

**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.**

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**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**SECTION 3.** All ordinances or parts of ordinances in conflict with provisions of this ordinance are hereby repealed to the extent of such conflict.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 19<sup>th</sup> day of November, 2018.

**CITY OF JAMAICA BEACH, TEXAS**

  
\_\_\_\_\_  
SHERWOOD GREEN, MAYOR PRO-TEM

**ATTEST:**

  
\_\_\_\_\_  
LUPE RUSHING, CITY SECRETARY

**EXHIBIT A:**

Surveys and Legal Descriptions for the Following Tracts:

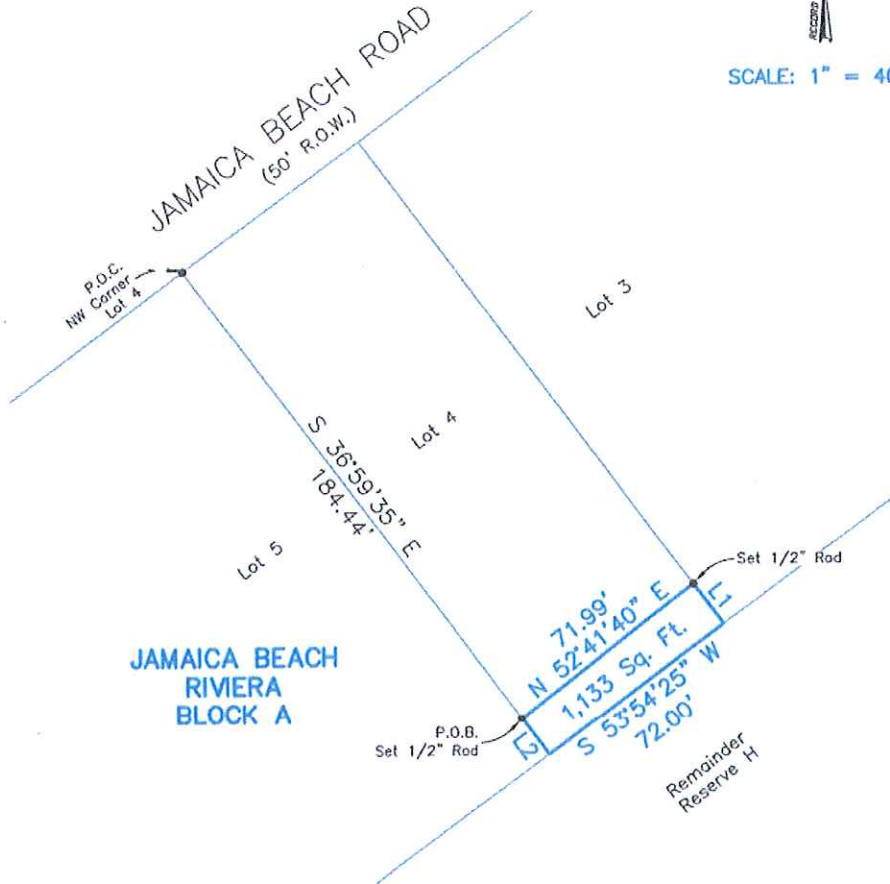
- 16635 Jamaica Beach Road
- 16625 Jamaica Beach Road
- 1 Blue Heron Circle
- 16631 Jamaica Beach Road
- 16511 Jamaica Beach Road
- 16730 Jamaica Beach Road
- Lot 3, Blue Heron Circle, within the Boardwalk at Jamaica Beach Subdivision
- Lot 5, Blue Heron Circle, within the Boardwalk at Jamaica Beach Subdivision
- Lot 6, Jamaica Beach, Section 27

# EXHIBIT "A"

LINE	BEARING	DISTANCE
L1	S 36°59'35" E	18.50'
L2	N 36°59'35" W	14.98'



SCALE: 1" = 40'



Survey of 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 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*  
 Stephen C. Blaskey  
 Registered Professional  
 Land Surveyor No. 5856



8017 HARBORSIDE DRIVE  
 P.O. BOX 16142 (mailing)  
 GALVESTON, TX 77552  
 ph (409) 740-1517  
 Registration Number: 10193855  
[www.hightidelandsurveying.com](http://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 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 HGCS0 62 (AW5708). 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.

SURVEY DATE:	JANUARY 12, 2018
FILE No.:	4225-0001-0004-000
DRAFTING:	JTK
JOB No.:	17-0727-24

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;

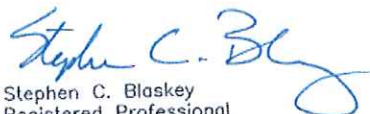
THENCE South 36°59'35" East along the West line of said Lot 4, a distance of 184.44 feet to the POINT OF BEGINNING of the herein described tract, and a set 1/2 inch rod;

