

# PRELIMINARY PLAT OF SANDERLING

BEING A SUBDIVISION OF A 33.309 ACRE TRACT (1,450,932.52 SQ. FT.) OF LAND KNOWN AS A CALLED 39.1 ACRE TRACT OF LAND OUT OF THE SAMUEL PARR SURVEY, A-162, IN GALVESTON COUNTY, TEXAS, BEING THE SAME TRACT CONVEYED TO TTF FUND II LTD. RECORDED IN COUNTY CLERK'S FILE NO. 2011040599 OF THE OFFICIAL RECORDS OF GALVESTON COUNTY, TEXAS.

STATE OF TEXAS - COUNTY OF GALVESTON

IN TESTIMONY WHEREOF, THE JOHNSON BEACH DEVELOPMENT LLC., A TEXAS LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY JIM HAYES, ITS MANAGER, AND ITS COMMON SEAL HEREUNTO AFFIXED THIS \_\_\_\_\_ DAY OF 2022. OF A 33.309 ACRE TRACT (1,450,932.52 SQ. FT.) OF LAND KNOWN AS A CALLED 39.1 ACRE TRACT OF LAND OUT OF THE SAMUEL PARR SURVEY, A-162, IN GALVESTON COUNTY, TEXAS, BEING THE SAME TRACT CONVEYED TO TTF FUND II LTD. RECORDED IN COUNTY CLERK'S FILE NO. 2011040599 OF THE OFFICIAL RECORDS OF GALVESTON COUNTY, TEXAS., DO HEREBY MAKE SUBDIVISION OF SAID PROPERTY ACCORDING TO THE LINES, LOTS, BUILDING LINES, STREETS, EASEMENTS, AND RIGHT-OF-WAY SHOWN HEREON, AND DESIGNATE SAID SUBDIVISION AS SANDERLING.

BY MANAGER, JIM HAYES

OWNERS: TTF FUND II LTD. (JOHNSON BEACH DEVELOPMENT, LLC.)  
CALLED 39.1 ACRES, SAMUEL PARR SURVEY, A-162  
818 RETTILON ROAD, CRYSTAL BEACH, TX 77650

STATE OF TEXAS  
COUNTY OF GALVESTON

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JIM HAYES, MANAGER OF JOHNSON BEACH DEVELOPMENT LLC. A TEXAS LIMITED LIABILITY COMPANY, KNOWN TO ME TO BE THE OWNER OF A 33.309 ACRE TRACT (1,450,932.52 SQ. FT.) OF LAND KNOWN AS A CALLED 39.1 ACRE TRACT OF LAND OUT OF THE SAMUEL PARR SURVEY, A-162, IN GALVESTON COUNTY, TEXAS., AND PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021.

NOTARY PUBLIC, STATE OF TEXAS.  
MY COMMISSION EXPIRES \_\_\_\_\_

I, MICHAEL SHANNON, COUNTY ENGINEER OF GALVESTON COUNTY, DO HEREBY CERTIFY THAT THE PLAT OF THIS SUBDIVISION COMPLIES WITH ALL OF THE EXISTING RULES AND REGULATIONS OF THIS OFFICE AS ADOPTED BY THE GALVESTON COUNTY COMMISSIONERS' COURT.

MICHAEL SHANNON  
COUNTY ENGINEER

I, DWIGHT D. SULLIVAN, COUNTY CLERK, OF GALVESTON COUNTY, TEXAS DO HEREBY CERTIFY THAT THE WRITTEN INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE ON \_\_\_\_\_, 20\_\_\_\_ AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M. AND DULY RECORDED ON \_\_\_\_\_, 20\_\_\_\_ AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M. IN DOCUMENT NUMBER GALVESTON COUNTY CAP RECORDS.

WITNESS MY HAND AND SEAL OF OFFICE, AT GALVESTON COUNTY, TEXAS, THE DAY AND THE DAY LAST WRITTEN ABOVE.

