



# CITY OF JAMAICA BEACH

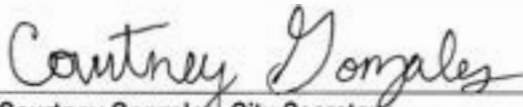
16628 SAN LUIS PASS IN CITY COUNCIL CHAMBERS  
5264 JAMAICA BEACH  
JAMAICA BEACH, TEXAS 77554  
PH (409) 737-1142 FAX (409) 737-5211



## BOARD OF ADJUSTMENT COMMITTEE MEETING AGENDA

June 2, 2026  
6:00 P.M.

1. CALL MEETING TO ORDER
2. ATTENDANCE
3. PLEDGE OF ALLIGENCE
4. DECLARATION OF CONFLICT OF INTEREST
5. REQUEST TO ADDRESS BOARD OF ADJUSTMENT COMMISSIONERS MEETING
6. ITEM(S) OF BUSINESS
  - Replat at 3902 Bob Smith
  - Application for variance at 16726 Cormorant Drive
  - Application for variance at 4308 Karankawa Way
  - Application for variance at 16557 Anchor Way
  - Application for variance at 16606 Jamaica Beach Cove
7. ADJOURNMENT

  
Courtney Gonzales, City Secretary



THE CITY HALL IS WHEELCHAIR ACCESSIBLE, AND ACCESSIBLE PARKING SPACES ARE AVAILABLE. REQUESTS FOR ACCOMMODATIONS OR INTERPRETIVE SERVICES MUST BE MADE 72 HOURS PRIOR TO THIS MEETING. CONTACT THE CITY SECRETARY AT 409-737-1142 FOR FURTHER INFORMATION.



# CITY OF JAMAICA BEACH

5264 Jamaica Beach  
Jamaica Beach, Texas 77554  
www.jamaicabeachtx.gov



## APPLICATION FOR VARIANCE

NAME OF APPLICANT:

Robert and Brigitte Avery

MAILING ADDRESS:

205 McVoy Drive League City, TX 77573

PHONE NO.: 281-451-3830

EMAIL: ba@williamsburgent.com STATUS OF APPLICANT: OWNER:

or AGENT:  (IF AGENT, ATTACH LETTER OF AUTHORIZATION FROM

PROPERTY OWNER) PROPERTY DESCRIPTION PHYSICAL ADDRESS:

16726 Cormorant Drive Jamaica Beach, TX 77554

LEGAL DESCRIPTION:

ABST 121 Hall & Jones Sur Lot 107, Section 23

CURRENT ZONING: Residentail EXISTING USE: Residentail

ACRES/SQ. FT.: .1321 acres DOES OWNER

OWN ADJACENT PROPERTIES? YES NO CODE SECTION SEEKING VARIANCE /

RELIEF FROM: No

### TYPE OF VARIANCE REQUESTED (EXPLAIN IN

DETAIL): We would like an addition to our house. This addition would be on the Cormorant side and approximately 12ft x 26.5ft. Our house is a bit unique in that we have 3 streets that border our house. Per the attached survey, we have a 20' BL setback on Cormorant, a 15' setback on Bob Smith and then 8' setbacks on both Tern and the rear of the house. But.. when I look up the setbacks per City Ordinance, attached, Section 23 of Jamaica Beach, they are stated as 20' for the Front, 8' for the Sides and Zero for the Back.

Again, our house is quite different with the 3 streets, and I'd like to apply for a variance that would allow for the BL setbacks to be 8' on Tern and Cormorant and Zero at the back. Our attached proposed sketch of the house addition shows we would still be a little over 11' from Cormorant and 4' from the rear BL.

I HEREBY CERTIFY THAT I HAVE READ AND EXAMINED THIS APPLICATION AND KNOW THE INFORMATION I HAVE PROVIDED TO BE TRUE AND CORRECT. ALL PROVISIONS OF LAWS AND ORDINANCES GOVERNING THIS APPLICATION WILL BE COMPLIED WITH WHETHER SPECIFIED HEREIN OR NOT. THE GRANTING OF A VARIANCE OR SPECIAL EXCEPTION DOES NOT PRESUME TO GIVE AUTHORITY TO VIOLATE OR CANCEL THE PROVISIONS OF ANY OTHER STATE OR LOCAL LAW REGULATING THE USE OF PROPERTY.

Bob Avery

Digitally signed by Bob Avery  
DN: cn=US,  
o=Bob Williamsburgent.com,  
ou=Williamsburg Enterprises,  
c=Texas, email=Bob.Avery@williamsburgent.com,  
date=2008.03.10  
10:11:06-0500

APPLICANT'S SIGNATURE

DATE

THERE IS A \$250.00 FILING FEE



## ATTACHMENT 1

**Riviera Block A:** Front 25' - Side 15' - Back 15' (unless canal lot - no setback)

**Riviera Block B:** Front 25' - Side 10' - Back 15' (unless canal lot - no setback)

**Sections 1R & 1:** Front 25' - Side 15' - Back 15'

**Sections 2 & 3:** Front 25' - Side 10' - Back 15'

**Sections 4 & 5:** Front 25' - Side 10' - Back none

**Sections 6, 7, 8, 12, 13, 20 & 21:** Front 25' - Side 10' - Back none

**Sections 9, 19, 26 & 29:** Front 20' - Side 10' - Back none

**Sections 10, 11 & 15:** Front 25' - Side 10' - Back 15'

**Section 14A:** Front 20' - Side 8' - Back 20'

**Section 14:** Front 25' - Side 10' - Back: lots 10 thru 25 - 35'; lot 9 & 26 - 36';  
lot 8 & 27 - 39'; lot 7 & 28 - 42'; lot 6 & 29 - 45'; lot 5 & 30 - 48';  
lot 4 & 31 - 51'; lot 3 & 32 - 54'; lot 2 & 33 - 57'; lot 1 & 34 - 60'

**Section 16:** Front 25' - Side 10' - Back 15'

**Section 17:** Front 15' - Side 4' - Back none

**Sections 18 & 22:** Front 15' - Side 8' - Back none

**Section 23:** Front 20' - Side 8' - Back none

**Section 24:** Front 15' - Side 8' - Back 15'

**Section 25:** Front 15' - Side 8' - Back none

**Section 27:** Front 20' - Side 10' - Back 15'

**Sections 30 & 31:** Front 20' - Side 10' - Back none



# CITY OF JAMAICA BEACH

5264 Jamaica Beach  
Jamaica Beach, Texas 77554  
www.jamaicabeachtx.gov



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## APPLICATION FOR VARIANCE

NAME OF APPLICANT: PETER WESTERKAMP

MAILING ADDRESS: 9410 Jamaica Beach, Galveston TX 77554

PHONE NO.: (281) 245-8031

EMAIL: [PWESTERKAMP67@GMAIL.COM](mailto:PWESTERKAMP67@GMAIL.COM)

STATUS OF APPLICANT: Owner

LEGAL DESCRIPTION: ABST 121 HALL & JONES SUR LOT 2 JAMAICA BEACH  
SEC 21 (16606 Jamaica Cove Road)

CURRENT ZONING: Residential

EXISTING USE: Residential

ACRES/SQ. FT.: Lot 0.27 Acres / Home 2,660SF

DOES OWNER OWN ADJACENT PROPERTIES? YES NO

### CODE SECTION SEEKING VARIANCE / RELIEF FROM:

**Special Jamaica Beach Requirements: I. Foundation, H. "Boat decks, boat lifts or pier structures shall project no more than 13'0" beyond the original property line as established by a survey"**

### TYPE OF VARIANCE REQUESTED (EXPLAIN IN DETAIL):

Request for Approval to Extend Boat Dock/Boathouse 15 ft From Bulkhead for Safe Walkway Access

I am requesting approval to extend my boat dock/boathouse 15 feet out from the existing bulkhead in order to provide a safe, 3-foot-wide walkway along the outside of my boat slip.

Due to the required 11-foot boat slip width needed to accommodate the boat lift cradle, the outer piling for the slip must be placed exactly at the 13-foot canal limit. This leaves no remaining space for a safe walkway on the canal side of the lift if the structure is restricted to the current maximum projection.

To allow proper, safe access to the boat, the boathouse pilings must be set adjacent to the bulkhead, with structure extending an additional 2 feet beyond the 13-foot piling line, for a total extension of 15 feet from the bulkhead. This additional distance is necessary to:

Provide a 3-foot-wide walkway on the canal side, which is the minimum safe width for routine access and emergency egress

Maintain the required 11-foot slip width for the lift cradle

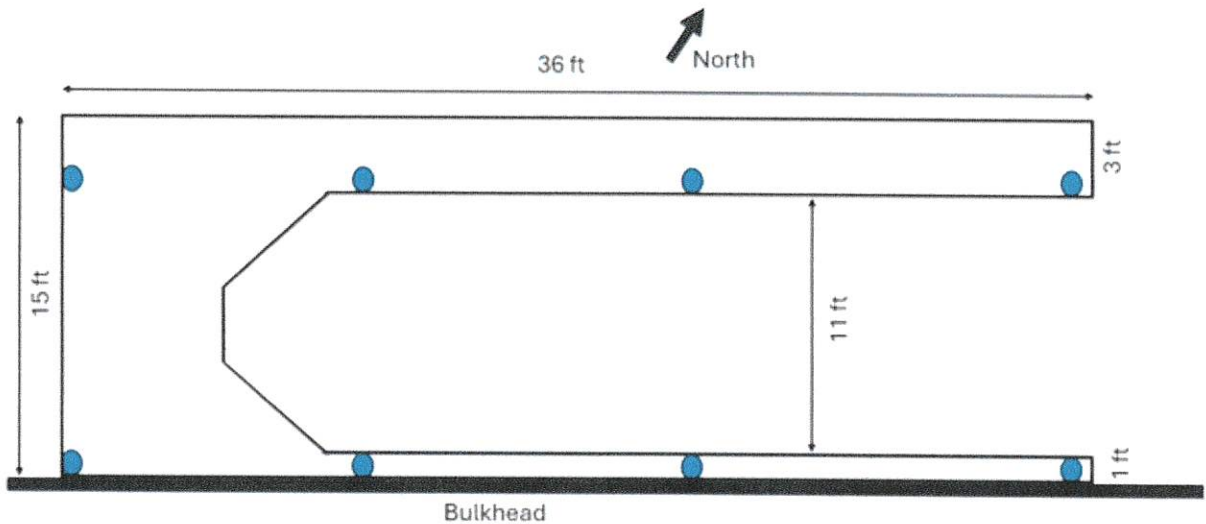
Avoid unsafe conditions such as stepping over water, navigating narrow edges, or accessing the boat from only one side

I have attached a drawing that illustrates the dimensional constraints and shows why the additional 2 feet of extension is required to maintain both safety and compliance with slip-width requirements.

I respectfully request approval for this extension so that the dock and boathouse can be constructed in a manner that is safe, functional, and consistent with the intended use of the property.

Note, the approximate width of the canal at this location is 140ft. The curved bulkhead is approximately 105ft in length.

Thank you for your consideration.



.+

- P-[pkol9

Note, this is a conceptual drawing only, engineered plans will be provided with the permit application.



I HEREBY CERTIFY THAT I HAVE READ AND EXAMINED THIS APPLICATION AND KNOW THE INFORMATION I HAVE PROVIDED TO BE TRUE AND CORRECT. ALL PROVISIONS OF LAWS AND ORDINANCES GOVERNING THIS APPLICATION WILL BE COMPLIED WITH WHETHER SPECIFIED HEREIN OR NOT. THE GRANTING OF A VARIANCE OR SPECIAL EXCEPTION DOES NOT PRESUME TO GIVE AUTHORITY TO VIOLATE OR CANCEL THE PROVISIONS OF ANY OTHER STATE OR LOCAL LAW REGULATING THE USE OF PROPERTY.