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



SURVEY DATE:	JANUARY 12, 2018
FILE No.:	4225-0001-0004-000
DRAFTING:	JTK
JOB No.:	17-0727-24



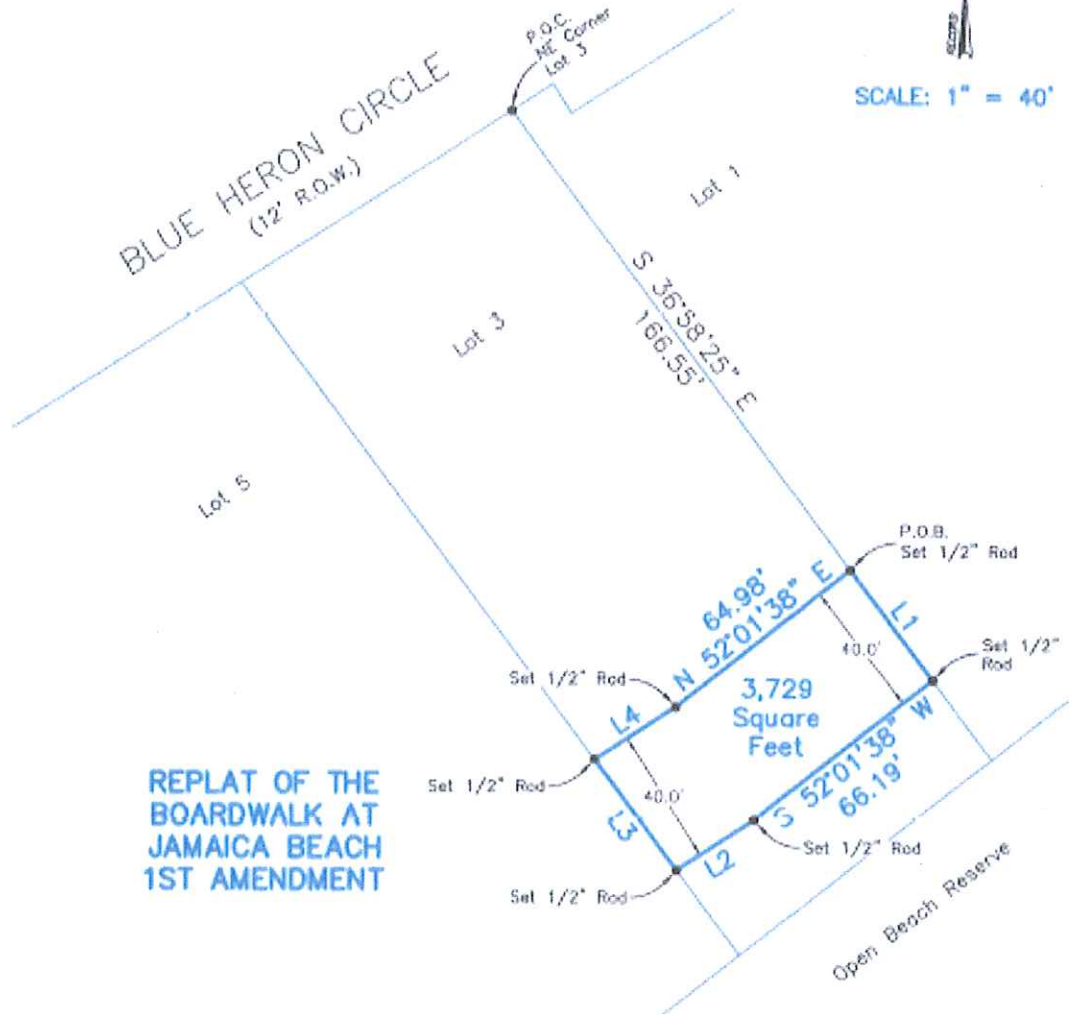
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**NOTES:**  
Bearings and Distances shown are based on the Texas State Coordinate System of 1983, South Central Zone, and are referenced to N.G.S. Monument HGCD 62 (AW5708). All units are expressed in U.S. Survey Feet.

LINE	BEARING	DISTANCE
L1	S 36°58'25" E	166.55'
L2	S 57°30'12" E	28.25'
L3	N 36°58'25" W	40.12'
L4	N 57°30'12" E	40.01'



SCALE: 1" = 40'



**REPLAT OF THE BOARDWALK AT JAMAICA BEACH 1ST AMENDMENT**

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 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*

Stephen C. Blaskey  
Registered Professional  
Land Surveyor No. 5856



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ph (409) 740-1517

Registration Number: 10193855  
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 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 HCCSD 62 (AW5208). 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.

SURVEY DATE:	JANUARY 12, 2010
FILE No.:	1821-0000-0003-000
DRAFTING:	JIK
JOB No.:	17-0727-15



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 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 as follows:

COMMENCING at the Northeast corner of said Lot 3;

THENCE South 36°58'25" 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°58'25" 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 52°01'38" 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 57°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 36°58'25" 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 52°01'38" East continuing over and across said Lot 3, a distance of 64.98 feet to the POINT OF BEGINNING.