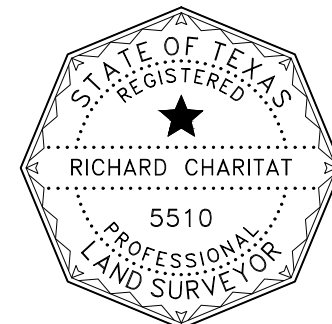
DWIGHT D. SULLIVAN  
COUNTY CLERK  
GALVESTON COUNTY, TEXAS

DEPUTY

STATE OF TEXAS  
COUNTY OF GALVESTON

I, RICHARD H. CHARITAT, A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, DO HEREBY CERTIFY THAT I HAVE PLATTED THE ABOVE SUBDIVISION REPLAT FROM AN ACTUAL SURVEY MADE ON THE GROUND, AND ALL LOTS ARE PROPERLY MARKED WITH 5/8" IRON RODS SET AND MARKED WITH A CAP LABELED "COBALT ENGINEERING FIRM 10194581", AND THIS REPLAT CORRECTLY REPRESENTS THAT SURVEY MADE UNDER MY SUPERVISION.

*RH Charitat*  
RICHARD H. CHARITAT, RPLS  
REGISTERED PROFESSIONAL LAND SURVEYOR  
LICENSE NO. 5510



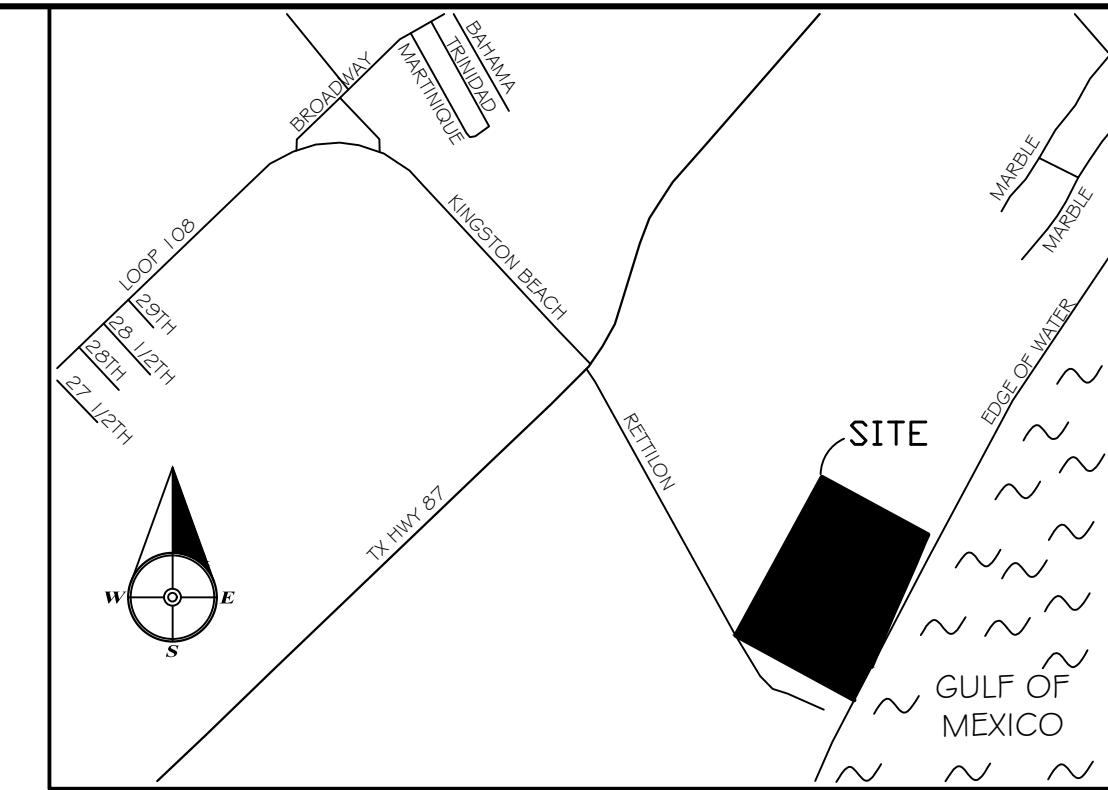
HOUSTON AUDUBON SOCIETY  
CALLED 353.30 ACRES  
CCFN 9962510, O.P.R.G.C.

PROPOSED SAFEHARBOR PARTNERS, LLC  
CALLED 13.43 ACRES  
CCFN 2011040598, O.P.R.G.C.

