



AREA	SQ. FT.	ACRE
C.R. 1	18204	0.42
C.R. 2	20340	0.47
C.R. 3	42513	0.98
O.S.R. 1	7530	0.17
O.S.R. 2	7530	0.17
O.S.R. 3	3628	0.08
O.S.R. 4	2663	0.06
O.S.R. 5	2663	0.06
O.S.R. 6	90130	2.07

TOTAL	SQ. FT.	ACRE
LOTS	777235	17.85
RESERVES	195201	4.48
ROADS	325287	7.47
CANAL	91256	2.09
TOTAL	1388979	31.89

AREA SUMMARY	SQ. FT.	ACRE
UPLANDS 1	436,226.65	10.014
UPLANDS 2	12,576.66	0.289
WETLANDS	735,075.77	16.875
OPEN WATER 1	119,417.83	2.740
OPEN WATER 2	85,682.73	1.967
TOTAL AREA OF TRACT	1,388,979.64	31.887

Description of **CAPLEN YACHT BASIN**, a subdivision in Galveston County, Texas, according to the map or plot thereof recorded in Volume 1, Page 67, of the Map Records in the Office of the County Clerk of Galveston County, Texas, and being more particularly described by metes and bounds as follows;

BEGINNING at the point of intersection of the East line of a tract of land described in deed to Bobby and Bettie Hollingsworth in instrument no. 011-73-2378 in the office of the County Clerk, Galveston County, Texas, with the Northern right-of-way line of State Highway No. 87, based on 120 foot right-of-way;

THENCE N 27°09'27" W, a distance of 139.09 feet to the South line of Lot 65 of Caplen Yacht Basin, a subdivision in Galveston County, Texas, according to the map or plot thereof recorded in Plot Record 1, Map Number 67 in the office of the County Clerk, Galveston County, Texas;

THENCE N 65°07'33" E, a distance of 148.00 feet to the east line of said Lot 65 of Caplen Yacht Basin;

THENCE N 27°09'27" W, a distance of 120.00 feet to the North line of Lot 66 of said Caplen Yacht Basin;

THENCE S 65°07'33" W, a distance of 148.00 feet to the West line of said Lot 66 of Caplen Yacht Basin;

THENCE N 27°09'27" W, at a distance of 3493.91 feet pass the Mean High Water line as surveyed by Sidney Bouse L.S.L.S. on September 6, 2008 and continuing on for a total distance of 3749.41 to the South line of the Gulf Intracoastal Waterway based on 300 foot right-of-way;

THENCE N 65°07'33" E, a distance of 346.27 feet to the West line of a tract of described in deed to Glynda Harrington in instrument no. 005-07-0065 in the office of the County Clerk, Galveston County, Texas;

THENCE S 27°09'27" E, a distance of 250.30 feet pass said Mean High Water line, and continuing on for a total distance of 4022.43 to the North line of said State Highway No. 87;

THENCE S 68°15'30" W, at a distance of 157.36 feet along the North line of said State Highway No. 87 to a point for corner;

THENCE S 66°34'33" W, a distance of 189.74 to the **POINT OF BEGINNING**, and containing 1388979 sq. ft. or 31.89 acres.

STATE OF TEXAS }}
COUNTY OF GALVESTON }} KNOW ALL MEN BY THESE PRESENTS

That I, KEVIN BROWN, owner of that certain tract or parcel of land, lying and being situated in Galveston County, Texas, subdivided in the above and foregoing plot do hereby make replat of said property according to the lines and lots shown thereon, and designate said replat "CAPLEN YACHT BASIN REPLAT" in the County of Galveston, Texas.

KEVIN BROWN

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

I, MARY ANN DAIGLE, County Clerk, 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 Plot Record _____, Map Number _____, Galveston County Map Records.

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

MARY ANN DAIGLE, County Clerk,
Galveston County, Texas

By _____, Deputy

I, G. Michael Fitzgerald, 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.

G. Michael Fitzgerald - County Engineer

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.

Pat Doyle - Commissioner Precinct No. 1 James D. Yarbrough - County Judge

The above subdivision titled AUDUBON VILLAGE, SECTION 2 as mapped, approved by the Commissioners' Court of Galveston County, Texas, by order of _____, 20___.

MARY ANN DAIGLE, County Clerk,
Galveston County, Texas

This is to certify that I, Sidney Bouse, a Registered Professional Land Surveyor for the State of Texas, Registration No. 5287, have plotted the above and foregoing subdivision from an actual survey made on the ground and under my direction, and that all corners have been or will be properly monumented.

PRELIMINARY

Sidney Bouse
Registered Professional
Land Surveyor 5287

CAPLEN YACHT BASIN REPLAT
A SUBDIVISION OUT OF THE
W.K. DALTON SURVEY
ABSTRACT NO. 54
104 LOTS, 9 RESERVES
Bolivar Peninsula, Galveston County, Texas

- 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 Zoning Ordinances by the County of Galveston and to any restrictions of record.
 - 3) All Bearings and distances are grid and based on the Texas State Coordinate System of 1983, South Central Zone and tied to N.G.S. monument "HGSD 62" having coordinates of N 13,645,727.05, E 3,264,124.31, and all units are in U.S. feet.

Survey Date: August 11, 2008
File No.:
Drafter: JTK
Job No.: 08-5315 REPLAT

COASTAL SURVEYING OF TEXAS, INC.

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