*Stephen C. Blaskey*

Stephen C. Blaskey  
Registered Professional  
Land Surveyor No. 5856

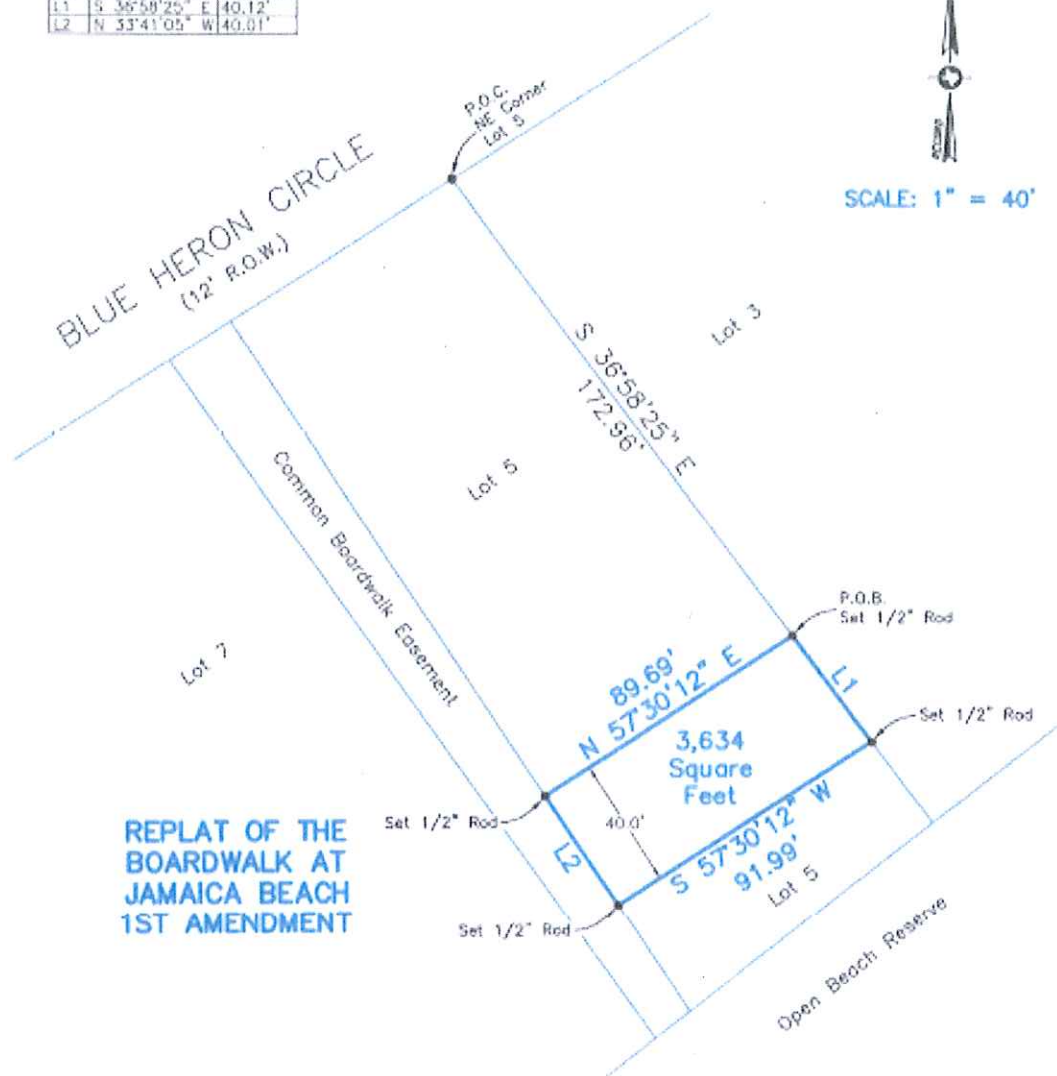


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NOTES:  
Bearings and Distances shown are based on the Texas State Coordinate System of 1983, South Central Zone, and are referenced to N.G.S. Monument HOCSD 62 (AM5708). All units are expressed in U.S. Survey Feet.

SURVEY DATE:	JANUARY 12, 2018
FILE No.:	1891-0000-0003-000
DRAFTING:	JTK
JOB No.:	17-0727-15

LINE	BEARING	DISTANCE
L1	S 36°58'25" E	40.12'
L2	N 57°30'12" W	40.01'



SCALE: 1" = 40'

**REPLAT OF THE BOARDWALK AT JAMAICA BEACH 1ST AMENDMENT**

Survey of a 3,634 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 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*

Stephen C. Blaskey  
Registered Professional  
Land Surveyor No. 5856



6017 HARBORSIDE DRIVE  
P.O. BOX 16142 (mailing)  
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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 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.C.S. Monument HCCSD 62 (AWS708). 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.

SURVEY DATE:	JANUARY 12, 2018
FILE No.:	1881-0800-0805-000
DRAWING:	JTR
JOB No.:	17-0727-14

Exhibit "A"

Being a 3,634 Square Foot portion of Lot 5, of REPLAT OF THE BOARDWALK AT JAWACA 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 as follows:

COMMENCING at the Northeast corner of said Lot 5;

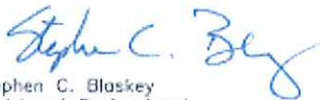
THENCE South 36°58'25" East along the East line of said Lot 5, a distance of 172.95 feet to the POINT OF BEGINNING of the herein described tract, and a set 1/2 inch rod;

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 91.99 feet to a point for corner in the West line of said Lot 5, and a set 1/2" 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.



Stephen C. Blaskey  
Registered Professional  
Land Surveyor No. 5856



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SURVEY DATE:	JANUARY 12, 2018
FILE No.:	1891-0000-0005-000
DRAFTING:	JTK
JOB No.:	17-0721-14

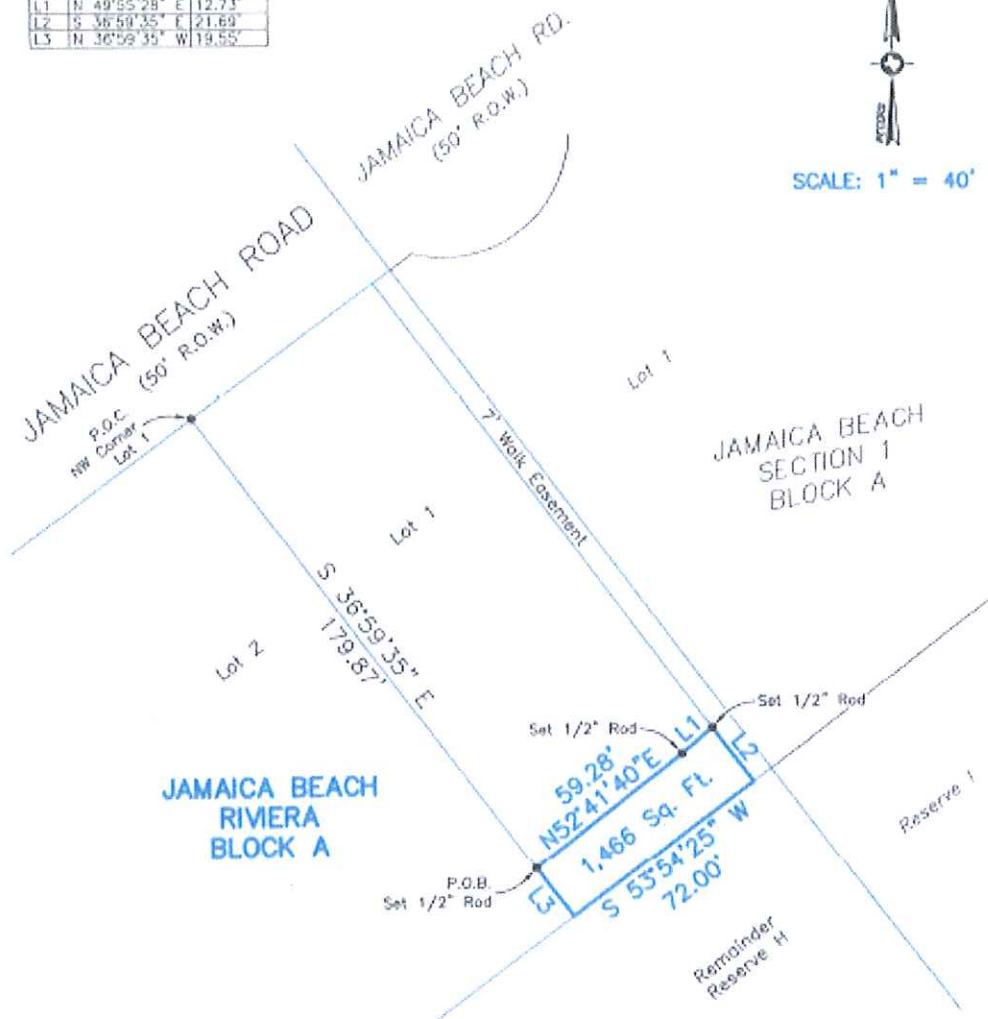
NOTES:  
Bearings and Distances shown are based on the Texas State Coordinate System of 1983, South Central Zone, and are referenced to N.G.S. Monument HOC50 62 (AWS706). All units are expressed in U.S. Survey Feet.