  
\_\_\_\_\_  
APPLICANT'S SIGNATURE

5-21-26  
\_\_\_\_\_  
DATE

THERE IS A \$250.00 FILING FEE



# CITY OF JAMAICA BEACH

5264 Jamaica Beach  
Jamaica Beach, Texas 77554  
www.jamaicabeachtx.gov



## APPLICATION FOR VARIANCE

NAME OF APPLICANT:

LISSY RODRIGUEZ ON BEHALF OF RAINEY POOLS AND HOMEOWNER- NGUYEN DINH

MAILING ADDRESS:

2640 E LEAGUE CITY PKWY STE 104 PMB 1132 LEAGUE CITY TX 77573

PHONE NO.: 832-481-4907

EMAIL: MPE@MOMENTUMPERMITEXPEDITORS.COM STATUS OF APPLICANT: OWNER:

or AGENT:  (IF AGENT, ATTACH LETTER OF AUTHORIZATION FROM  
PROPERTY OWNER) PROPERTY DESCRIPTION PHYSICAL ADDRESS:

4308 KARANKAWA WAY JAMAICA BEACH TX 77554

LEGAL DESCRIPTION:

ABST 121 HALL & JONES SUR LOT 44 JAMAICA BEACH SEC 26

CURRENT ZONING: RESIDENTIAL EXISTING USE:

0.15 ACRES/SQ. FT.: 6,695 SQFT DOES OWNER

OWN ADJACENT PROPERTIES? YES NO CODE SECTION SEEKING VARIANCE /

RELIEF FROM:

HARDSHIP DUE TO 10 X 20 AERIAL EASEMENT - PROPOSED POOL ENCROACHES A SMALL PORTION OF THE 10 X 20 AERIAL  
EASEMENT TYPE OF VARIANCE REQUESTED (EXPLAIN IN

DETAIL):

WE ARE SUBMITTING A VARIANCE REQUEST FOR A NEW POOL LOCATED AT 4308 KARANKAWA. THE NEW PROPOSED POOL IS  
ENCROACHING A SMALL PORTION OF THE 10 X 20 AERIAL EASEMENT. WE HAVE OBTAINED A LETTER OF NO OBJECTION FROM

THE PROVIDER OF THE 10 X 20 AERIAL EASEMENT, CENTERPOINT HAS APPROVED THE LETTER OF NO OBJECTION AND HAS  
BEEN ATTACHED TO THIS APPLICATION. WE HAVE ALSO INCLUDED A COPY OF THE SURVEY WITH THE PROPOSED WORK  
TO SHOW THE HARDSHIP FOR THIS LOT, AS THERE IS NO OTHER LOCATION AVAILABLE ON THE LOT TO MOVE THE POOL.

ANY HELP THAT WE CAN OBTAIN FOR MR NGUYEN DINH THAT ALLOWS HIM TO BE ABLE TO HAVE THE PROPOSED POOL, IS  
GREATLY APPRECIATED. THANK YOU FOR YOUR HELP ON THIS MATTER.

I HEREBY CERTIFY THAT I HAVE READ AND EXAMINED THIS APPLICATION AND  
KNOW THE INFORMATION I HAVE PROVIDED TO BE TRUE AND CORRECT. ALL  
PROVISIONS OF LAWS AND ORDINANCES GOVERNING THIS APPLICATION WILL  
BE COMPLIED WITH WHETHER SPECIFIED HEREIN OR NOT. THE GRANTING OF A  
VARIANCE OR SPECIAL EXCEPTION DOES NOT PRESUME TO GIVE AUTHORITY TO  
VIOLATE OR CANCEL THE PROVISIONS OF ANY OTHER STATE OR LOCAL LAW  
REGULATING THE USE OF PROPERTY.

APPLICANT'S SIGNATURE

DATE

2-11-26

THERE IS A \$200.00 FILING FEE

Authorization Letter

I, Nguyen Dinh, hereby authorize Lissy Rodriguez to act as my agent in all matters related to the variance request for the property located at 4308 Karankawa Way, Jamaica Beach, TX 77554. This authorization allows her to communicate with the appropriate offices, submit documents, and represent me regarding this variance request.

Sincerely,

A handwritten signature in cursive script, appearing to read "Nguyen Dinh".

Date 2/11/2026



# Rainey Pool Company

INCORPORATED

RE: Permit Runners

To Whom It May Concern,

Please allow from the following people to turn in, pay for and pick up permits on behalf of Rainey Pools:

Momentum Permit Expeditors

Lissy Rodriguez

Danny Rodriguez

Stacy A Rodriguez

Glenn Hanks

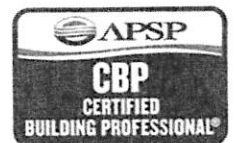
Brent Longbotham

If you have any questions, please let me know.

Sincerely,

A handwritten signature in cursive script, appearing to read "Glenn Hanks".

1101 GULF FREEWAY • LEAGUE CITY, TEXAS 77573 • (281) 338-1555 • WWW.RAINEYPOOLS.COM



HOA APPROVAL LETTER



5198 Jamaica Beach  
Galveston, TX 77554  
Website: [jamaicabeach.org](http://jamaicabeach.org)

409-737-9850  
(Office)  
[jbichoa@yahoo.com](mailto:jbichoa@yahoo.com)

November 3rd, 2025

Nguyen Dinh

RE: 4308 Karankawa Way

Dear Homeowner:

Thank you for submitting your JBIC building application for a pool install at your property at 4308 Karankawa Way.

Your JBIC building application has been approved by our JBIC architectural committee **but please note that there is an aerial easement that runs right through the proposed site for the pool. JBIC HOA does NOT have rights to deny or approve things within aerial easements. That must be decided by the city of Jamaica Beach.** Also note you will also have to be approved by the City of Jamaica Beach which has final approval and issues a mandatory permit with their permit application.

Please contact us if we can be of further assistance.

Ed Livingston, Michelle Ivy, Barry Bales  
Architectural Committee  
Jamaica Beach Improvement Committee



LETTER OF NO OBJECTION PG1

1111 Louisiana  
Houston, Texas 77002

February 2, 2026

Beach Haven, LLC  
c/o Glenn Hanks  
2216 Palmer Trail,  
Grand Prairie, TX 75052


Re: Letter Agreement for Pool to be Located Under Aerial Easement Only at 4308 Karankawa Way,  
Jamaica Beach, TX 77554  
File No. 216044

Dear Glenn:

As you requested, CenterPoint Energy Houston Electric, LLC, CenterPoint Energy Resources Corporation, d/b/a CenterPoint Energy Texas Gas Operations and CenterPoint Energy Intrastate Pipelines, Inc. (collectively "CenterPoint Energy") has reviewed your plans and is issuing this letter in order to satisfy your local municipality or other's permitting or requirements. CenterPoint Energy has determined that facilities are located or could be located within the easement. Subject to the following conditions, CenterPoint Energy offers no objection to the pool to be located under aerial easement only as shown on the attached Exhibit "A".


Rainey Pools hereby binds itself, its affiliates, heirs, successors and assigns to assume all liability for any damage to CenterPoint Energy's facilities and to indemnify and hold harmless CenterPoint Energy from and against any and all claims or damages to any person or property arising out of the installation, construction, maintenance, use and existence of said pool to be located under aerial easement only and further agrees to reimburse CenterPoint Energy for all costs, including, but not limited to, loss of related income, property damages, reimbursements, legal fees, and personal damages.

Sincerely,  
CenterPoint Energy

  
Ryan Marshall  
Right of Way Agent

ACCEPTED and agreed to this 2<sup>nd</sup> day of February, 2026.

