Square Feet (0.654 of one acre) tract described in the above and foregoing map of SALTY SHORES, 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 (18" 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: Southern Texas Investments LLC

By: _____
Eric Thomson
Its: President

STATE OF TEXAS {} {}

COUNTY OF _____ {}

BEFORE ME, the undersigned authority, on this day personally appeared Eric Thomson, 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 _____, 2025.

Notary Public in and for the State of Texas

SALTY SHORES

28,500 Square Feet (0.654 of one acre)
situated in the Jones Shaw Survey
Abstract Number 179
Galveston County, Texas
5 LOTS 1 BLOCK

Owner:
Southern Texas Investments LLC
Eric Thomson
10271 Paradise Valley Drive
Conroe, TX 77304