LINE	BEARING	DISTANCE
L1	N 49°55'28" E	12.73
L2	S 36°59'35" E	21.69
L3	N 36°59'35" W	19.55



SCALE: 1" = 40'



Survey of a 1,466 Square Foot portion of Lot 1, in Block A, of JAMAICA BEACH RIVIERA, a subdivision in Galveston County, Texas, according to the map or plot 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 hereon, accurately represents the facts as found on the ground this date.

*Stephen C. Blaskey*

Stephen C. Blaskey  
Registered Professional  
Land Surveyor No. 5856



SURVEY DATE:	JANUARY 12, 2018
FILE No.:	4225-0001-0001-000
DRW'ING:	JJK
JOB No.:	17-0727-27



8017 HARBORSIDE DRIVE  
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GALVESTON, TX 77552  
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**NOTES:**

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- 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 HCCSD #2 (AM5708). 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 1,466 Square Foot portion of Lot 1, 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 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 59.26 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 21.69 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.

*Stephen C. Blaskey*

Stephen C. Blaskey  
Registered Professional  
Land Surveyor No. 5856



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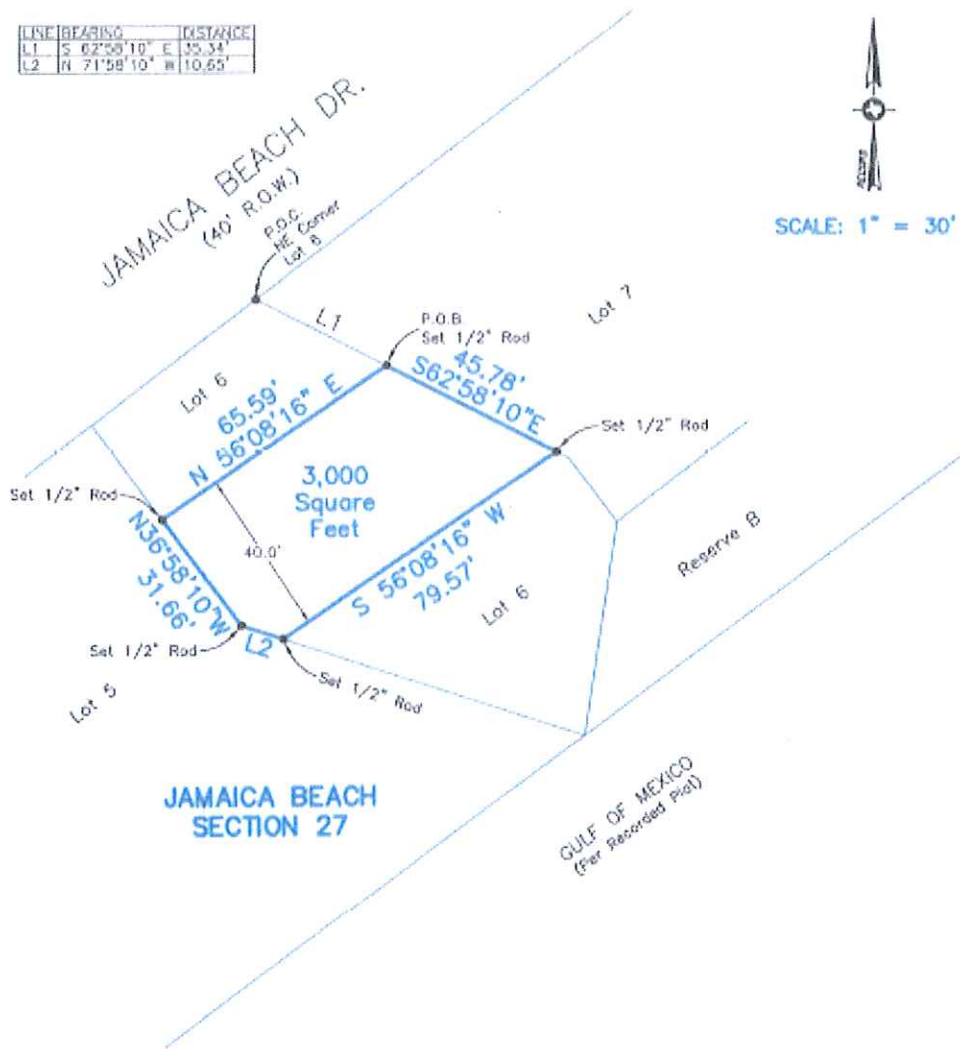
NOTES:  
Bearings and Distances shown are based on the Texas State Coordinate System of 1983, South Central Zone, and are referenced to N.G.S. Monument H0CSD 62 (4W5708). All units are expressed in U.S. Survey Feet.