Beach Haven, LLC

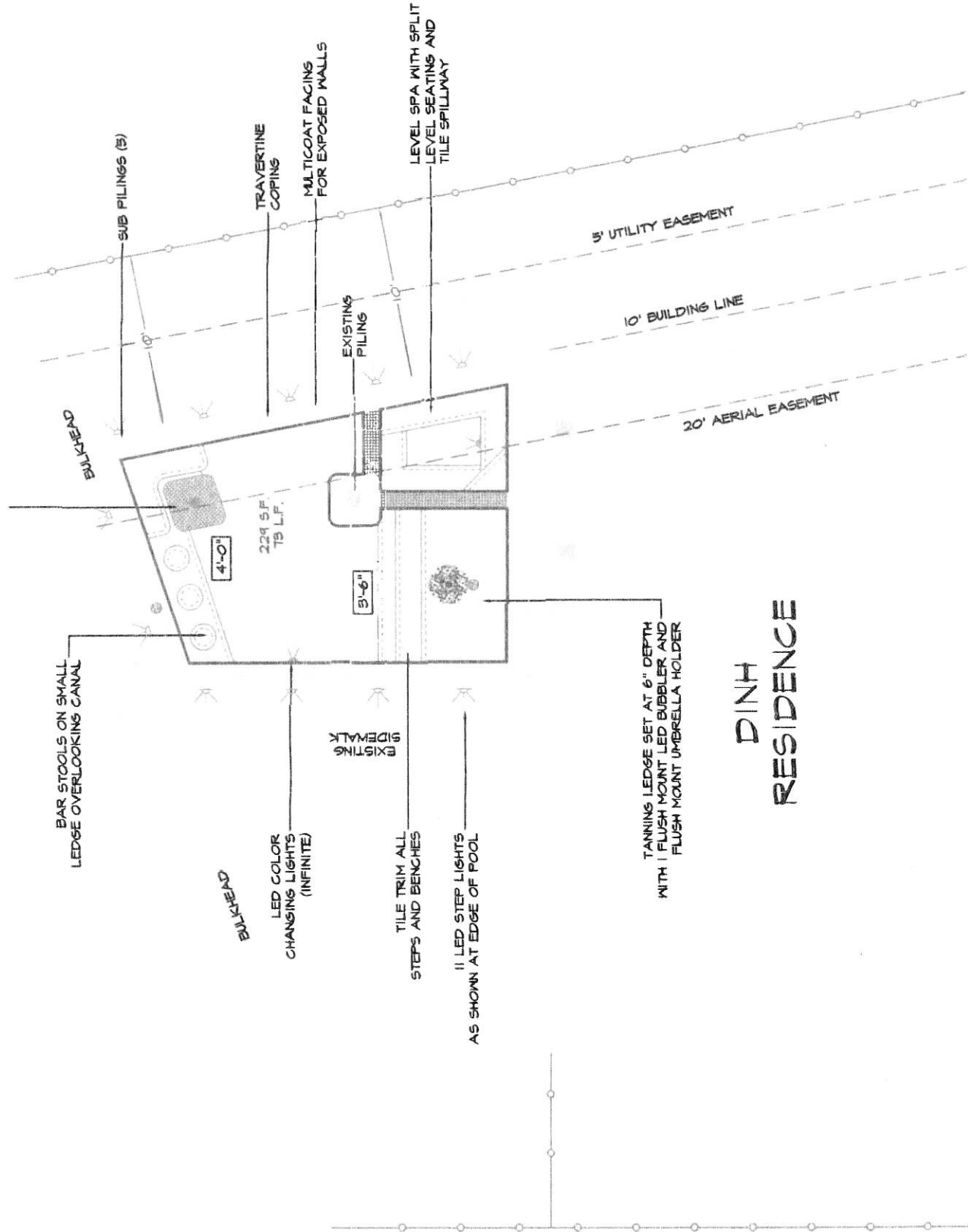
By:   
Signature

Nguyen Dinh  
Name

Managing Member  
Title

# Exhibit "A"

LETTER OF NO OBJECTION PG2

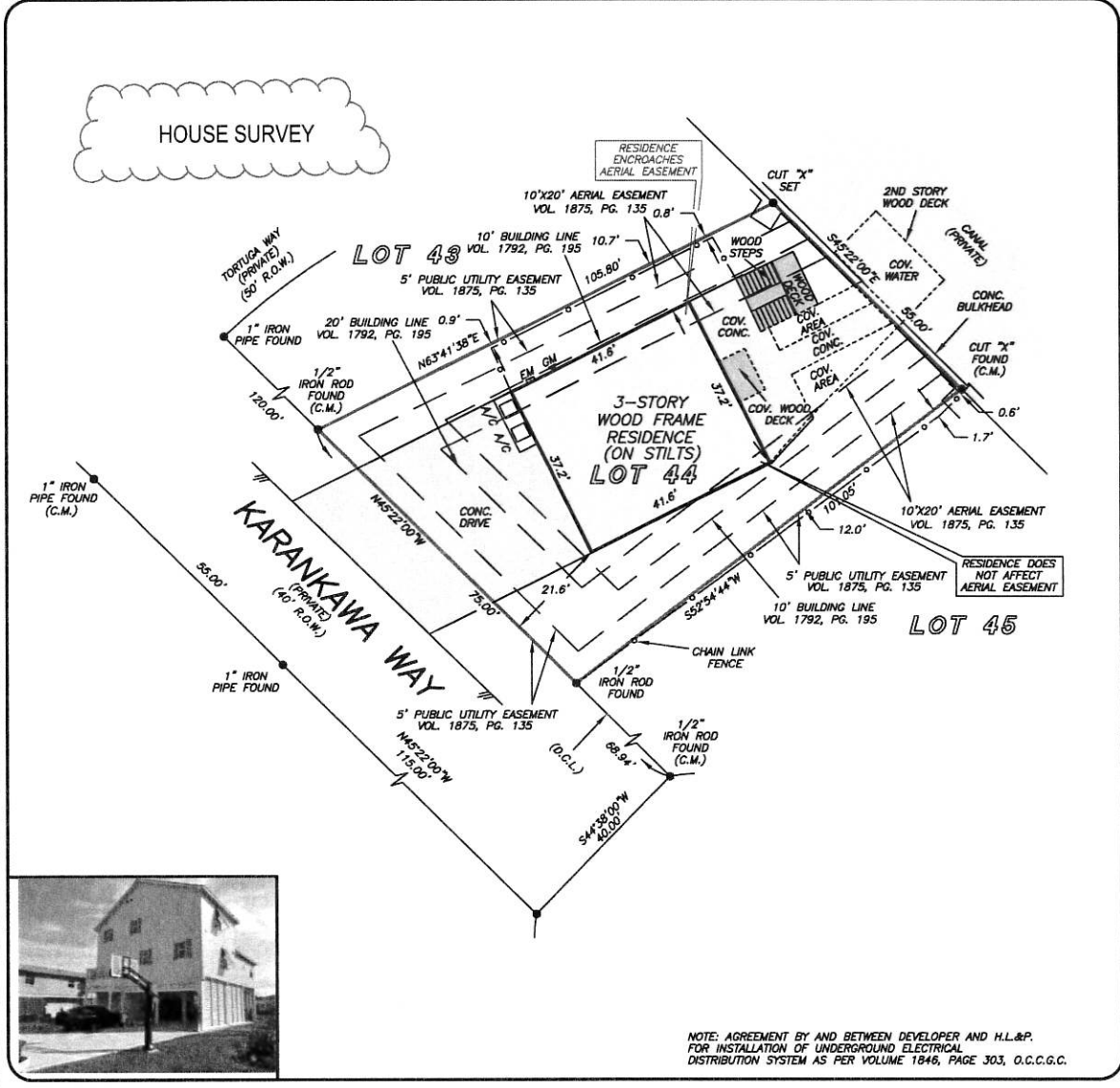


## DINH RESIDENCE

GF NO. 25-855715-HC CAPITAL TITLE  
 ADDRESS: 4308 KARANKAWA WAY  
 JAMAICA BEACH, TEXAS 77554  
 BORROWER: NGUYEN PHUOC DINH AND  
 BICHNHAT TT TU

**LOT 44**  
**JAMAICA BEACH, SECTION 26**  
 A SUBDIVISION IN HARRIS COUNTY, TEXAS  
 ACCORDING TO THE MAP OR PLAT THEREOF RECORDED  
 IN VOLUME 1616, PAGE 91, AND TRANSFERRED TO  
 PLAT RECORD 7, MAP NO. 95, IN THE  
 OFFICE OF THE COUNTY CLERK  
 OF GALVESTON COUNTY, TEXAS

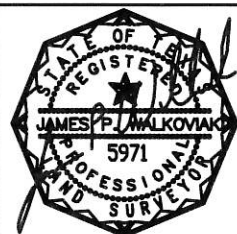
SCALE: 1" = 30'



NOTE: AGREEMENT BY AND BETWEEN DEVELOPER AND H.L.&P.  
 FOR INSTALLATION OF UNDERGROUND ELECTRICAL  
 DISTRIBUTION SYSTEM AS PER VOLUME 1846, PAGE 303, O.C.C.G.C.

THIS PROPERTY IS AFFECTED BY THE  
 100 YEAR FLOOD PLAIN AS PER FIRM  
 PANEL NO. 48157C 0503 G  
 MAP REVISION: 08/15/2019  
 ZONE AE  
 BASED ONLY ON VISUAL EXAMINATION OF MAPS.  
 INACCURACIES OF FEMA MAPS PREVENT EXACT  
 DETERMINATION WITHOUT DETAILED FIELD STUDY

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE  
 ON THE GROUND, THAT THIS PLAT CORRECTLY  
 REPRESENTS THE FACTS FOUND AT THE  
 TIME OF SURVEY AND THAT THERE ARE NO  
 ENCROACHMENTS APPARENT ON THE GROUND,  
 EXCEPT AS SHOWN HEREON. THIS SURVEY IS  
 CERTIFIED FOR THIS TRANSACTION ONLY AND  
 ABSTRACTING PROVIDED IN THE ABOVE  
 REFERENCED TITLE COMMITMENT WAS RELIED  
 UPON IN PREPARATION OF THIS SURVEY.



A SUBSURFACE INVESTIGATION  
 WAS BEYOND THE SCOPE OF THIS SURVEY

D.C.L. = DIRECTIONAL CONTROL LINE  
 RECORD BEARING: PLAT RECORD 7, MAP NO. 95, O.C.C.G.C.

JAMES P. WALKOVAK  
 PROFESSIONAL LAND SURVEYOR  
 NO. 5971  
 JOB NO. 25-02909  
 APRIL 15, 2025

DRAWN BY: DC



JUDY SIN  
 832-559-7243



**PRECISION**  
 surveyors

1-800-LANDSURVEY  
 www.precisionsurveyors.com

281-496-1586 FAX 281-496-1867 210-829-4941 FAX 210-829-1555  
 950 THREADNEEDLE STREET SUITE 150 HOUSTON, TEXAS 77079 1777 NE LOOP 410 SUITE 600 SAN ANTONIO, TEXAS 78217  
 FIRM NO. 10063700

GF NO. 25-855715-HC CAPITAL TITLE  
 ADDRESS: 4308 KARANKAWA WAY  
 JAMAICA BEACH, TEXAS 77554  
 BORROWER: NGUYEN PHUOC DINH AND  
 BICHNHAT TT TU

**SURVEY W PROPOSED WORK**

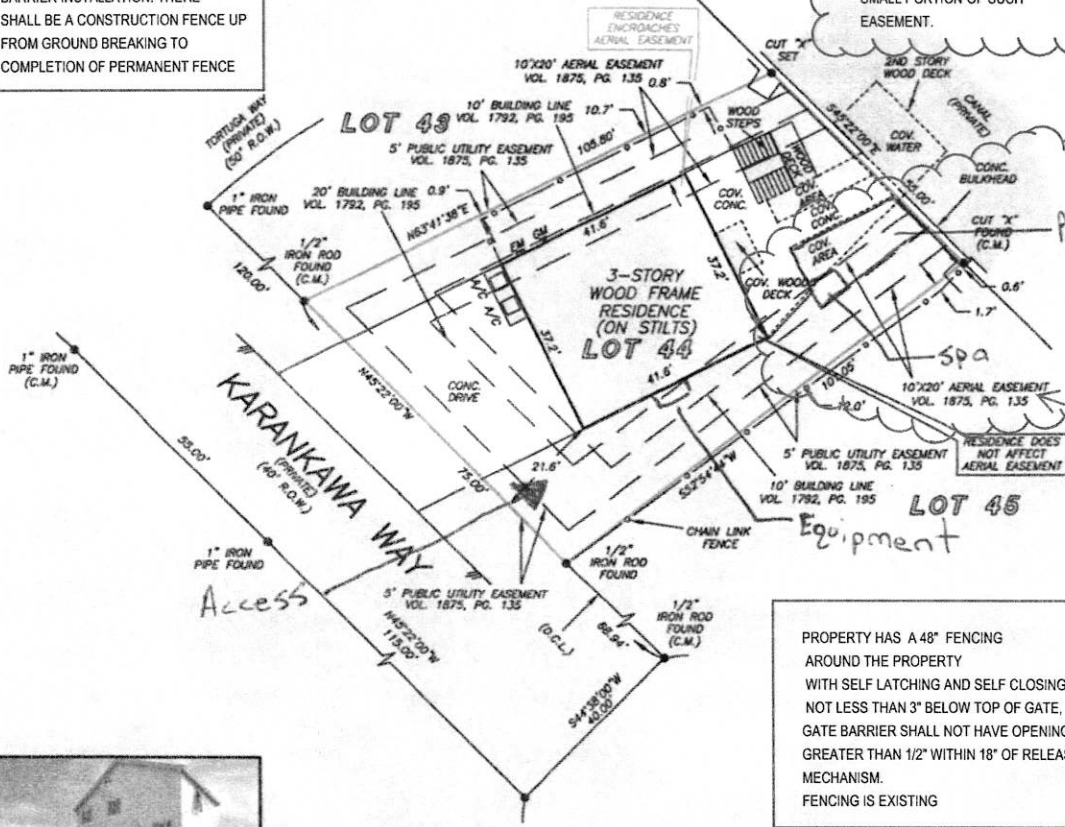
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 OF GALVESTON COUNTY, TEXAS



CONSTRUCTION FENCING PLAN OF  
 INSTALLATION-FENCING  
 SURROUNDING THE SITE FROM  
 TIME OF EXCAVATION TO PERMANENT  
 BARRIER INSTALLATION. THERE  
 SHALL BE A CONSTRUCTION FENCE UP  
 FROM GROUND BREAKING TO  
 COMPLETION OF PERMANENT FENCE

POOL FENCING IS MARKED ON THE POOL PLANS  
 ON RED AND ALL SC/SL GATES ARE SHOWN.

FOR THE VARIANCE REVIEW TEAM.  
 PLEASE NOTE THE POOL IS ENCRANCHING  
 A SMALL PART OF THE 10 X 20 AERIAL EASEMENT  
 IN WHICH THE HOUSE WAS PREVIOUSLY APPROVED  
 AND IS ALSO ENCRANCHING THE SAME  
 SMALL PORTION OF SUCH  
 EASEMENT.



10 X 20  
 AERIAL  
 EASEMENT

PROPERTY HAS A 48" FENCING  
 AROUND THE PROPERTY  
 WITH SELF LATCHING AND SELF CLOSING  
 NOT LESS THAN 3" BELOW TOP OF GATE,  
 GATE BARRIER SHALL NOT HAVE OPENINGS  
 GREATER THAN 1/2" WITHIN 18" OF RELEASE  
 MECHANISM.  
 FENCING IS EXISTING



NOTE: AGREEMENT BY AND BETWEEN DEVELOPER AND H.L.B.P.  
 FOR INSTALLATION OF UNDERGROUND ELECTRICAL  
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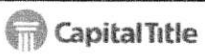
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D.C.L. = DIRECTIONAL CONTROL LINE  
 RECORD BEARING: PLAT RECORD 7, MAP NO. 95, O.C.C.G.C.

DRAWN BY: DC

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE  
 ON THE GROUND, THAT THIS PLAT CORRECTLY  
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JAMES P. WALKOVAK  
 PROFESSIONAL LAND SURVEYOR  
 NO. 5971  
 JOB NO. 25-02909  
 APRIL 15, 2025



JUDY SIN  
 832-559-7243



**PRECISION**  
 surveyors

1-800-LANDSURVEY  
 www.precisionlandsurveyors.com  
 281-418-1586    409-387-4987    210-879-4947    409-210-879-1555  
 450 THUNDERBOLT STREET SUITE 110 HOUSTON, TEXAS 77079    1777 REEF LANE SUITE 400 SAN ANGELO, TEXAS 76901  
 FIRM NO. 10263700



# CITY OF JAMAICA BEACH

5264 Jamaica Beach  
Jamaica Beach, Texas 77554  
www.jamaicabeachtx.gov



## APPLICATION FOR VARIANCE

NAME OF APPLICANT: Richard Vlack

MAILING ADDRESS: 16557 Anchor Way Jamaica Beach TX 77554

PHONE NO.: 409-392-0410 EMAIL: rlvlack@comcast.net

STATUS OF APPLICANT: OWNER: x or AGENT:      (IF AGENT, ATTACH LETTER OF AUTHORIZATION FROM PROPERTY OWNER)

PROPERTY DESCRIPTION PHYSICAL ADDRESS: 16557 Anchor Way, Jamaica Beach TX 77554

LEGAL DESCRIPTION: ABST 121 HALL & JONES SUR LOT 1 JAMAICA BEACH SEC 19

CURRENT ZONING: Residential

EXISTING USE: 1200 ACRES/SQ. FT.:      sqft

DOES OWNER OWN ADJACENT PROPERTIES? YES **NO** CODE SECTION SEEKING VARIANCE / RELIEF FROM:      set  
back     

TYPE OF VARIANCE REQUESTED (EXPLAIN IN DETAIL):

     Requesting approval to extend the allowable setback from 13 feet to 15 feet, measured from the point where the bulkhead meets the water to the first piling. The additional two feet is necessary to provide adequate clearance for safe installation and operation of the boat lift and to allow sufficient space for the required walkway.     

