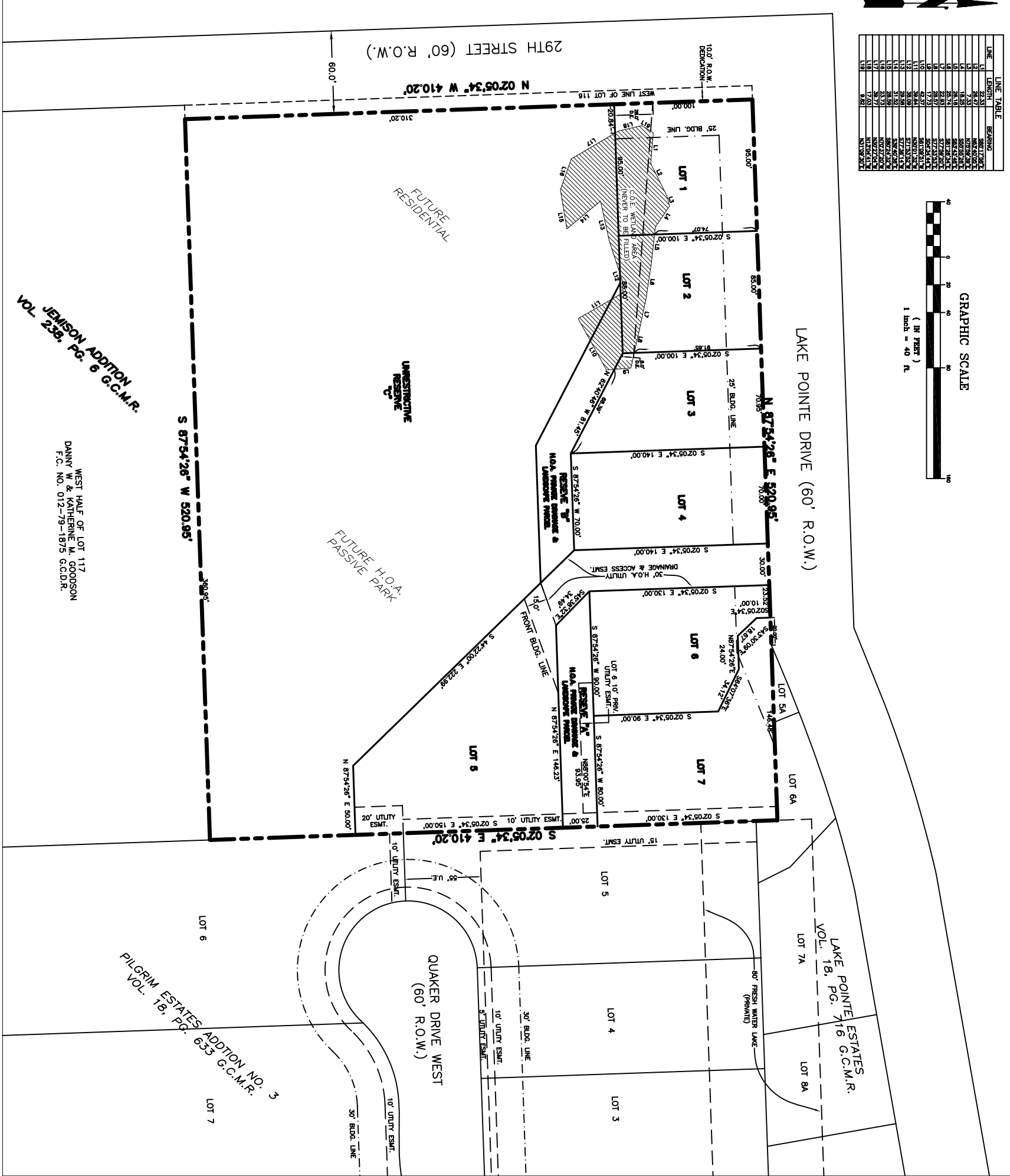
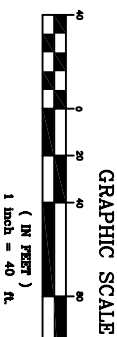


| LINE | LENGTH | BEARING     |
|------|--------|-------------|
| L1   | 28.21  | N88°12'28"E |
| L2   | 28.21  | S88°12'28"W |
| L3   | 18.25  | S88°12'28"W |
| L4   | 28.18  | S88°12'28"W |
| L5   | 28.18  | S88°12'28"W |
| L6   | 28.18  | S88°12'28"W |
| L7   | 28.18  | S88°12'28"W |
| L8   | 28.18  | S88°12'28"W |
| L9   | 28.18  | S88°12'28"W |
| L10  | 28.18  | S88°12'28"W |
| L11  | 28.18  | S88°12'28"W |
| L12  | 28.18  | S88°12'28"W |
| L13  | 28.18  | S88°12'28"W |
| L14  | 28.18  | S88°12'28"W |
| L15  | 28.18  | S88°12'28"W |
| L16  | 28.18  | S88°12'28"W |
| L17  | 28.18  | S88°12'28"W |
| L18  | 28.18  | S88°12'28"W |
| L19  | 28.18  | S88°12'28"W |
| L20  | 28.18  | S88°12'28"W |



**NETS AND BOUNDS DESCRIPTION**

BEING a 4.9057 acre (213894 square feet) tract of land out of the Jemison Addition, Subdivision in Galveston County, Texas, as shown on the plat thereof recorded in Volume 238, Page 6, of the Galveston County Map Records, said 4.9057 acre parcel being more fully described by metes and bounds as follows:

COMMENCING at the Northwest corner of said Lot 116 and being the Point of Beginning of the East 1/2 of the 1/2 of Lake Pointe Drive (60' R.O.W.);

THENCE North 88°00'54" East along and with the South right of way line of said Lake Pointe Drive, a distance of 520.95 feet to a 5/8" iron rod set for the Northeast corner of the tract herein described;

THENCE South 01°59'06" East, a distance of 410.20 feet to a 5/8" iron rod set for the Southeast corner of the tract herein described;

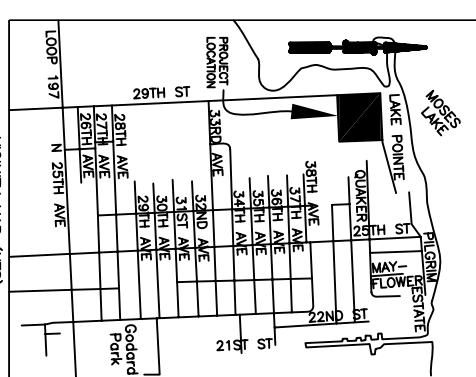
THENCE South 88°00'54" West, a distance of 520.95 feet to a 5/8" iron rod set for the Southwest corner of the tract herein described;

THENCE North 01°59'06" West, parallel to and 10 feet perpendicular from the West line of said Lot 116, a distance of 410.20 feet to the POINT OF BEGINNING.

Basils of Bearing: Grid North Texas State Plane Coordinate System, NAD83, South Central Zone.

**Owner / Developer:**  
JFM DEVELOPMENT, LLC  
240 E. CASTLE HARBOR  
FRENDSWOOD, TX 77546  
(409) 370-0447

**Surveyor:**  
Ellis Surveying Services  
8419 E.F. Lowry Express  
Suite 108  
Texas City, TX 77591  
(409) 838-8700



**GENERAL NOTES :**

- 1) All shown bearings referenced to Grid North, Texas State Plane Coordinate System NAD83, Texas South Central Zone.
- 2) By graphical plotting only, this site is located in Zone "A" according to FLOOD INSURANCE RATE MAP (FIRM) No. 485514 0035 C, dated MAY 2, 1983, with a B.F.E. of 7.0' COMMUNITY DETERMINED.
- 3) The West 10 feet of Lot 116 of Jemison Addition to be given to the City of Texas City for Widening of 29th Street North.

This is to certify that the Owners of Lake Pointe Vista have complied with all the conditions necessary as provided by law in subdividing the above described property.

CERTIFIED by the Planning Board of the City of Texas City on the \_\_\_\_\_ day of \_\_\_\_\_, AD

Secretary of the City of Texas City \_\_\_\_\_  
Planning Board

Chairman of the City of Texas City \_\_\_\_\_  
Planning Board

**STATE OF TEXAS**  
**COUNTY OF GALVESTON**

BEFORE ME, the undersigned authority, on this day personally appeared James McWhorter of JFM Development LLC, 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 described.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Public for the State of Texas \_\_\_\_\_ Notary  
My Commission Expires \_\_\_\_\_

**STATE OF TEXAS**  
**COUNTY OF GALVESTON**

I, James McWhorter of JFM Development, LLC, owner of the property subdivided in the foregoing map of Lake Pointe Vista do hereby make subdivision of said property according to the lines, streets, ports, building lines and easements therein shown, and designate said subdivision as Lake Pointe Vista and dedicate to public use, as such, the streets, ports, and easements shown thereon. I hereby certify that the same have been approved for the streets dedicated, or occasioned by the alteration of the surface of any portion of streets 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.

WITNESS my hand in the City of Texas City, County of Galveston, Texas, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

by \_\_\_\_\_ James McWhorter of JFM Development, LLC.

on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ AD

**Lake Pointe Vista Subdivision**

4.9057 ACRES 7 LOTS 1 BLOCK  
BEING A REPLAT OF  
THE WEST HALF OF  
LOT 116 OF JEMISON ADDITION  
VOLUME 238 PAGE 6  
GALVESTON COUNTY MAP RECORDS

CITY OF TEXAS CITY, GALVESTON COUNTY, TEXAS  
August 2008

I, Mary Ann Daigle, 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 \_\_\_\_\_ o'clock \_\_\_\_\_ m. in \_\_\_\_\_ map number \_\_\_\_\_, in \_\_\_\_\_ Galveston County Map Records.

WITNESS my hand and seal of office at Galveston, Texas the day and day last above written.

Mary Ann Daigle, County Clerk  
Galveston County, Texas

**JEMISON ADDITION VOL. 238, PG. 6 G.C.M.R.**

WEST HALF OF LOT 117  
DANNY W. & KATHERINE M. GOODSON  
F.C. NO. 012-79-1875 G.C.D.R.

This is to certify that I, Robert D. Ellis, a Registered Professional Land Surveyor for the State of Texas have plotted the above subdivision from an actual survey made on the ground, and that all corners have been marked.

Robert D. Ellis, RPLS  
Tex. Reg. No. 4008



It is understood that if the final plans for Lake Pointe Vista are approved by the Planning Board of the City of Texas City, the undersigned will in all things comply with all provisions of such plat and construction plans and will duly perform all construction called for therein, fully and completely. No changes shall be made in construction plans without the consent in writing of the Director of Public Works being first had and obtained.

by \_\_\_\_\_ James McWhorter of JFM Development, LLC.  
on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ AD