

SPORTSMAN ROAD
(100' R.O.W.)

LEGEND

- AL. AREA EASEMENT
- AE. ACCESS & UTILITY EASEMENT
- BE. BOUNDARY EASEMENT
- DE. DRIVE EASEMENT
- GE. GAVELIN COUNTY DEEDS FILE
- GC. GAVELIN COUNTY MAP RECORDS
- MAP NO. MAP NUMBER
- PLAT REC. PLAT RECORD
- RBL. REAR BUILDING LINE
- R.O.M. RIGHT-OF-WAY
- S.S.E. SANITARY SEWER EASEMENT
- S.B.L. SIDE BUILDING LINE
- U.E. UTILITY EASEMENT
- BL. BUILDING LINE
- EX. EXISTING EASEMENT

NOTES

- 1.) This property lies within the 100 Year Flood Plain as determined by FEMA and as shown on FEMA 48488-0219 C Zone VE Base Flood Elevation 19 feet, dated December 8, 2002.
- 2.) This property lies within the city limits of the City of Galveston, Texas.
- 3.) Maintenance of site lot drainage system and its responsibility of the individual lot owners.

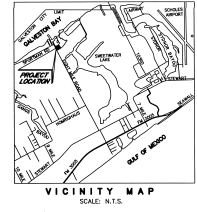
THE STATE OF TEXAS :
COUNTY OF GALVESTON :
KNOW ALL MEN BY THESE PRESENTS

That Sweetwater Cove LLC, a Texas Limited Liability Company, acting through Wade C. Kipatnik, the Operating Manager, hereof, of the property subdivided in the above and foregoing part of SWEETWATER COVE, SECTION TWO, as indicated by that certain instrument of record of County Clerk's File Number 2018042667 to the Official Public Records of Galveston County, Texas, do hereby make a subdivision of said property according to the lines, lots, acreage, location, and easements as shown herein, and designate said subdivision as SWEETWATER COVE, SECTION TWO, situated in Lots 29 and 32 of the TRIMBLE AND LINDSEY SURVEY, SECTION 2, in the City of Galveston, Galveston County, Texas, do hereby agree any claims for damages occasioned by the establishing of grades or occupancies by the division of the surface of any portion of adjacent streets or alleys to conform to such grades, and do hereby bind ourselves, our successors and assigns to warrant and forever defend the title to the land so dedicated.

FURTHER, we do hereby establish a ten (10) foot wide drainage easement centered on the eastern lot line within the bounds of said SWEETWATER COVE, SECTION TWO, to be used to receive and dispose of the construction of permanent structures, including, but not limited to, the placement of any adjoining foundation, walls and easements, that may result in the free flow of water shall be prohibited, and maintenance of such drainage easements and enforcement of restrictions shall be vested with the Homeowner's Association.

WITNESS MY HAND this 14th day of June, 2018.

Wade C. Kipatnik
Operating Manager
Sweetwater Cove LLC
a Texas Limited Liability Company



THE STATE OF TEXAS :
COUNTY OF GALVESTON :
KNOW ALL MEN BY THESE PRESENTS

I, Dawn Sullison, County Clerk, Galveston County, Texas, do hereby certify that this written instrument was filed for record in my Office on this 14th day of June, 2018, at 2:52:00 P.M., and duly recorded on _____, 2018, at 2:52:00 P.M., in Document Number _____, Galveston County map records.

Dawn Sullison
County Clerk
Galveston County, Texas

Before me, the undersigned authority, on this day personally appeared Wade C. Kipatnik, Operating Manager of Sweetwater Cove LLC, a Texas Limited Liability Company, known to me to be the person whose name is subscribed to the above and foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein set forth, and on an act and deed of said corporation.

WITNESS MY HAND AND SEAL OF OFFICE this 14th day of June, 2018.

Wade C. Kipatnik
Operating Manager
Sweetwater Cove LLC
a Texas Limited Liability Company

This is to certify that I, Dale L. Wardy, a Registered Professional Land Surveyor in and for the State of Texas, Registration #4847, have prepared this subdivision from a survey made on the ground and under my direction, and that all corners, holes, etc., will be properly monumented.

Dale L. Wardy
Registered Professional
Land Surveyor

This plat of SWEETWATER COVE, SECTION TWO, in the City of Galveston, Galveston County, Texas, has been prepared by the Planning Commission of the City of Galveston on the 14th day of June, 2018.

Dawn Sullison
County Clerk
Galveston Planning Commission

THE STATE OF TEXAS :
COUNTY OF GALVESTON :
KNOW ALL MEN BY THESE PRESENTS

I, Dawn Sullison, County Clerk, Galveston County, Texas, do hereby certify that this written instrument was filed for record in my Office on this 14th day of June, 2018, at 2:52:00 P.M., and duly recorded on _____, 2018, at 2:52:00 P.M., in Document Number _____, Galveston County map records.