I HEREBY CERTIFY THAT I HAVE READ AND EXAMINED THIS APPLICATION AND KNOW THE INFORMATION I HAVE PROVIDED TO BE TRUE AND CORRECT. ALL PROVISIONS OF LAWS AND ORDINANCES GOVERNING THIS APPLICATION WILL BE COMPLIED WITH WHETHER SPECIFIED HEREIN OR NOT. THE GRANTING OF A VARIANCE OR SPECIAL EXCEPTION DOES NOT PRESUME TO GIVE AUTHORITY TO VIOLATE OR CANCEL THE PROVISIONS OF ANY OTHER STATE OR LOCAL LAW REGULATING THE USE OF PROPERTY.

Richard Vlack  
APPLICANT'S SIGNATURE

2 MAR 2026  
DATE

# INSPECTIONS SHEET

CONTRACTOR SHALL NOTIFY COASTAL ENGINEERING SOLUTIONS, INC. FOR ALL INSPECTIONS NOTED ON THIS SHEET A MINIMUM OF 24 HOURS IN ADVANCE. THE CONSTRUCTION SET OF DRAWINGS SHALL BE KEPT ON THE JOB SITE AT ALL TIMES. ADDITIONAL CHARGES MAY OCCUR IF DRAWINGS ARE NOT ON SITE TO BE REVIEWED.

RECEIPTS FOR ALL MATERIALS (DOORS, WINDOWS, CLIPS, STRAPS, NAILS, ROOFING MATERIALS, ETCETERA) SHALL BE PROVIDED TO COASTAL ENGINEERING SOLUTIONS PRIOR TO ANY INSTALLATION.

COASTAL ENGINEERING SOLUTIONS MUST BE CALLED FOR EACH INSPECTION AND HAVE THE INSPECTORS SIGNATURE AND DATE OF INSPECTION ON THIS SHEET IN ORDER FOR A WPI-8 CERTIFICATE TO BE ISSUED. THIS CONSTRUCTION SET MUST BE ON SITE IN ORDER TO CONDUCT ALL INSPECTIONS. ADDITIONAL CHARGES MAY OCCUR IN CONSTRUCTION SET IS NOT ON SITE DURING TIME OF INSPECTION.

**ATTENTION OWNER/CONTRACTOR**

ALL INSULATION, DOORS, WINDOWS FOR ENERGY PURPOSES SHALL BE INSPECTED BY OTHERS THAT ARE LICENSED AND APPROVED TO CONDUCT THIS TYPE OF WORK IN THE STATE OF TEXAS. IT IS UP TO THE HOMEOWNER/CONTRACTOR TO SUPPLY BLOWER DOOR TESTS, DUCT BLASTER TESTS, AND OTHER TESTS/CERTIFICATIONS TO THE LOCAL MUNICIPALITY IS REQUIRED BY THE BUILDING OFFICIAL.

OWNER/CONTRACTOR IS RESPONSIBLE TO INSTALL ALL EXTERIOR COMPONENTS AND CLADDING PER TDI INSTALLATION INSTRUCTIONS FOR THE APPROPRIATE WIND PRESSURES STATED IN THE SET OF ENGINEERING DRAWINGS.

FIND ALL TDI INSTALLATION INSTRUCTIONS AT THE WEBSITE BELOW:  
<http://www.tdi.texas.gov/wind/prod/index.html>

SHEET INDEX	SHEET
TITLE	1
INSPECTIONS SHEET	2
GENERAL REQUIREMENTS	3
PIER LAYOUT 1	4
PIER LAYOUT 2	5
BULKHEAD LAYOUT	6
STRINGER/JOIST DETAILS	7
STAIR/HANDBRAIL DETAILS	

INSPECTIONS PILING INSTALLATION FRAMING, CLIPS, AND STRAPS SHEATHING & DECKING DOORS & WINDOWS SIDING ROOF SHINGLES, HVAC CONDENSER ANCHORS AND BREAKAWAY WALLS	INSPECTOR SIGNATURE & DATE _____ _____ _____ _____ _____ _____ _____ _____
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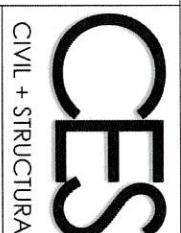
REFER TO SITE PLAN BY CES INC. FOR PILING BERTING, DETAILS, SITE PLAN BY CES INC. FOR ROOFING PERMITS AND LOCAL ORDINANCES.  
 ALL WORK SHALL BE IN STRICT COMPLIANCE WITH ALL APPLICABLE WINDSTORM CODES, LOCAL ORDINANCES, &  
 THIS DRAWING SET SHALL NOT BE USED FOR CONSTRUCTION UNLESS AN ENGINEERING SEAL & SIGNATURE FROM COASTAL ENGINEERING SOLUTIONS IS AFFIXED



ENGINEER SEAL & SIGNATURE

PROJECT INFORMATION  
 16557 ANCHOR WAY,  
 JAMACA BEACH, TX  
 77554

COASTAL ENGINEERING SOLUTIONS, INC.  
 CIVIL STRUCTURAL ENGINEERING  
 OFFICE: (832) 377-1501  
 527 21ST STREET #46  
 GALVESTON, TEXAS 77550  
 EMAIL: CESINCTX@GMAIL.COM  
 TEXAS FIRM REGISTRATION #21062



SHEET NAME: INSPECTION SHEET  
 DATE: 12/08/2025  
 SHEET 1 OF 7

GENERAL STRUCTURAL NOTES:

DESIGN CONDITIONS:  
 DEAD AND LIVE LOADS PER IRC 2021, ASCE7-16  
 WIND CONDITION 150 MPH, 3 SECOND GUST (ULTIMATE)  
 EXPOSURE D, RISK CATEGORY II  
 DECK LIVE LOAD = 40 PSF, DL=20 PSF  
 FLOOR LIVE LOAD = 40 PSF, DL=20 PSF  
 ROOF LIVE LOAD = 20 PSF, DL=10 PSF  
 CEILING LIVE LOAD (LIMITED STORAGE) = 20 PSF  
 CEILING DEAD LOAD = 10 PSF  
 GARAGE FLOOR SLAB/F1, 200 L.B.P. LOAD  
 STAIR TREAD SLAB/F1, 200 L.B.P. LOAD  
 STAIR TREAD SLAB/F1, 200 L.B.P. LOAD  
 LL=300 LB POINT LOAD ANYWHERE, DL=10 PSF

FRAMING LUMBER:  
 #2 SYP OR BETTER, UNDO  
 ALL SILL PLATES AND STILL PLATE TO BE SYP #1  
 ALL EXPOSED LUMBER SHALL BE TREATED  
 ALL LUMBER IN DIRECT CONTACT WITH SALTWATER SHALL BE TREATED (SCCA)  
 ALL LUMBER IN DIRECT CONTACT WITH THE GROUND SHALL BE TREATED (GCCA)  
 ALL EXTERIOR STUDS TO BE DOUBLED FOR 1ST 4'-0" WITHIN ALL EXTERIOR CORNERS

COMPONENTS AND CLADDING PRESSURES:  
 WITHIN 4' OF OPENINGS OF 50 PSF  
 OUTSIDE OF OPENINGS OF 50 PSF  
 WINDOWS/DOORS WITH GLAZINGS SHALL BE IMPACT RESISTANT OR COVERED  
 WITH AND APPROVED PRODUCT THAT MEETS THE WINDBORNE RESISTANCE CRITERIA.  
 PLYWOOD COVERINGS CAN ONLY BE USED IN ACCORDANCE WITH IRC 2021

SLIDING AND STRAPS, UNLESS OTHERWISE NOTED:  
 PART NUMBERS LISTED ARE SIMPSON BRAND  
 LSTA 24 RIDGE STRAPS  
 (1) H25A CLIPS FROM RAFTER TO TOP PLATE W(X) 10D TOE NAILS (30d), THEN  
 CONNECTORS AS SPECIFIED IN THE DWG SET  
 ALL METAL FRAMING CONNECTORS IN CONTACT WITH TREATED LUMBER MUST  
 BE "Z" TYPE.  
 CONSULT MFR INSTRUCTIONS FOR NAIL SIZING. FILL ALL HOLES UNDO.

ROOFING MATERIALS:  
 ROOFING SHINGLES SHALL BE USED WHICH ARE STATED BY THE MANUFACTURER AS BEING  
 COMPLIANT WITH ASTM D 7159 CLASS H. INSTALLATION SHALL BE PER THE MFR INSTRUCTIONS. WITH PARTICULAR  
 ATTENTION TO STARTER COURSE INSTALLATION, NAIL LINES & PATTERNS. NAIL GUNS ARE STRONGLY DISCOURAGED.  
 HAND NAIL APPLICATION IS PREFERABLE.

SPECIAL NOTES:  
 1. CARE MUST BE TAKEN TO ENSURE NAILS ARE NOT OVER DRIVEN IN SHEATHING, DECKING, SIDING AND SIMILAR APPLICATIONS.  
 2. ALL EXPOSED LUMBER SHALL BE TREATED.  
 3. THE ENGINEER OF RECORD HAS BE CONDUCTED WHEN CONFLICTS IN STRUCTURAL REQUIREMENTS ARE DISCOVERED.  
 4. DO NOT REDUCE UNTIL RESOLUTION OF CONFLICTS ARE COMPLETE.  
 5. ALL BIRCH BEAMS SHALL NOT SIT ON TOP OF BIRCH POST.  
 6. ALL BIRCH POSTS SHALL BE NOTCHED AS SHOWN IN PLANS AND BEAM MUST BE BOLTED TO POST AS SHOWN IN PLANS.  
 7. ALL WOOD BELOW GYP MUST BE TREATED.  
 8. ALL 2x6 WALL HEADERS TO BE (2) 2x12S UNDO (2) 2x12S FOR 2X4 WALLS.  
 9. FLOOR DECKING TO BE 1/8" NAILED USING 10D NAILS WITH A 4X6" NAIL PATTERN.  
 10. ALL DIMENSIONS ARE APPROXIMATE AND SHALL BE FIELD VERIFIED BY CONTRACTOR/DOWNER.  
 11. ALL BREAKAWAY WALLS TO BREAKAWAY BETWEEN 33'-70" PSF DUE TO HYDRODYNAMIC LOADS (FIELD VERIFY).  
 CONTACT ENGINEER IMMEDIATELY FOR CLARIFICATIONS WHEN CONFLICTING STRUCTURAL REQUIREMENTS ARE DISCOVERED

NAILING SCHEDULE - UNLESS OTHERWISE NOTED ON PLANS (WHICHEVER SUPERCEDES)