SURVEY DATE:	JANUARY 12, 2018
FILE No.:	4225-0001-0001-000
DRAFTING:	JTK
JOB No.:	17-0727-27

LINE	BEARING	DISTANCE
L1	S 62°30'10" E	35.34'
L2	N 71°58'10" W	10.65'



SCALE: 1" = 30'



Survey of 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 plot thereof recorded in Volume 1618, 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 hereon, accurately represents the facts as found on the ground this date.

*Stephen C. Blaskey*  
 Stephen C. Blaskey  
 Registered Professional  
 Land Surveyor No. 5855



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  - 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 HGCSO 62 (AWS708). 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.

SURVEY DATE:	JANUARY 12, 2018
FILE No.:	4215-0000-0006-000
DRAWN BY:	JTK
JOB No.:	17-0727-6

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 plot 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°58'10" 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 62°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°08'16" 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°08'16" East over and across said Lot 6, a distance of 65.59 feet to the POINT OF BEGINNING.

*Stephen C. Blaskey*

Stephen C. Blaskey  
Registered Professional  
Land Surveyor No. 5856



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NOTES:  
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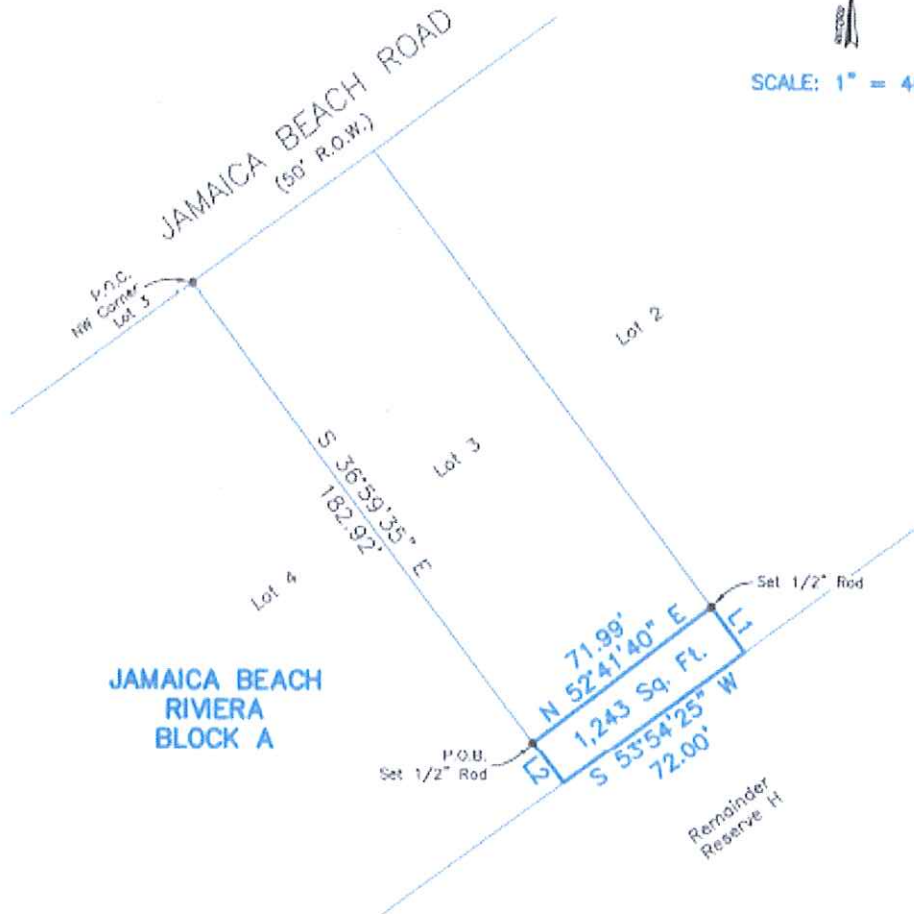
SURVEY DATE:	JANUARY 12, 2018
FILE No.:	4215-0000-0006-000
DRAFTING:	JTK
JOB No.:	17-0727-B



LINE	BEARING	DISTANCE
L1	S 36°59'35" E	182.01'
L2	N 36°59'35" W	16.50'



SCALE: 1" = 40'



**JAMAICA BEACH  
RIVIERA  
BLOCK A**

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 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 hereon, accurately represents the facts as found on the ground this date.

*Stephen C. Blaskey*  
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Land Surveyor No. 5856



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- 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 HOCSD 62 (ANS708). 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.

SURVEY DATE:	JANUARY 12, 2018
FILE No.:	4225-0001-0003-009
DRAFTING:	JLB
JOB No.:	17-0727-25

Exhibit "A"

Being a 1,243 Square Foot portion of Lot 3, in Block A, of JMWCA 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 as follows:

COMMENCING at the Northwest corner of said Lot 3;

THENCE South 36°59'35" 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 36°59'35" 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 53°54'25" 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°59'35" West along the West line of said Lot 3, a distance of 16.50 feet to the POINT OF BEGINNING.

*Stephen C. Blaskey*  
Stephen C. Blaskey  
Registered Professional  
Land Surveyor No. 5856



8017 HARBORSIDE DRIVE  
P.O. BOX 18142 (mailing)  
GALVESTON, TX 77552  
ph (409) 740-1517  
Registration Number: 10193855  
[www.hightidelandsurveying.com](http://www.hightidelandsurveying.com)

