

NOTICE OF REPLAT

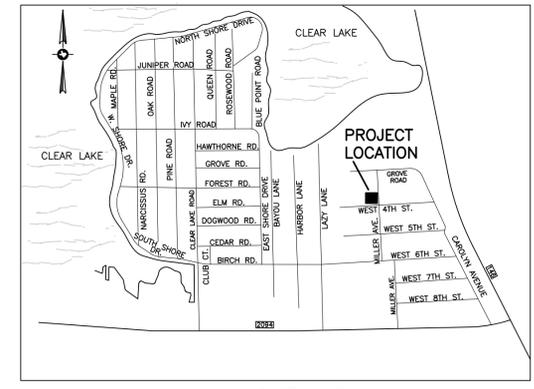
Notice is hereby given (more than 15 days before the City Council meeting where the hereinafter described plat shall be considered) that on the 2nd day of June, 2021 at 7 o'clock PM at a properly posted City Council meeting, the City Council of the City of Kemah shall consider and take possible action on a proposed subdivision plat (replat) of Westwind Landing At Star Harbor Condominium, described by metes and bounds as set forth on the attached Exhibit A (The Plat), which area and exhibited Plat are incorporated herein by reference. This Notice shall be published in the official newspaper of the City and additionally, a written copy shall be delivered by City by mailing a copy of this Notice to all owners of lots in the original subdivision called Laguna de Levine within two hundred feet (200') of the lots to be replatted, as reflected on the most recently approved municipal tax roll. This replat qualifies (see Section 212.015 (a) (2) Texas Local Government Code) for replatting without the action of vacating the original plat.

Section 212.015 of the Texas Local Government Code contains these Notice requirements and also requires that said Notice must contain the language of subsection (c) of said Section 212.015 which reads as follows:

c) If the proposed replat requires a variance and is protested in accordance with this subsection, the proposed replat must receive, in order to be approved, the affirmative vote of at least three-fourths of the members present of the municipal planning commission or governing body, or both. For a legal protest, written instruments signed by the owners of at least 20 percent of the area of the lots or land immediately adjoining the area covered by the proposed replat and extending 200 feet from that area, but within the original subdivision, must be filed with the municipal planning commission or governing body, or both, prior to the close of the public hearing.

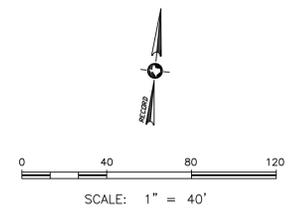


MELISSA CHILCOTE, City Secretary



VICINITY MAP
NOT TO SCALE

LINE	BEARING	DISTANCE
L1	S 84°37'22" W	50.00'
L2	S 05°22'38" E	145.00'
L3	S 84°37'22" W	19.00'
L4	S 05°22'38" E	45.00'



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

THAT Star Harbor Resort, LLC, owners of the property subdivided in the above and foregoing plat of **WESTWIND LANDING AT STAR HARBOR CONDOMINIUM**, being all of Lots 1 through 10 in Block 2 of WEST KEMAH SUBDIVISION SECTION ONE, a subdivision of record in Volume 254A, Page 52 and transferred to Volume 2, Page 4 of the Map Records of Galveston County, Texas, being all of Lots 5 through 18, the West 19 feet of Lots 1 through 3 of LAGUNA DE LAVINE, a subdivision of record in Plat Record 2004A, Map Number 22, of the Map Records of Galveston County, Texas, together with a 20 foot Private Access and Utility Easement along the North line of said Lots 12 through 18 of said Laguna de Lavine Subdivision, as evidenced by those Warranty Deeds recorded in Clerk's File Numbers 2017021834, 2017040859, 2017040862, 2017040863 and 2017040864 all of the Official Public Records of Real Property of Galveston County, Texas, do hereby make and establish said Subdivision according to the lines, lots, building lines, streets, and notations thereon shown and designates said Subdivision as **WESTWIND LANDING AT STAR HARBOR CONDOMINIUM**;

FURTHER, OWNER of the property subdivided in the above and foregoing **WESTWIND LANDING AT STAR HARBOR CONDOMINIUM** have complied with, or will comply with, the existing regulations heretofore on file and adopted by the City of Kemah, Galveston County, Texas.