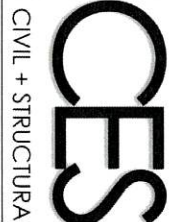
JOINT DESCRIPTION	WALL FRAMING	FLOOR FRAMING	CEILING SHEATHING	WALL SHEATHING	FLOOR SHEATHING	ROOF SHEATHING
TOP PLATE TO TOP PLATE (FACE NAILED)	2-10D	4-10D	4-10D	2-10D	2-10D	4-10D
TOP PLATES AT INTERSECTIONS (FACE NAILED)	5-10D	2-10D	2-10D	2-10D	2-10D	4-10D
STUD TO STUD (FACE NAILED)	2-10D	2-10D	2-10D	3-10D	3-10D	7-10D
HEADER TO HEADER (FACE NAILED)	2-10D	2-10D	2-10D	4-10D	4-10D	7-10D
TOP OR BOTTOM PLATE TO STUD (END NAILED)	3-10D	3-10D	3-10D	3-10D	3-10D	7-10D
BOTTOM PLATE TO FLOOR JOIST, BAND JOIST, END JOIST OR BLOCKING (FACE NAILED)	3-10D	3-10D	3-10D	3-10D	3-10D	7-10D
JOIST TO SILL, TOP PLATE OR GIRDER (TOE NAILED)	4-10D	4-10D	4-10D	4-10D	4-10D	4-10D
BRIDGING TO JOIST (TOE NAILED)	2-10D	2-10D	2-10D	2-10D	2-10D	4-10D
BLOCKING TO JOIST (TOE NAILED)	2-10D	2-10D	2-10D	2-10D	2-10D	4-10D
BLOCKING TO SILL OR TOP PLATE (TOE NAILED)	3-10D	3-10D	3-10D	3-10D	3-10D	7-10D
LEADER STRIP TO BEAM (FACE NAILED)	3-10D	3-10D	3-10D	3-10D	3-10D	7-10D
JOIST ON LEADER TO BEAM (TOE NAILED)	3-10D	3-10D	3-10D	3-10D	3-10D	7-10D
BAND JOIST TO JOIST (END NAILED)	5-10D	5-10D	5-10D	5-10D	5-10D	7-10D
BAND JOIST TO SILL OR TOP PLATE (TOE NAILED)	2-10D	2-10D	2-10D	2-10D	2-10D	7-10D
GYPSUM WALL BOARD	5D COOLERS	5D COOLERS	7" EDGE/7" FIELD			
PLYWOOD/OSB	WALL SHEATHING	WALL SHEATHING	3" EDGE/8" FIELD			
STRUCTURAL PANELS	1" OR LESS GREATER THAN 1"	10D 10D	3" EDGE/6" FIELD 3" EDGE/6" FIELD			
DIAGONAL BOARD SHEATHING	1"x6" OR 1"x8"	2-10D 2-10D	PER SUPPORT PER SUPPORT			
RAFTER TO TOP PLATE (TOE NAILED)	4-10D	4-10D	PER RAFTER			
CEILING JOIST TO TOP PLATE (TOE NAILED)	4-10D	4-10D	PER JOIST			
CEILING JOIST TO PARALLEL FACE NAILED	7-10D	7-10D	EACH LAP			
CEILING JOIST LAPS PARALLEL (FACE NAILED)	7-10D	7-10D	EACH LAP			
CEILING JOIST TO RASTER (FACE NAILED)	7-10D	7-10D	PER JOIST			
BLOCKING TO RASTER (TOE NAILED)	2-10D	2-10D	EACH END			
BLOCKING TO RASTER (END NAILED)	3-10D	3-10D	EACH END			
PLYWOOD/OSB	ROOF SHEATHING	10D	4" EDGE/6" FIELD			
DIAGONAL BOARD SHEATHING	1"x6" OR 1"x8"	2-10D 3-10D	PER SUPPORT PER SUPPORT			

ALL MEMBERS EXPOSED  
 TO WEATHER SHALL BE  
 TREATED

REFER TO SITE PLAN BY CES  
 INC. FOR PILING DEPTH,  
 RETAINING WALLS, ETC.  
 ALL DIMENSIONS SHALL BE  
 AS SHOWN ON THESE  
 PLANS UNLESS OTHERWISE  
 NOTED.

ALL WORK SHALL BE IN  
 STRICT COMPLIANCE WITH  
 ALL APPLICABLE LOCAL  
 BUILDING CODES, &  
 ORDINANCES

THIS DRAWING SET SHALL  
 NOT BE USED FOR  
 CONSTRUCTION UNLESS AN  
 ENGINEERING SEAL &  
 SIGNATURE FROM COASTAL  
 ENGINEERING SOLUTIONS IS  
 AFFIXED



COASTAL ENGINEERING SOLUTIONS, INC.  
 CIVIL STRUCTURAL ENGINEERING  
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 527 21ST STREET #46  
 GALVESTON, TEXAS 77550  
 EMAIL: CESINCTX@GMAIL.COM  
 TEXAS FIRM REGISTRATION #21062

PROJECT  
 INFORMATION  
 16557 ANCHOR WAY,  
 JAMICA BEACH, TX  
 77554



SHEET NAME:  
 GENERAL  
 REQUIREMENTS

DATE: 12/09/2025

SHEET 2 OF 7

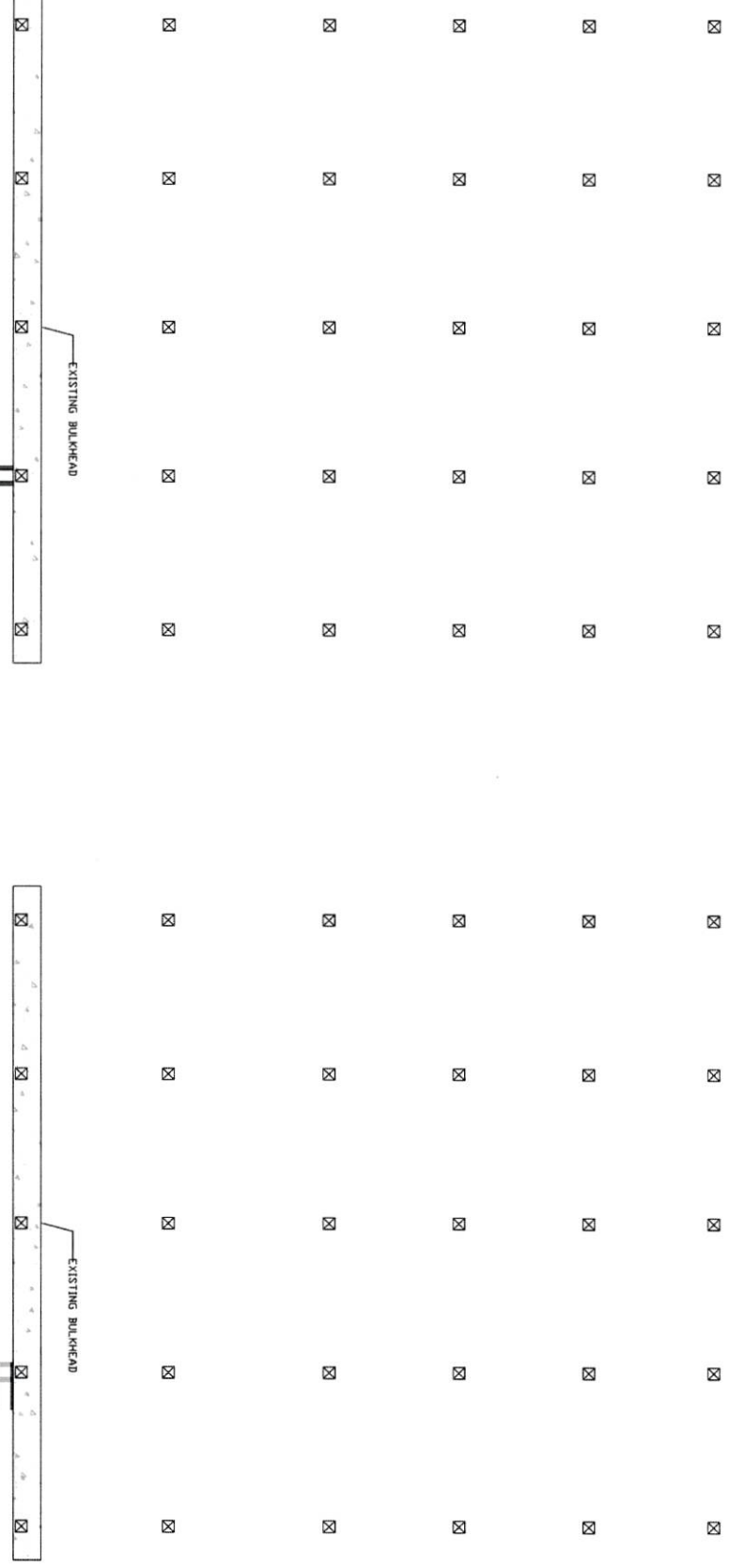
WINDOW & DOOR PRESSURE REQUIREMENTS	60 PSF	SIDING AND OTHER MATERIAL PRESSURE REQUIREMENTS	60 PSF
WITHIN 4' OF CORNERS	60 PSF		
FARTHER THAN 4' OF CORNERS	50 PSF		



REFER TO SITE PLAN BY CES, INC. FOR PILING BERTH, PIER GRADE, AND OTHER DETAILS. THIS DRAWING IS THE PROPERTY OF CES, INC. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT PERMIT FROM CES, INC.

ALL WORK SHALL BE IN STRICT COMPLIANCE WITH APPLICABLE FEDERAL, STATE, AND LOCAL BUILDING CODES, LOCAL ORDINANCES, & ALL OTHER APPLICABLE REGULATIONS.

THIS DRAWING SET SHALL NOT BE USED FOR CONSTRUCTION OF ANY STRUCTURE WITHOUT THE SIGNATURE SEAL & SIGNATURE FROM COASTAL ENGINEERING SOLUTIONS, INC.



LOWER DECK STRINGER LAYOUT

ALL STRINGERS TO BE 2x12 (G7)  
 LOWER DECK STRINGERS UNDER COVERED DECK TO BE COVERED WITH 1/2\"

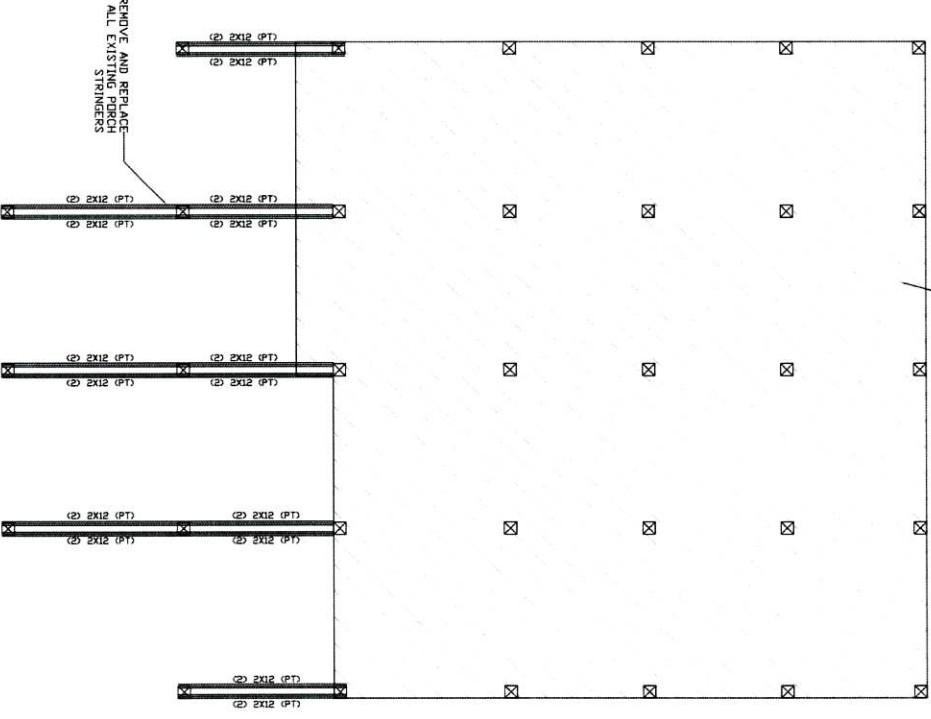
KNEE BRACE DETAIL

ALL BOLTS SHALL BE STAINLESS STEEL (SS)  
 10x10 PILING  
 1/2\"

LOWER DECK JOIST LAYOUT

ALL JOISTS TO BE 2x10 (G7)  
 LOWER DECK STRINGERS UNDER COVERED DECK TO BE COVERED WITH 1/2\"

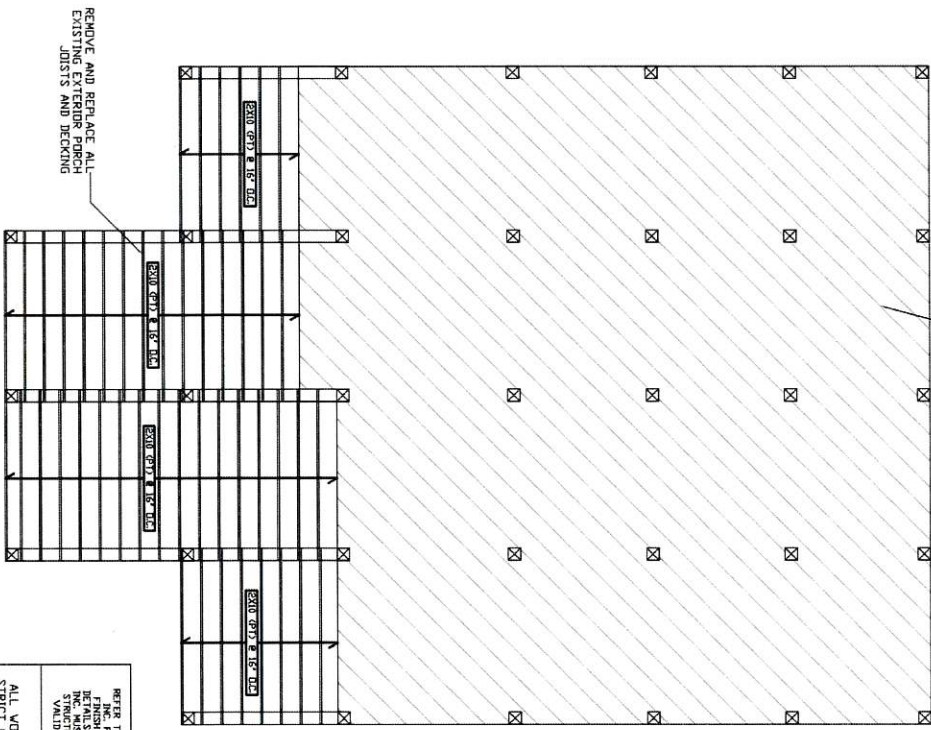
EXISTING STRINGERS UNDER HOUSE TO REMAIN  
ONLY DECK STRINGERS ARE TO BE REMOVED AND REPLACED.