Dawn Sullison
County Clerk
Galveston County, Texas

PROPERTY DESCRIPTION

Being a tract or parcel containing 3.80 acres (165,634 square feet) of land being out of and a part of Lots 29 and 32, TRIMBLE AND LINDSEY SURVEY, SECTION 2, and being out of and a part of a ceded 28.64 acre tract described in that certain Special Warranty Deed with Vendor's Lien from Sweetwater Cove LLC to Sweetwater Cove LLC recorded in County Clerk's File Number 2018042667 of the Official Public Records of Galveston County, Texas, said 3.80 acre tract being more particularly described as follows (bearing one oriented to the bearing base of the original Trimble and Lindsey Survey):

- CORNER** of the most Southern corner of Sweetwater Cove, Section One, according to the map or plat recorded of Plat Record 2006A, Map No. 203, Galveston County Map Records, same being the most Southern corner of the intersection bounding for the Northeastery line of Sweetwater Cove Boulevard, a variable with public roadway right-of-way.
- THENCE** N 25°00'00" E, along the corner line of said Eight Mile Road and said Sweetwater Cove, Section One, a distance of 120.00 feet to the POINT OF BEGINNING and the most Southern corner of the lands described tract, same being the most Westerly setback corner of the intersection bounding for the Northeastery line of said Eight Mile Road and the Northeastery line of said Sweetwater Cove Boulevard.
- THENCE** N 25°00'00" W, continuing along the Northeastery line of said Eight Mile Road, a distance of 78.30 feet to a point for the most Westerly corner of the lands described tract, same being the most Southern corner of Block 3 of said Sweetwater Cove, Section One.
- THENCE** S 82°00'00" E, along the Southwestery line of said Block 3, a distance of 68.80 feet to a point for the most Westerly corner of the lands described tract.
- THENCE** Southwestery and Northeastery, the following courses and distances:
- S 22°29'11" E, 356.87 feet to a point for angle to the left;
 - S 47°00'00" E, 110.79 feet to a point for angle to the left;
 - S 62°37'16" E, 44.45 feet to a point for angle to the left;
 - N 25°00'00" E, 126.11 feet to a point for angle to the left;
 - S 42°07'33" E, 115.52 feet to a point for corner, same being the most Westerly corner of Lot 1, Block 4, of said Sweetwater Cove, Section One.
- THENCE** S 42°32'41" E, along the Southwestery line of said Sweetwater Cove, Section One, passing at 113.32 feet to the most Southern corner of said Block 4, and the Northeastery line of Egge's Nest, a variable with public roadway right-of-way, and continuing for a total distance of 186.33 feet to a point for angle to the right.
- THENCE** S 25°00'00" E, along the Southwestery line of said Sweetwater Cove, Section One, and the Southwestery line of said Egge's Nest, a distance of 132.20 feet to the point of curvature of a tangent curve to the right having a radius of 250.00 feet and a central angle of 80°00'00", said point being the most Northern setback corner of the intersection bounding for the Northeastery line of said Egge's Bay and the Northeastery line of said Sweetwater Cove Boulevard.
- THENCE** S 65°00'00" W, along the Northeastery line of said Sweetwater Cove, Section One, and with the Northeastery line of said Sweetwater Cove Boulevard, a distance of 388.63 feet to the point of curvature of a tangent curve to the right having a radius of 250.00 feet and a central angle of 80°00'00", said point being the most Eastern setback corner of the intersection bounding for the Northeastery line of said Sweetwater Cove Boulevard and the Northeastery line of said Eight Mile Road.
- THENCE** Northeastery, along the arc of said curve to the right, on an arc distance of 382.27 feet, the chord of which curve bears N 70°00'00" W, 38.36 feet to the POINT OF BEGINNING and containing a calculated area of 3.80 acres (165,634 square feet) of land.

**FINAL PLAT
SWEETWATER COVE
SECTION TWO**

A SUBDIVISION OF 3.80 ACRES
BEING OUT OF AND A PART OF
LOTS 29 AND 32 OF THE
TRIMBLE AND LINDSEY SURVEY,
SECTION 2
CITY OF GALVESTON,
GALVESTON COUNTY, TEXAS

9 LOTS - 2 BLOCKS - 2 RESERVES

DEVELOPERS: SWEETWATER COVE LLC
1811 BERING DR., SUITE 125
HOUSTON, TEXAS 77057

SURVEYOR: GEOSURV, LLC
P.O. BOX 246
LEAGUE CITY, TEXAS 77574



P.O. Box 246, League City, Texas 77574
881-554-7739 409-785-8200 Fax 281-554-8928
Firm No.: 15404702

2018042667