WITNESS MY HAND in the City of Kemah, Galveston County, Texas, this _____ day of _____, 2021.

Mark Caldwell, Managing Member
Star Harbor Resort, LLC

THE STATE OF TEXAS * *
COUNTY OF GALVESTON * *

Before me, the undersigned authority, on this day personally appeared Mark Caldwell, Managing Member, 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 expressed and in the capacity therein and herein set out, and as an act and deed of said Star Harbor Resort, LLC.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2021.

Notary Public in and for
The State of Texas
My Commission Expires: _____

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.

PRELIMINARY
NOT TO BE RECORDED
FOR ANY PURPOSE

Stephen C. Blaskey
Registered Professional
Land Surveyor No. 5856

Planning and Zoning
Chairman

Planning and Zoning
Secretary

METES AND BOUNDS:
Being all of that certain 3.45 (150,385 Square Feet) acre tract of land situated in the M. Guldritch Labor Survey, Abstract 12, being all of Lots Five (5) through Eighteen (18) and the West 19 feet of Lots One (1) through Three (3) of LAGUNA DE LAVINE, a subdivision in Galveston County, Texas, according to the map or plat thereof, recorded in Plat Record 2004A, Map Number 22 of the Map Records of Galveston County, Texas; also being all of Lots One (1) through Ten (10) in Block Two (2) of WEST KEMAH SUBDIVISION SECTION ONE, a subdivision in Galveston County, Texas, according to the map or plat thereof, recorded in Volume 254A, Page 52 and transferred to Volume 2, Page 4 of the Map Records of Galveston County, Texas; said 3.45 acre tract also being a called Tract 2 described in a Special Warranty Deed With Vendor's Lien dated April 6, 2017 from Star Fleet Marina, L.P. to Star Harbor Resort, LLC, and recorded in Clerk's File Number 2017021834, and being all of those tracts of land conveyed to Star Harbor Resort, LLC as found of record in Clerk's File Numbers 2017040862, 2017040863, 2017040864, and 2017040859 all of the Official Public Records of Real Property of Galveston County, Texas; said tract of land being further described as follows:

BEGINNING at a 5/8 inch rod found at the intersection of the West right-of-way line of Miller Avenue (called 60 foot in width), with the South right-of-way line of Grove Road (called 60 foot in width), same being the Northeast corner of aforesaid Lot One (1) in Block Two (2) of WEST KEMAH SUBDIVISION SECTION ONE, and the most Easterly Northeast corner of the herein described tract;

THENCE, S 05°22'38" E along the West right-of-way line of Miller Avenue, a distance of 190.00 feet to a 1/2 inch rod set on the North line of a 20 foot wide Private Access and Utility Easement recorded within aforesaid LAGUNA DE LAVINE subdivision, same being the Southeast corner of said Lot One (1) in Block One (1) of WEST KEMAH SUBDIVISION SECTION ONE, for an angle point hereat;

THENCE, S 84°37'22" W along the North line of above said 20 foot wide Private Access and Utility Easement, a distance of 50.00 feet to a 1/2 inch rod found for corner;

THENCE, S 05°22'38" E through the interior of said 20 foot wide Private Access and Utility Easement, and 19 foot perpendicular to the West property line of Lots One (1) through Three (3) of LAGUNA DE LAVINE subdivision, a distance of 145.00 feet to a 5/8 inch rod found for corner;

THENCE, S 84°37'22" W along the common line of Lots Three (3) and Four (4) of said LAGUNA DE LAVINE subdivision, a distance of 19.00 feet to a 1/2 inch iron rod found for corner;

THENCE, S 05°22'38" E along the common line of Lots Four (4) and Five (5) of said LAGUNA DE LAVINE subdivision, a distance of 45.00 feet to a 5/8 inch rod found on the North right-of-way line of W 4th Street, same being the most Southerly Southeast corner of the herein described tract;