UPPER DECK STRINGER LAYOUT

DOWNER/CONTRACTOR TO BE RESPONSIBLE FOR ALL TEMPORARY CONSTRUCTION SUPPORT & BRACING/SHORING DURING ALL OTHERS.

EXISTING FLOOR JOISTS UNDER HOUSE TO REMAIN  
ONLY DECK JOISTS ARE TO BE REMOVED AND REPLACED.



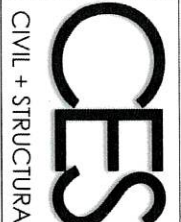
UPPER DECK JOIST LAYOUT

ALL JOISTS SHALL BE CONTINUOUS ACROSS BOTH SETS OF STRINGERS AND BEAR FULLY ON BOTH SETS OF STRINGERS.

REFER TO SITE PLAN BY CES INC. FOR PILING BEARING CAPACITY, SOIL BEARING DETAILS, SITE PLAN BY CES INC. MUST ACCOMPANY THESE VARIOUS PERMIT DRAWINGS.

ALL WORK SHALL BE IN STRICT ACCORDANCE WITH APPLICABLE VINTAGE BUILDING CODES, LOCAL ORDINANCES &

THIS TRAVING SET SHALL NOT BE USED FOR CONSTRUCTION UNLESS AN ENGINEERING SEAL & SIGNATURE FROM COASTAL ENGINEERING SOLUTIONS IS AFFIXED



COASTAL ENGINEERING SOLUTIONS, INC.  
CIVIL STRUCTURAL ENGINEERING  
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527 21ST STREET #46  
GALVESTON, TEXAS 77550  
EMAIL: CESINCTX@GMAIL.COM  
TEXAS FIRM REGISTRATION #21062

PROJECT INFORMATION  
16527 ANCHOR WAY,  
JAMALCA BEACH, TX  
77554

ENGINEER SEAL & SIGNATURE

SHEET NAME:  
PIER LAYOUT 2

DATE: 12/08/2025

SHEET 4 OF 7

PROJECT INFORMATION

16557 ANCHOR WAY,  
JANUICA BEACH, TX  
77554

ENGINEER  
SEAL & SIGNATURE

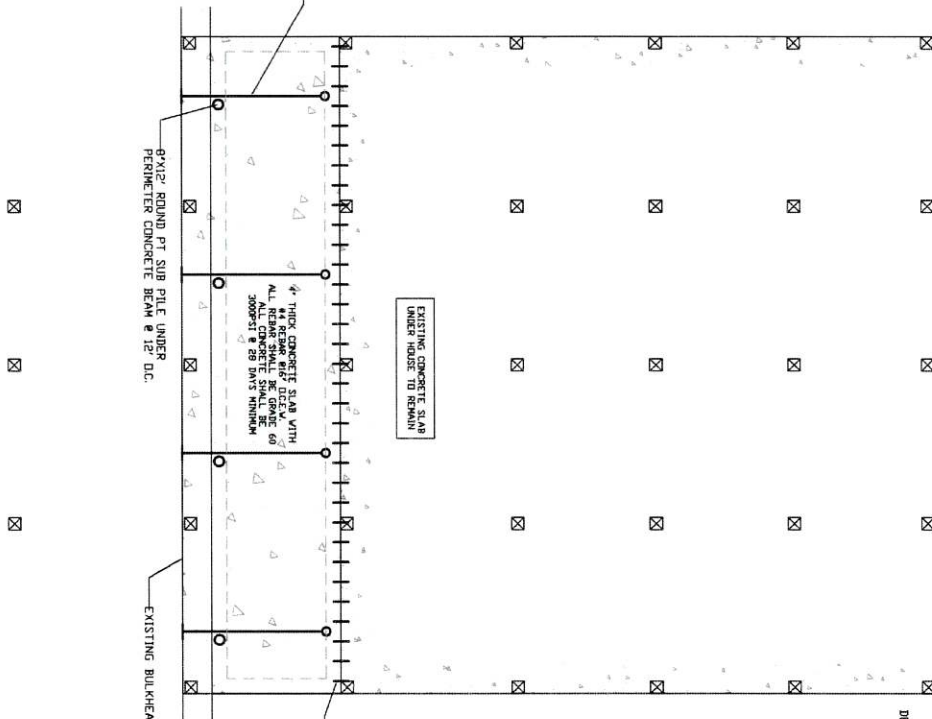
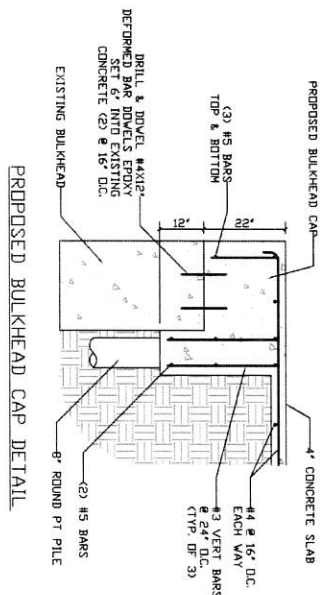


SHEET NAME:

BULKHEAD  
LAYOUT

DATE: 12/08/2025

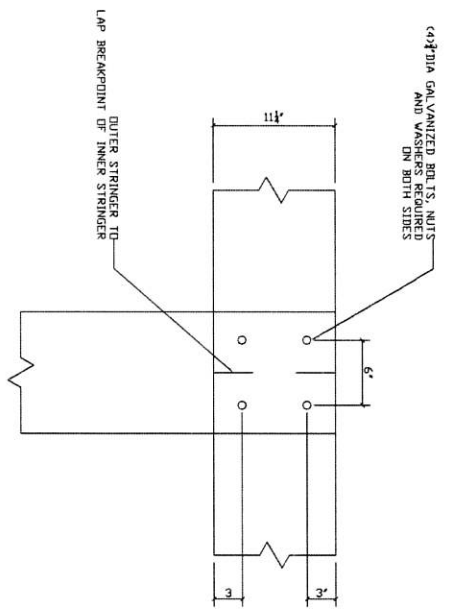
SHEET 5 OF 7



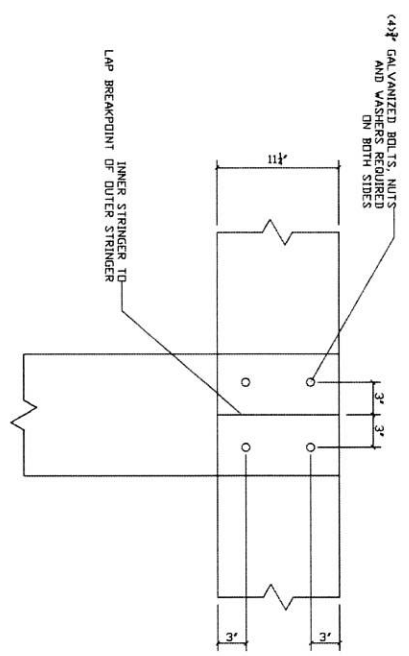
REFER TO SITE PLAN BY CES INC. FOR PILING DETAILS, SITE PLAN BY CES INC. MEET AND SIGNATURE THEREON. THIS DRAWING IS VOID PERMIT DRAWINGS.

ALL WORK SHALL BE IN STRICT ACCORDANCE WITH ALL APPLICABLE BUILDING CODES, LOCAL ORDINANCES

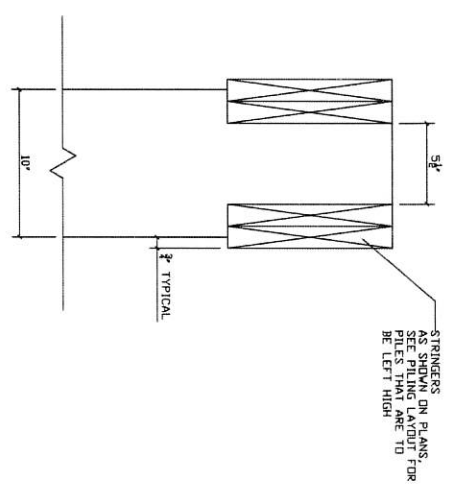
THIS DRAWING SET SHALL NOT BE USED FOR CONSTRUCTION UNLESS AN ENGINEERING SEAL & SIGNATURE FROM COASTAL ENGINEERING SOLUTIONS IS AFFIXED



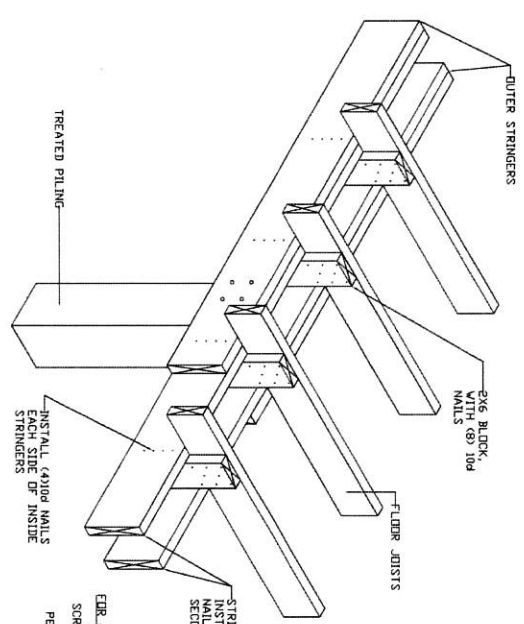
WITHOUT BUTT JOINT



WITH BUTT JOINT  
DO NOT LOCATE MULTIPLE JOINTS AT  
SAME SIDE OF PILE



PINE NOTCH DETAILS



SPACED BEAM WITH 2x6 WOOD FRAMING ANCHORS

REFER TO SITE PLAN BY CES INC. FOR PILING BEARING CAPACITIES, SOIL CONDITIONS, DETAILS, SITE PLAN BY CES. THIS DRAWING SET SHALL NOT BE USED FOR CONSTRUCTION UNLESS AN ENGINEERING SEAL & SIGNATURE FROM COASTAL ENGINEERING SOLUTIONS IS AFFIXED.

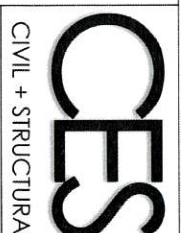
ALL WORK SHALL BE IN STRICT COMPLIANCE WITH VARIOUS CODES, LOCAL ORDINANCES, & PERMITS.