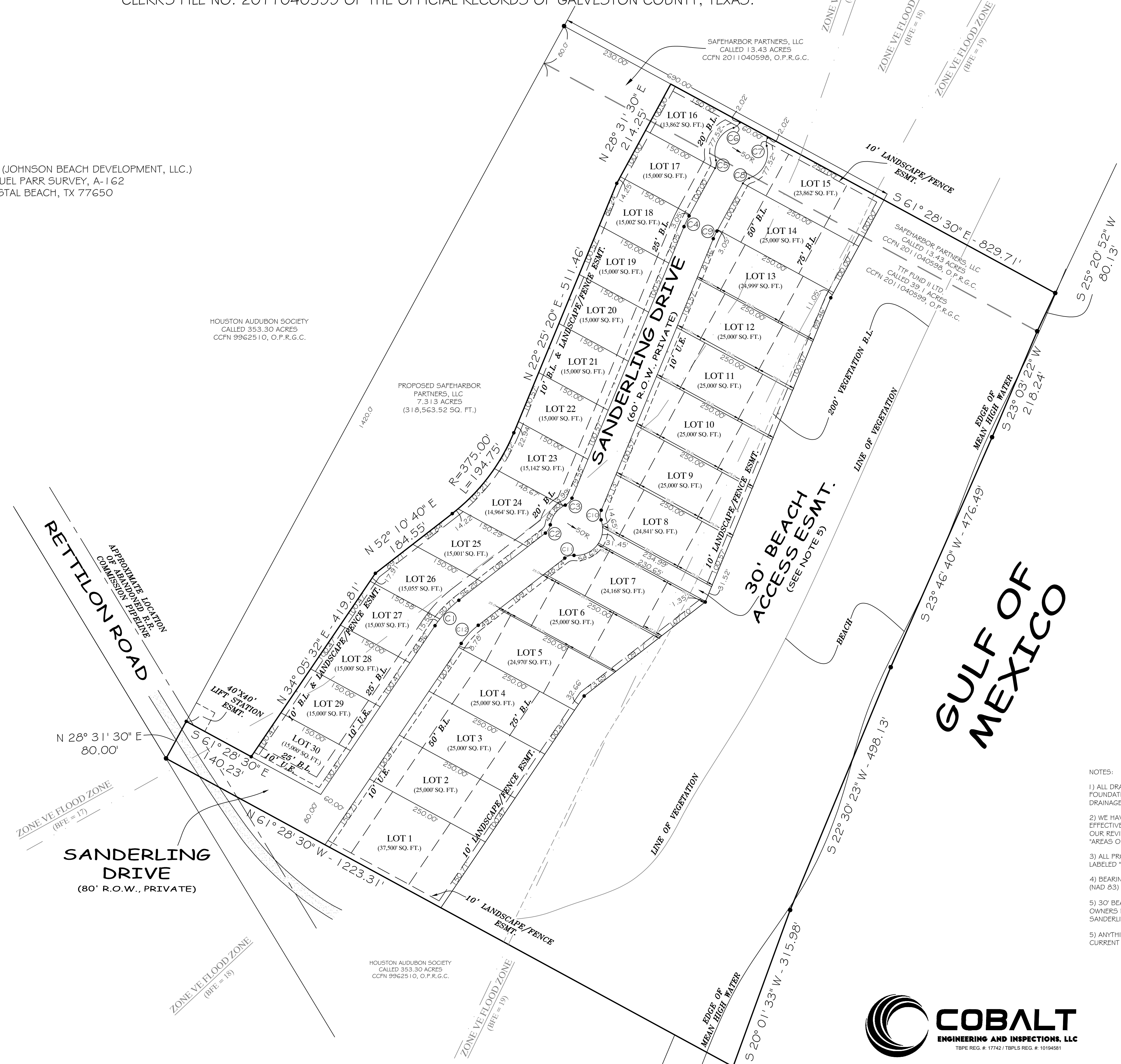
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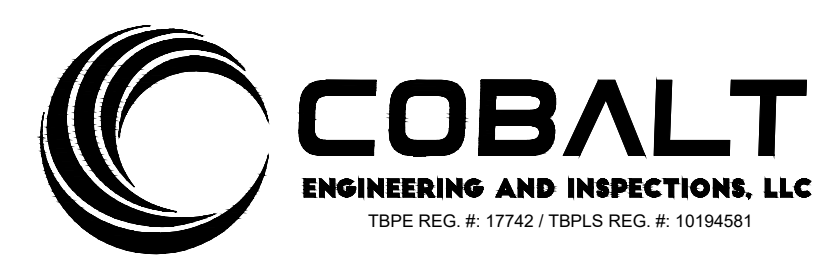
VICINITY MAP  
SCALE: 1" = 2000'