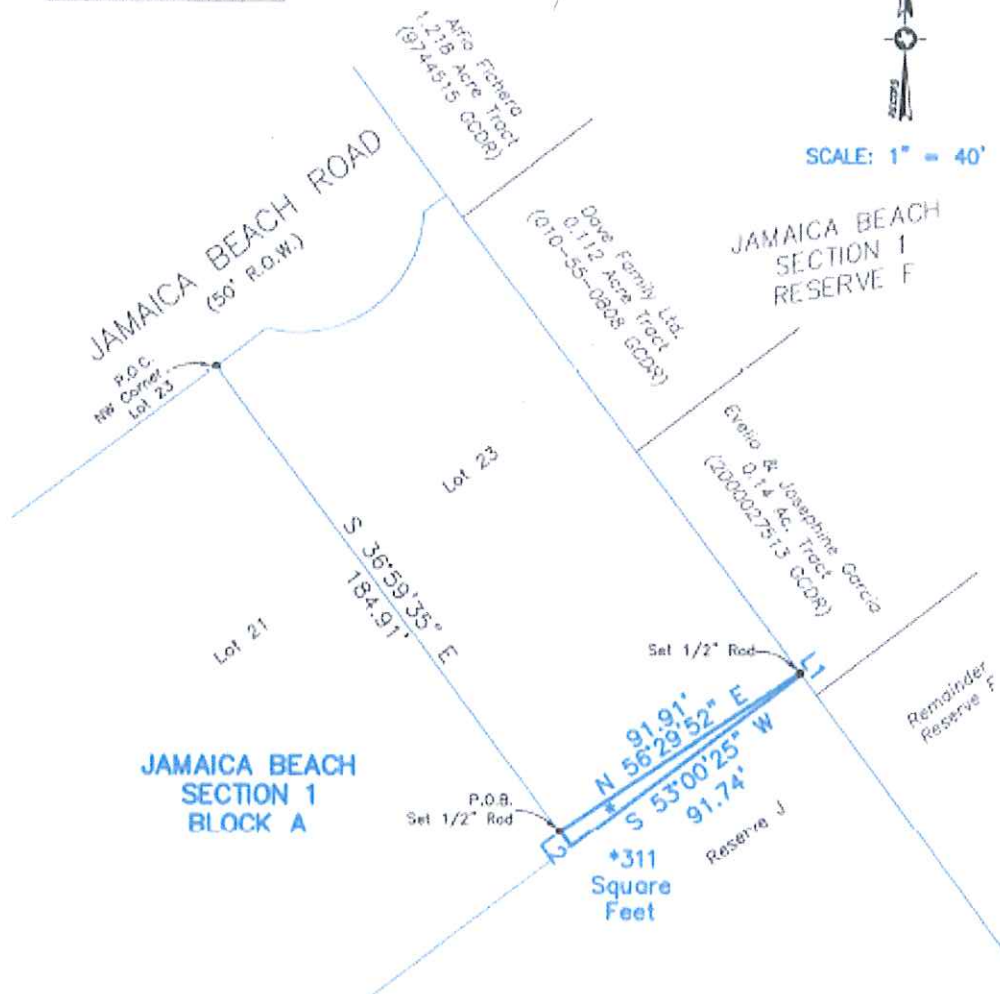
SURVEY DATE: JANUARY 12, 2018  
FILE No.: 4225-0001-0003-000  
DRAFTING: JTK  
JOB No.: 17-0727-25

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 HCCSD 62 (AM5700). All units are expressed in U.S. Survey Feet.

LINE	BEARING	DISTANCE
L1	S 36°59'35" E	0.58
L2	N 36°59'35" W	6.19



SCALE: 1" = 40'



Survey of 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 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 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*

Stephen C. Blaskey  
Registered Professional  
Land Surveyor No. 5856



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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 any restrictions of record and may be subject to setbacks from power lines as established by GSHA (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 HOCSD 62 (AM5708). 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.

SURVEY DATE:	JANUARY 12, 2018
FILE No.:	4187-0001-0023-000
DRAFTING:	JTK
JOB No.:	17-0727-40

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 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 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 56°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 36°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°00'25" 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 36°59'35" West along the West line of said Lot 23, a distance of 6.19 feet to the POINT OF BEGINNING.

*Stephen C. Blaskey*  
Stephen C. Blaskey  
Registered Professional  
Land Surveyor No. 5856



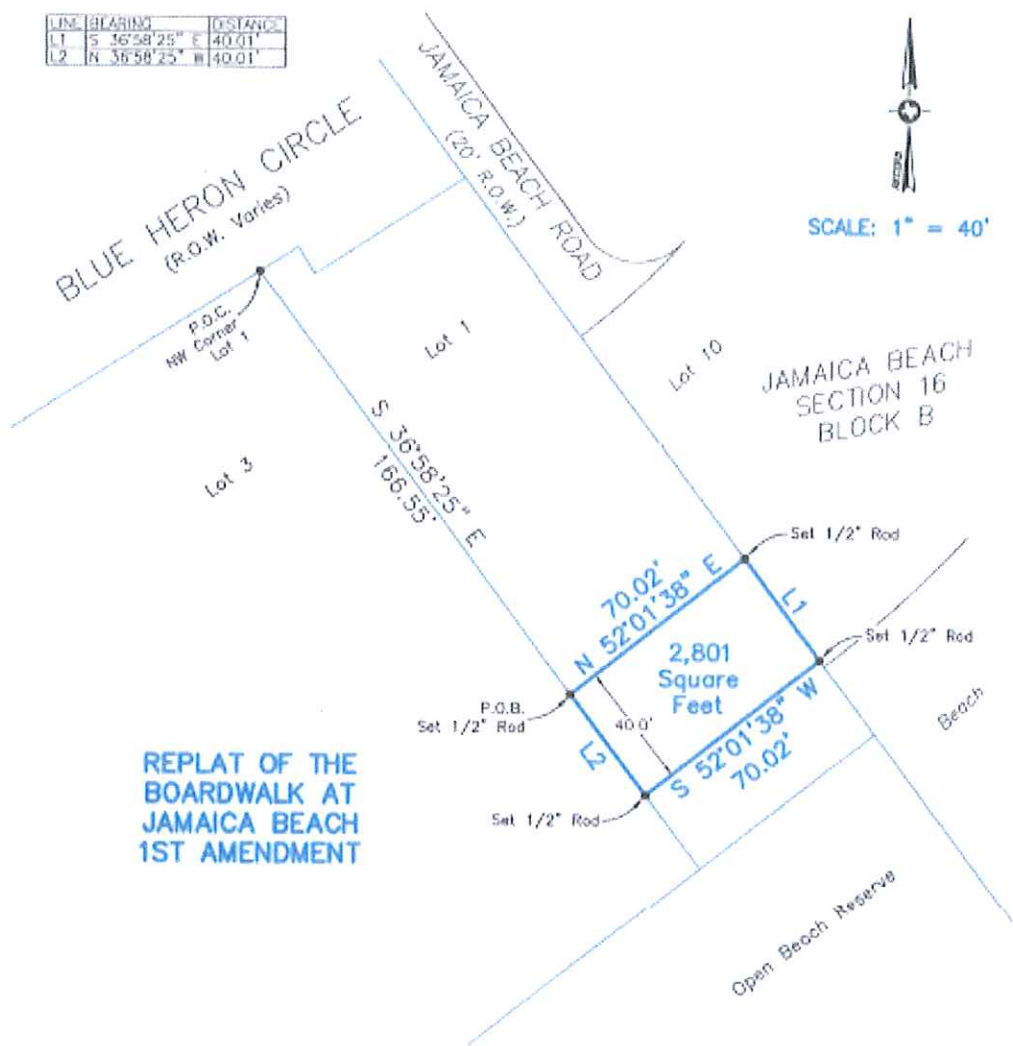
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NOTES:  
Bearings and Distances shown are based on the Texas State Coordinate System of 1983, South Central Zone, and are referenced to N.G.S. Monument H2000 62 (AW5708). All units are expressed in U.S. Survey Feet.