THENCE, S 84°37'22" W along the North right-of-way line of W 4th Street, a distance of 354.00 feet to a 1/2 inch rod set at the Southwest corner of said Lot Nine (9) in Block Two (2) of WEST KEMAH SUBDIVISION SECTION ONE, same being the Southeast corner of a tract of land conveyed to Kemah Boat Club, LP as found of record in Clerk's File Number 2001052576 of the Official Public Records of Real Property of Galveston County, Texas, and the Southwest corner of the herein described tract;

THENCE, N 05°22'38" W, passing a 1/2 inch rod found at the Northwest corner of said Lot Nine (9) being the Southwest corner of said Lot Eight (8) at a distance of 190.00 feet and continuing for a total distance of 380.00 feet to a 1/2 inch rod found on the said South right-of-way line of Grove Road, being the Northwest corner of both, said lot Eight (8) and of the herein described tract;

THENCE, N 84°37'22" E, along the said South right-of-way line of Grove Road, being the North line of Lots One (1) through Eight (8) of WEST KEMAH SUBDIVISION SECTION ONE, a distance of 423.00 feet to the POINT OF BEGINNING and containing within said boundaries a calculated area of 3.45 acres (150,385 square feet) of land.

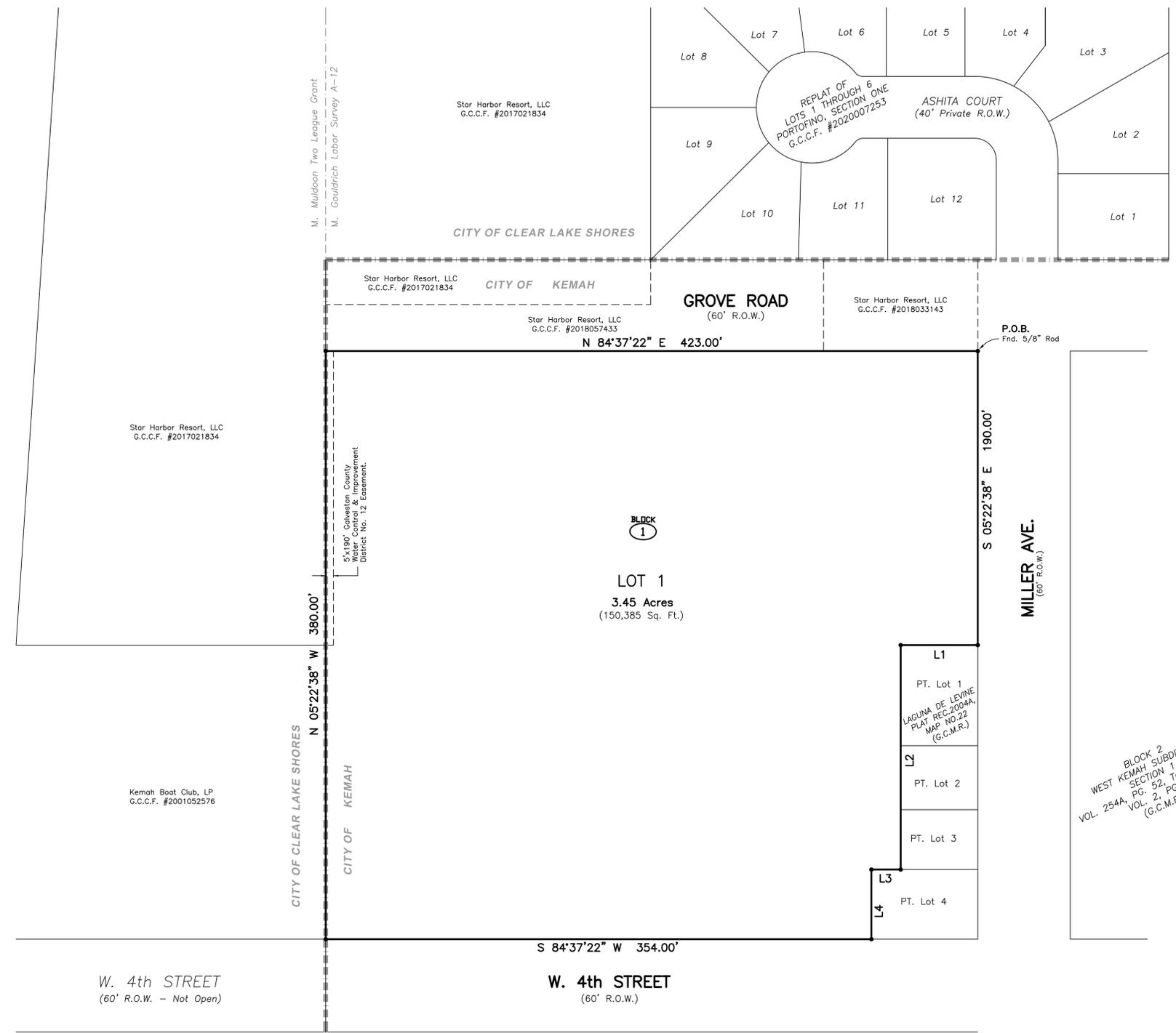
FINAL PLAT OF
WESTWIND LANDING
AT STAR HARBOR
CONDOMINIUM

A SUBDIVISION OF
3.45 ACRES OF LAND
BEING ALL OF LOTS 1 THROUGH 10 IN BLOCK 2 OF WEST KEMAH SUBDIVISION SECTION ONE, VOLUME 254A, PAGE 52 AND TRANSFERRED TO VOLUME 2, PAGE 4 OF THE G.C.M.R., THE WEST 19 FEET OF LOTS 1 THROUGH 3, ALL OF LOTS 5 THROUGH 18 OF LAGUNA DE LAVINE, PLAT RECORD 2004A, MAP NUMBER 22 OF THE G.C.M.R.

SITUATED IN THE
M. GULDTRICH LABOR SURVEY, ABSTRACT 12
CITY OF KEMAH
GALVESTON COUNTY, TEXAS.