- CMP = CORRUGATED METAL PIPE
- RCP = REINFORCED CONCRETE PIPE
- PVC = POLYVINYL CHLORIDE PIPE
- CPP = CORRUGATED PLASTIC PIPE
- S.S.E. = SANITARY SEWER EASEMENT
- ST.M.S.E. = STORM SEWER EASEMENT
- A.E. = AERIAL EASEMENT
- B.C. = BACK OF CURB
- B.L. = BUILDING LINE
- ☉ = CONTROL MONUMENT
- D.E. = DRAINAGE EASEMENT
- F.F.E. = FINISH FLOOR ELEV.
- G.U. = GUTTER
- I.P. = IRON PIPE
- I.R. = IRON ROD
- R.O.W. = RIGHT-OF-WAY
- T.B.M. = TEMPORARY BENCHMARK
- U.E. = UTILITY EASEMENT
- W.L.E. = WATER LINE EASEMENT
- P.C. = POINT OF CURVATURE
- P.T. = POINT OF TANGENCY
- P.R.C. = POINT OF REVERSE CURVATURE

CURVE TABLE				
#	RADIUS	ARC LEN.	CHORD BEARING	CHORD LENGTH
C1	210.00'	66.29'	N 43° 08' 06" E	66.01'
C2	25.00'	18.69'	N 30° 45' 40" E	18.26'
C3	25.00'	18.69'	N 43° 50' 21" E	18.26'
C4	210.00'	22.37'	N 25° 28' 25" E	22.36'
C5	20.00'	15.50'	N 06° 19' 02" E	15.12'
C6	20.00'	15.50'	N 50° 43' 57" E	15.12'
C7	20.00'	15.50'	S 06° 19' 02" W	15.12'
C8	20.00'	15.50'	S 50° 43' 57" W	15.12'
C9	150.00'	15.98'	S 25° 28' 25" W	15.97'
C10	25.00'	18.69'	S 01° 00' 20" W	18.26'
C11	25.00'	18.69'	S 73° 35' 41" W	18.26'
C12	150.00'	47.35'	S 43° 08' 06" W	47.15'

- NOTES:
- 1) ALL DRAINAGE EASEMENTS AND RIGHT-OF-WAYS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, FOUNDATIONS, PLANTINGS AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY.
  - 2) WE HAVE REVIEWED THE "FLOOD INSURANCE RATE MAP", COMMUNITY PANEL NO. 48167C05776, EFFECTIVE DATE AUGUST 15, 2019, AS PUBLISHED BY FEDERAL EMERGENCY MANAGEMENT AGENCY. OUR REVIEW OF THIS MAP INDICATES THAT THIS PARCEL OF LAND LIES WITHIN ZONE VE, WHICH IS 'AREAS OF SPECIAL FLOOD HAZARD'. (PROPERTY HAS VARIOUS FLOOD ZONES AS SHOWN ABOVE)
  - 3) ALL PROPERTY CORNERS WERE ESTABLISHED BY A 5/8" IRON ROD SET, MARKED WITH A PLASTIC CAP LABELED "COBALT ENGINEERING FIRM 10194581" UNLESS SHOWN OTHERWISE.
  - 4) BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM SOUTH CENTRAL ZONE (NAD 83) FOR HORIZONTAL CONTROL.
  - 5) 30' BEACH ACCESS EASEMENT IS FOR PRIVATE USE ONLY BY THE HOMEOWNERS AND LAND OWNERS BETWEEN THE 60 FOOT PRIVATE RIGHT-OF-WAY STREET AND THE VEGETATION LINE INSIDE SANDERLING SUBDIVISION.
  - 5) ANYTHING BUILT SEAWARD OF THE 75' REAR BUILDING LINE SHALL NOT BE HIGHER THAN THE CURRENT FLOOD ZONE BASE FLOOD ELEVATION.



12005 DELANY ROAD • LA MARQUE, TEXAS 77568 • 409-354-5925