SURVEY DATE:	JANUARY 12, 2018
FILE No.:	4187-0001-0023-000
DRAFTING:	JTK
JOB No.:	17-0727-48



LINE	BEARING	DISTANCE
L1	S 36°58'25" E	40.01'
L2	N 36°58'25" W	40.01'



SCALE: 1" = 40'

**REPLAT OF THE BOARDWALK AT JAMAICA BEACH 1ST AMENDMENT**

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 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*  
 Stephen C. Blaskey  
 Registered Professional  
 Land Surveyor No. 5856



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 P.O. BOX 16142 (mailing)  
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- 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 H0030 62 (AW5708). 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.

SURVEY DATE:	JANUARY 12, 2018
FILE No.:	1891-0000-0001-000
DRAFTING:	JTB
JOB No.:	17-0727-16

Exhibit "A"

Being a 2,801 Square Foot portion of Lot 1, of REPLAT OF THE BOARDWALK AT JAMNCA 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 as follows:

COMMENCING at the Northwest corner of said Lot 1;

THENCE South 36°58'25" 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°01'38" 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" rod;

THENCE South 36°58'25" 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 South 52°01'38" 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°58'25" West along the West line of said Lot 1, a distance of 40.01 feet to the POINT OF BEGINNING.

*Stephen C. Blaskey*

Stephen C. Blaskey  
Registered Professional  
Land Surveyor No. 5856



SURVEY DATE:	JANUARY 12, 2018
FILE No.:	1891-0000-0001-000
DRAFTING:	JTK
JOB No.:	17-0727-16



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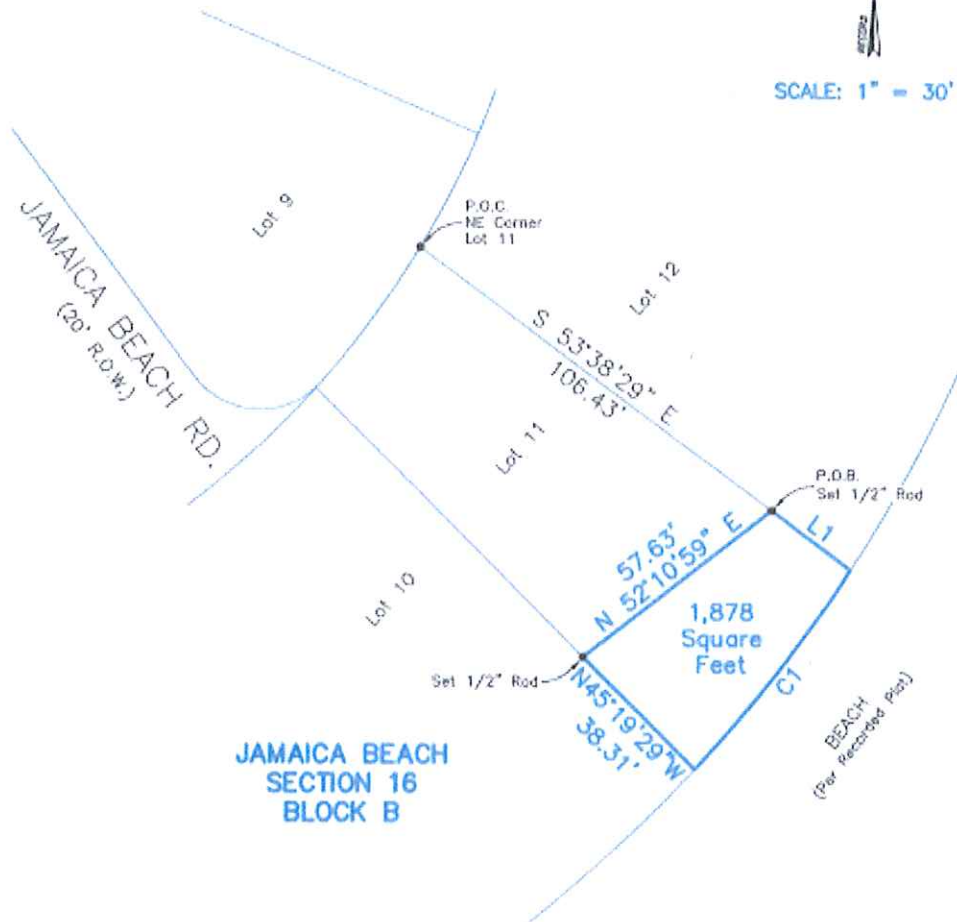
NOTES:  
Bearings and Distances shown are based on the Texas State Coordinate System of 1983, South Central Zone, and are referenced to N.G.S. Monument HQCSO 62 (AW5708). All units are expressed in U.S. Survey Feet.