ENGINEER SEAL & SIGNATURE

PROJECT INFORMATION  
16527 ANCHOR WAY,  
JAMMICA BEACH, TX  
77554

COASTAL ENGINEERING SOLUTIONS, INC.  
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TEXAS FIRM REGISTRATION #21062

CIVIL + STRUCTURA

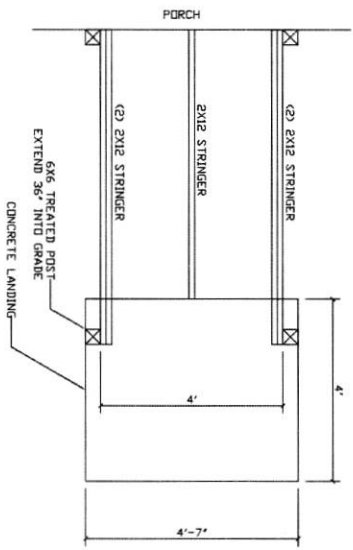
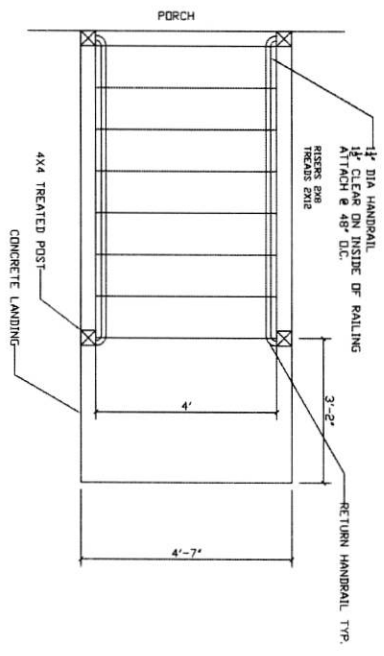
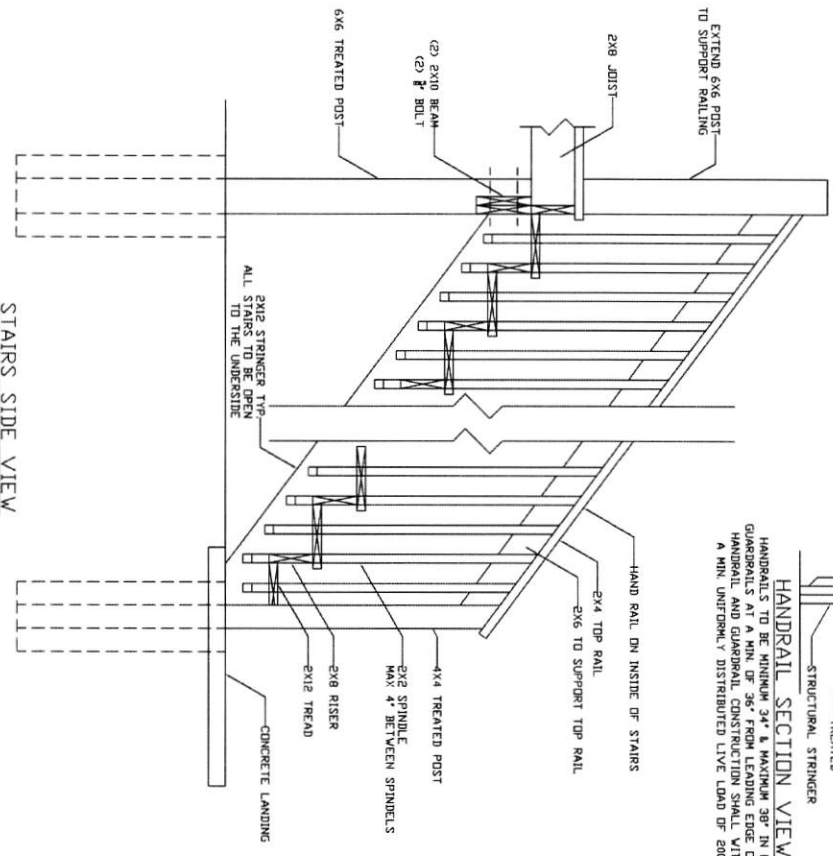
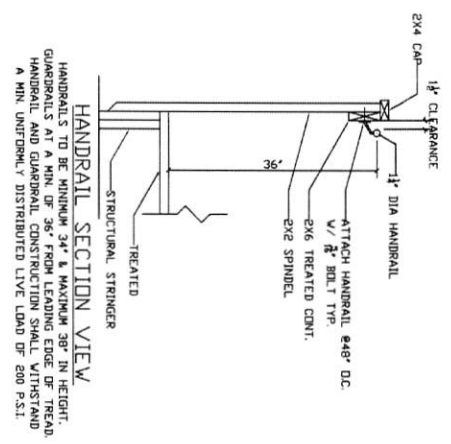
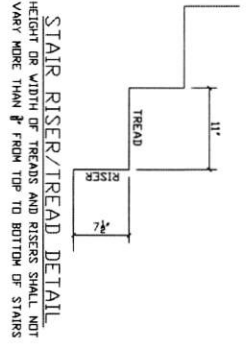


ENGINEER SEAL & SIGNATURE

SHEET NAME:  
STRINGER/JOIST  
DETAILS

DATE: 12/08/2025

SHEET 6 OF 7



<p>COASTAL ENGINEERING SOLUTIONS, INC. CIVIL STRUCTURAL ENGINEERING OFFICE: (832) 377-1501 527 21ST STREET #46 GALVESTON, TEXAS 77550 EMAIL: CESINCTX@GMAIL.COM TEXAS FIRM REGISTRATION #21062</p>	<p>PROJECT INFORMATION 16557 ANCHOR WAY, JAMAICA BEACH, TX 77554</p> <p>ENGINEER SEAL &amp; SIGNATURE</p>	<p>REFER TO SITE PLAN BY CES INC. FOR RAILING DETAILING. THIS DETAIL IS TO BE USED IN CONJUNCTION WITH THE MOST APPROPRIATE THESE VARIOUS PERMIT JURISDICTIONS.</p>	<p>ALL WORK SHALL BE IN STRICT ACCORDANCE WITH ALL APPLICABLE CITY, STATE, FEDERAL, AND LOCAL BUILDING CODES, LOCAL ORDINANCES, &amp; PERMITS.</p> <p>THIS DRAWING SET SHALL NOT BE REPRODUCED OR COPIED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF COASTAL ENGINEERING SOLUTIONS, INC. ENGINEERING FROM COASTAL ENGINEERING SOLUTIONS IS ATTACHED.</p> <p>SHEET NAME: STAIR/HANDRAIL DETAILS</p> <p>DATE: 12/08/2025</p> <p>SHEET 7 OF 7</p>
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# CITY OF JAMAICA BEACH

5264 Jamaica Beach  
Jamaica Beach, Texas 77554  
www.jamaicabeachtx.gov



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## Plat Application

Project Address: 3902 Bob Smith Drive  
Galveston County Property Tax ID Numbers 125763  
Legal Description LOTS 102 & 103 (103-0) JAMAICA BEACH SEC 33 UNRECORDED SUB & LOT 1 JAMAICA BEACH SEC 30  
Type of Plat (X one)  Preliminary Plat  Re-Plat  Final Plat  
Legal Description (example lot consolidation, dividing into two parcels, etc.)  
lot consolidation, combine 3 lots into 1 single lot

Applicant/Company Name Tricon Land Surveying  
Contact Name Jordan Alcocer  
Contact Email Address jordan@triconlandsurveying.com  
Contact Mailing Address 6341 Stewart Road, #251, Galveston, TX. 77551

Owner Name(s) 3902 BOB SMITH LLC  
Contact Email Address ewfinger@fingercompanies.com Contact Phone 713-907-8085  
Mailing Address 99 Detering St Suite 200 Houston Tx 77007

### Applicant Checklist

- Plat Plan Drawn to scale no less than 1 inch = 100 feet (preferably the scale 1 inch = 20 feet or 1 inch = 60 feet) with Existing Improvement Lines
- Current Tax Certification (Original is required for filing at the County Clerk's Office)
- Title Report (if purchased in the last 60 days)
- Agency Letter (if owner is not the applicant, the owner must sign below or provide a letter giving the applicant written authorization to submit this plat application on the owner's behalf)

### Application Fees

- A filing fee of \$250.00 per plat shall be required for all plats.
- Once plats have acquired approval a \$500.00 Public Hearing Request Fee shall be paid.
- Once plats have acquired City Council approval an \$83.00 County filing fee shall be paid.

### Applicant Certification

**I affirm the statements contained in this application are true and correct to the best of my knowledge.**

Signature of Owner  Date 05/20/26

Signature of Applicant \_\_\_\_\_ Date \_\_\_\_\_

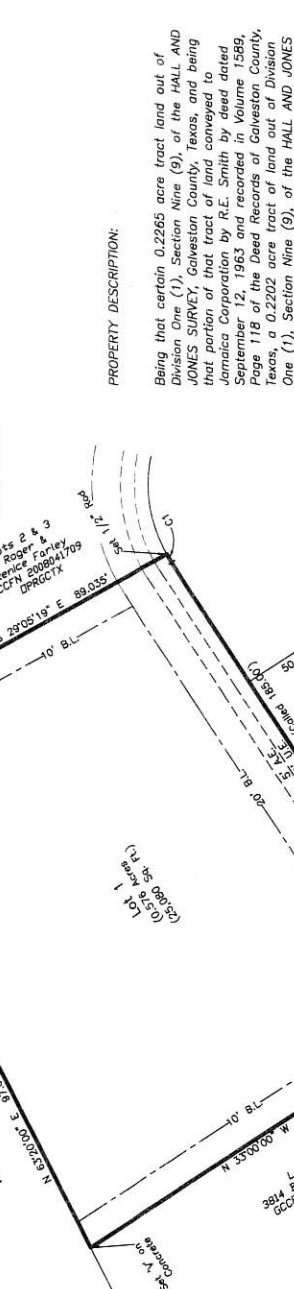
AREA TABLE		
Lot	Sq. Feet	Acres
Lot 1	25,080	0.576

CURVE TABLE		
Curve	Radius	Length
Curve 1	50.00'	3.413'

**LEGEND**

- Building Line
- Building Setback Line
- Utility Easement
- U.E. Utility Easement
- A.E. Aerial Easement
- N.T.S. Not to Scale



**PROPERTY DESCRIPTION:**

Being that certain 0.2265 acre tract land out of Division One (1), Section Nine (9), of the HALL AND JONES SURVEY, Galveston County, Texas, and being that portion of that tract of land conveyed to Jamaica Corporation by R.E. Smith by deed dated September 12, 1963 and recorded in Volume 1589, Page 118 of the Deed Records of Galveston County, Texas, a 0.2202 acre tract of land out of Division One (1), Section Nine (9), of the HALL AND JONES SURVEY, Galveston County, Texas, and being that portion of that tract of land conveyed to Jamaica Corporation by R.E. Smith by deed dated September 12, 1963 and recorded in Volume 1589, Page 118 of the Deed Records of Galveston County, Texas, and Lot One (1), JAMAICA BEACH SECTION THIRTY (30), a subdivision in Galveston County, Texas, according to the map or plat thereof recorded in Volume 1616, Page 147, and transferred to Plat Record 7, Map Number 99, both in 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:

**COMMENCING at the intersection of the West line of said Division 1 and the North right-of-way line of San Luis Pass Road (120' R.O.W.);**

THENCE North 33° 00' 00" West, along the West line of said Division 1, a distance of 8,366.37 feet to a point in the North right-of-way line of Bob Smith Drive (Width Varies);

THENCE North 57° 00' 00" East, along the North right-of-way line of said Bob Smith Drive, a distance of 66.00 feet to the PLACE OF BEGINNING and being the Southwest corner of the herein described tract, a chain link fence post, bearing N 44° E a distance of 0.3 feet;

THENCE North 33° 00' 00" West, a distance of 155.42 feet to the Northwest corner of the herein described tract, a cut 'V' on concrete;

THENCE North 63° 20' 00" East, a distance of 97.06 feet to a point for corner;

THENCE South 81° 40' 00" East, a distance of 55.022 feet to a point for corner;

THENCE North 75° 02' 00" East, a distance of 60.524 feet to the Northeast corner of the herein described tract, a cut 'X' on concrete;

THENCE North 76° 02' 00" East, a distance of 89.035 feet to the North right-of-way line of said Bob Smith Drive, and being the Southeast corner of the herein described tract, a set 1/2 inch rod, the beginning of a curve to the left;

THENCE along the North right-of-way line of said Bob Smith Drive, a curve to the left with a radius of 50.00 feet, an arc length of 3.413 feet, a chord bearing of S 58° 57' 27" West, and a chord distance of 3.42 feet;

THENCE South 57° 00' 00" West, along the North right-of-way line of said Bob Smith Drive, a distance of 185.51 feet (Colled 185.00 feet) to the PLACE OF BEGINNING, and containing 0.576 acres (25,080 square feet) of land, more or less.

This is to certify that I, Brene Addison, a Registered Professional Land Surveyor for the State of Texas, have plotted the above and foregoing subdivision and report from an actual survey on the ground and under my direction and that all corners have been, or will be, properly monumented.

**KNOW ALL MEN BY THESE PRESENTS**

THE STATE OF TEXAS }  
COUNTY OF GALVESTON }

That I, Elaine Finger, Sole Manager, 3902 Bob Smith LLC, being the owners of those certain tracts or parcels of land, lying and being situated in the City of Jamaica Beach, in Galveston County, Texas, according to the above and foregoing plat do hereby make subdivision of said property according to the lines and lots shown thereon, and designate said subdivision as "3902 BOB SMITH DRIVE", in the City of Jamaica Beach and County of Galveston, Texas.