1 LOT, 1 BLOCK

OWNER:
Star Harbor Resort, LLC
1716 C Washington Ave.
Houston, TX 77007

SURVEYOR:
High Tide Land Surveying LLC.
200 Houston Ave., Suite B
League City, Texas 77573
Phone No.: 281-354-7739



ABBREVIATIONS:

- G.C.M.R. Galveston County Map Records
- G.C.C.F. # Galveston County Clerk's File Number
- R.O.W. Right-of-Way
- P.O.B. Point of Beginning

THE STATE OF TEXAS * *
COUNTY OF GALVESTON * *
I, Dwight Sullivan, County Clerk, Galveston County, Texas, do hereby certify that this written instrument was filed for record in my office on _____, 2021, at ___ o'clock, ___m., and duly recorded on _____, 2021, at ___ o'clock, ___m., in DOCUMENT NUMBER _____, Galveston County Map Records.
WITNESS MY HAND AND SEAL OF OFFICE at Galveston, Texas, the day and date last above written.

Dwight Sullivan
County Clerk of
Galveston County, Texas
By: _____ Deputy



LEAGUE CITY OFFICE
Registration Number: 10194549
(281) 534-7739 www.hightidelandsurveying.com
200 HOUSTON AVE. SUITE B | LEAGUE CITY, TX 77573
Mailing | P.O. BOX 16142 | GALVESTON, TX 77552

GENERAL NOTES:
1.) This property lies in Zone "AE" (B.F.E. 14'), defined by FEMA as Special Flood Hazard Area (SFHAs) subject to inundation by the 1% annual chance flood; Base Flood Elevation determined; as scaled from Flood Insurance Rate Map (FIRM) Number 48167C0042G with effective date of August 15, 2019.
2.) The herein subdivided tract or parcel of land lies entirely within the incorporated limits of the City of KEMAH, Texas.
3.) The herein subdivided tract or parcel of land lies within the Clear Creek Independent School District.

REVISED: APRIL 15, 2021
SURVEY DATE: OCTOBER 27, 2020
FILE No.: 7485-0002-0001-0001
DRAFTING: ECM
JOB No.: 19-0058