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CURVE BEARING	NOTCH	CHORD LENGTH
C1	61.09'	350.00'	10°00'00"	S 37°59'06" W		61.01'

LINE BEARING	DISTANCE
L1	S 53°38'29" E 23.93'



SCALE: 1" = 30'



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 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*

Stephen C. Blaskey  
Registered Professional  
Land Surveyor No. 5856



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**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 OSM (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 HGCSD 62 (NM5708). 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.

SURVEY DATE:	JANUARY 12, 2018
FILE No.:	4204-0002-0011-000
DRAFTING:	JTK
JOB No.:	17-0727-18

Exhibit "A"

Being a 1,878 Square Foot portion of Lot 11, Block B, of JAMACA 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 as follows:

COMMENCING at the Northeast 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 rod;

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 line 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 38.31 feet to a point for corner, and a set 1/2 inch rod;

THENCE North 52°10'59" East over and across said Lot 11, a distance of 57.63 feet to the POINT OF BEGINNING.

*Stephen C. Blaskey*

Stephen C. Blaskey  
Registered Professional  
Land Surveyor No. 5856



SURVEY DATE:	JANUARY 12, 2016
FILE No.:	4204-0002-0011-000
DRAFTING:	JJK
JOB No.:	17-0727-18



8017 HARBORSIDE DRIVE  
P.O. BOX 16142 (mailing)  
GALVESTON, TX 77552  
ph (409) 740-1517  
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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 62 (AW5708). All units are expressed in U.S. Survey Feet.



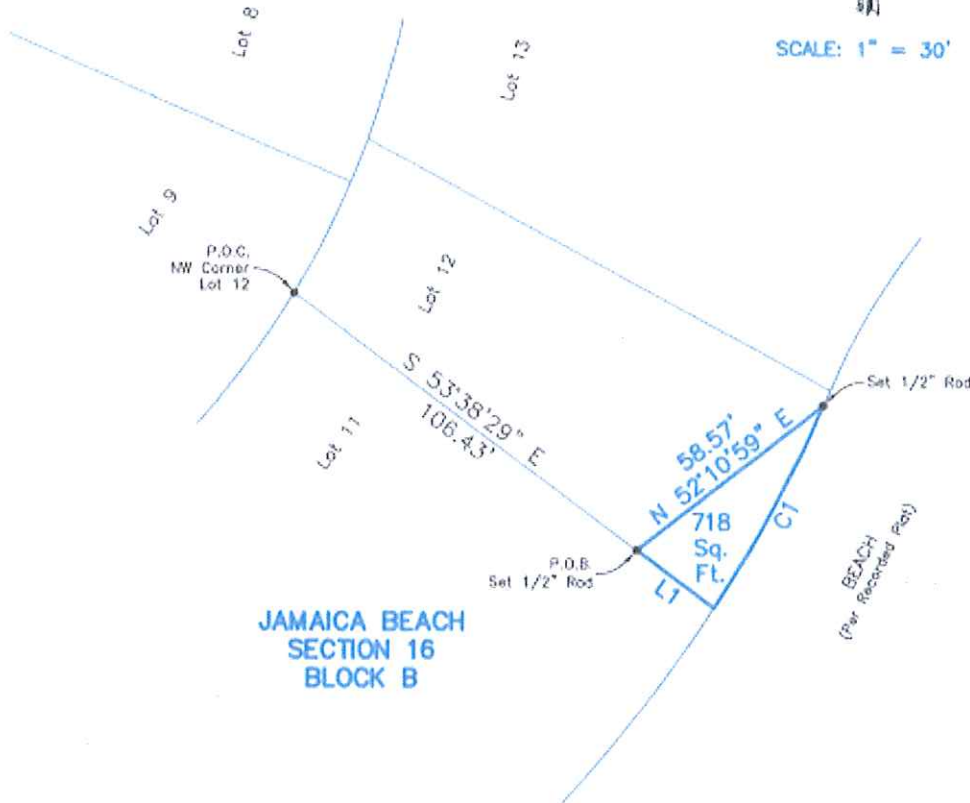
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
CT	56.97'	150.00'	19°19'35"	S 20°19'16" W	156.91'

LINE	BEARING	DISTANCE
LT	N 53°38'29" W	123.93'



SCALE: 1" = 30'



Survey of a 718 Square Foot 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 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 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*  
 Stephen C. Blaskey  
 Registered Professional  
 Land Surveyor No. 5856



2017 HARBORSIDE DRIVE  
 P.O. BOX 16142 (mailing)  
 GALVESTON, TX 77552  
 ph (409) 740-1517  
 Registration Number: 10193855  
[www.hightidelandsurveying.com](http://www.hightidelandsurveying.com)

SURVEY DATE: JANUARY 12, 2018  
 FILE No.: 4204-0002-0012-000  
 DRAFTING: JJK  
 JOB No.: 17-0727-19

- 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 HCCSD 62 (AMS708). 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 718 Square Foot 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 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:

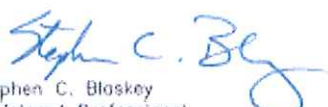
COMMENCING at the Northwest corner of said Lot 12;

THENCE South 53°38'29" East along the West line of said Lot 12, a distance of 105.43 feet to the POINT OF BEGINNING of the herein described tract, and a set 1/2 inch rod;

THENCE North 52°10'59" East over and across of said Lot 12, a distance of 58.57 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 56.91 feet, and an arc distance of 56.97 feet to the Southwest corner of said Lot 12;

THENCE North 53°38'29" 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



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SURVEY DATE:	JANUARY 12, 2018
FILE No.:	4204-0002-0012-000
DRAWING:	JTK
JOB No.:	17-0727-19

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 62 (MWS708). All units are expressed in U.S. Survey Feet.