Elaine Finger, Sole Manager  
3902 Bob Smith LLC

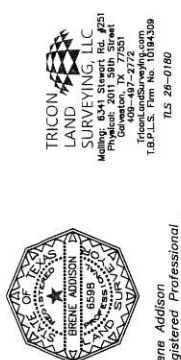
**KNOW ALL MEN BY THESE PRESENTS**

THE STATE OF TEXAS }  
COUNTY OF GALVESTON }

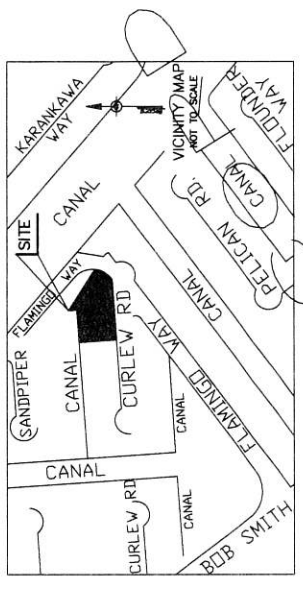
BEFORE ME, the undersigned authority, on this day personally appeared Elaine Finger, known to me to be the persons whose names are subscribed to the above and foregoing instrument and acknowledged to me that they executed the same for the purposes and consideration therein expressed and in the capacity therein and herein set forth.

WITNESS MY HAND AND SEAL OF OFFICE this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

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



**TRICON LAND SURVEYING, LLC**  
6341 South Blvd. #251  
Galveston, TX 77551  
Phone: 409-477-2772  
Fax: 409-477-2772  
triconlandsurveying.com  
T.S.P. - L.S. Firm No. 01649339  
T.S. 249-0160



**NOTES:**

- This property is subject to the zoning ordinances and/or the building regulations of the City of Jamaica Beach.
- This property lies within Zone R-EL 14' & 15' as established by the FEMA Flood Insurance Rate Map No. 48167C0306, dated August 15, 2019.
- All of the property subdivided in the foregoing plat is within the incorporated boundaries of the City of Jamaica Beach, Texas.
- This property is subject to any restrictions in record.
- As shown on plats of Jamaica Beach Section 30 and Section 23, based on the monumentation of the East right-of-way line of Bob Smith Drive, being a found 1/2 inch pipe at the Northwest corner of Lot 16, Section 30 and a found 1 inch pipe at the Northwest corner of Lot 107, Section 23.

This Subdivision plat in the City of Jamaica Beach, Galveston County, Texas, as set forth on this plat, has been approved by the Galveston Planning Commission on this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

Sharon Bawer  
Mayor, City of Jamaica Beach

Attest: Kendal Francis  
City Secretary, City of Jamaica Beach

THE STATE OF TEXAS }  
COUNTY OF GALVESTON }

KNOW ALL MEN BY THESE PRESENTS

I, Dwight D. Sullivan, County Clerk, Galveston County Texas, do hereby certify that the written instrument was filed for record in my office on \_\_\_\_\_, 2026, at \_\_\_\_\_ o'clock, \_\_\_\_\_ m, Instrument \_\_\_\_\_, Galveston County records.

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

Dwight D. Sullivan, County Clerk  
Galveston County, Texas

By \_\_\_\_\_ Deputy

**3902 BOB SMITH DRIVE**

A REPLAT OF PART OF HALL AND JONES SURVEY, DIVISION 1, SECTION 9, AND LOT 1 OF JAMAICA BEACH, SECTION 30 CITY OF JAMAICA BEACH COUNTY OF GALVESTON, TEXAS

1 LOT - 25,080 SQUARE FEET

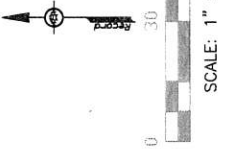
May 21, 2026

Surveyor: Brene Addison  
Registered Professional Land Surveyor No. 6598

TLS Job No 26-0180 3902 Bob Smith Drive, Jamaica Beach, TX. 77554 Survey Date: April 8, 2026

Elevations expressed hereon are based on NMD 88 Datum. Spot Elevation (Typ.) + 5.00

CURVE	RADIUS	ARC LENGTH
C1	50.00	3.413'



I hereby certify that on the above 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.

Brene Addison  
Registered Professional Land Surveyor  
No. 6598

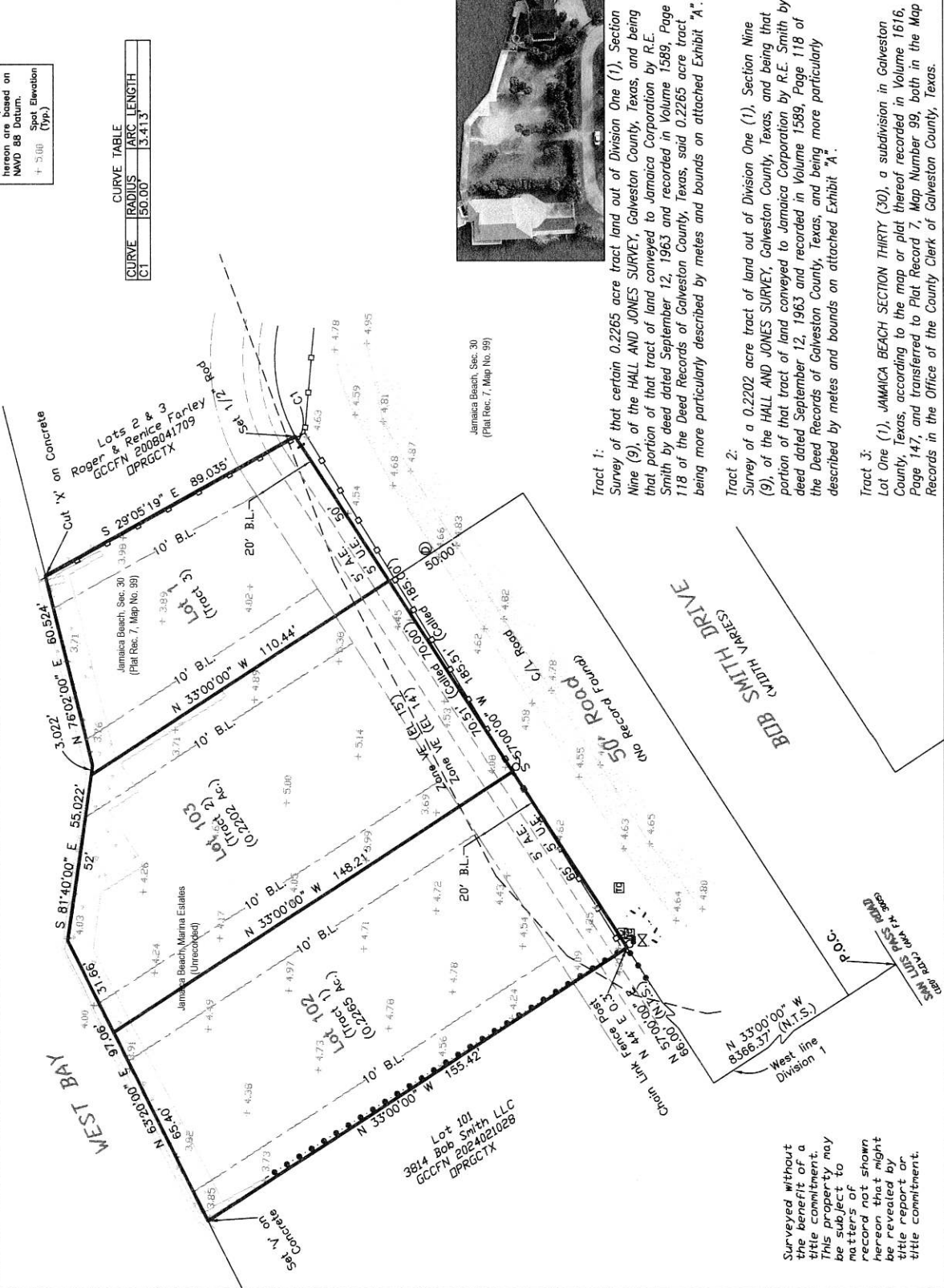


NOTES:  
 1) This property is subject to the zoning ordinances and/or the building regulations of the City of Jamaica Beach. All building setback lines and easements shown are per recorded plat and/or recorded restrictions. If none shown, it is the property owner's responsibility to confirm any setback requirements with the City of Jamaica Beach.  
 2) This property lies within Zone VE (EL 14' & 15') as established by the FEMA Flood Insurance Rate Map No. 4816700500, dated August 15, 2019.  
 3) This property is subject to any restrictions of record and may be subject to setbacks from power lines as established by OSHA and/or the local power company.  
 4) Bearings are recorded, as shown on plats of Jamaica Beach, Sections 30 and Section E3, based on the monumentation of the East right-of-way line of Bob Smith Drive, being a found 1/2 inch pipe at the NW corner of Lot 16, Sec. 30 and a found 1 inch pipe at the NW corner of Lot 107, Sec. E3.

Legend:

- Chain Link Fence
- Metal Fence
- Concrete
- Water Meter
- Telecomm. Box
- Power Pole
- Gas Meter
- Building Line
- Easement Line
- B.L. Building Setback Line
- A.E. Utility Easement
- A.E. Fossil Easement

Mailing: 6341 Stewart Rd. #251  
 P.O. Box 207167  
 Houston, TX 77220  
 409-497-2772  
 T.A.P.E.L.S. Firm No. 10194509  
 PiconLandSurveying.com  
 Drafter: JA  
 Parcel ID: 125763  
 Surveyed For: Travis Player



Tract 1:  
 Survey of that certain 0.2265 acre tract land out of Division One (1), Section Nine (9), of the HALL AND JONES SURVEY, Galveston County, Texas, and being that portion of that tract of land conveyed to Jamaica Corporation by R.E. Smith by deed dated September 12, 1963 and recorded in Volume 1589, Page 118 of the Deed Records of Galveston County, Texas, said 0.2265 acre tract being more particularly described by metes and bounds on attached Exhibit "A".

Tract 2:  
 Survey of a 0.2202 acre tract of land out of Division One (1), Section Nine (9), of the HALL AND JONES SURVEY, Galveston County, Texas, and being that portion of that tract of land conveyed to Jamaica Corporation by R.E. Smith by deed dated September 12, 1963 and recorded in Volume 1589, Page 118 of the Deed Records of Galveston County, Texas, and being more particularly described by metes and bounds on attached Exhibit "A".

Tract 3:  
 Lot One (1), JAMAICA BEACH SECTION THIRTY (30), a subdivision in Galveston County, Texas, according to the map or plat thereof recorded in Volume 1616, Page 147, and transferred to Plat Record 7, Map Number 99, both in the Map Records in the Office of the County Clerk of Galveston County, Texas.

Surveyed without the benefit of a title commitment. This property may be subject to matters of record not shown hereon that might be revealed by title report or title commitment.

3914 Lot 101  
 Bob Smith LLC  
 GCCFN 2024021028  
 DPRGCTX

Mailing: 6341 Stewart Rd. #251  
Physical: 2011 59th Street  
Galveston, TX 77551  
409-497-2772  
TriconLandSurveying.com  
T.B.P.E.L.S. Firm No. 10194309

Exhibit "A"

Tract 1

Being that certain 0.2265 acre tract land out of Division One (1), Section Nine (9), of the HALL AND JONES SURVEY, Galveston County, Texas, and being that portion of that tract of land conveyed to Jamaica Corporation by R.E. Smith by deed dated September 12, 1963 and recorded in Volume 1589, Page 118 of the Deed Records of Galveston County, Texas, said 0.2265 acre tract being more particularly described by metes and bounds as follows:

COMMENCING at the intersection of the West line of said Division 1 and the North right-of-way line of San Luis Pass Road (120' R.O.W.);

THENCE North 33° 00' 00" West, along the West line of said Division 1, a distance of 8,366.37 feet to a point in the North right-of-way line of Bob Smith Drive (Width Varies);

THENCE North 57° 00' 00" East, along the North right-of-way line of said Bob Smith Drive, a distance of 66.00 feet to the PLACE OF BEGINNING and being the Southwest corner of the herein described tract, a chain link fence post, bearing N 44° E a distance of 0.3 feet;

THENCE North 33° 00' 00" West, a distance of 155.42 feet to the Northwest corner of the herein described tract, a cut 'V' on concrete;


THENCE North 63° 20' 00" East, a distance of 65.40 feet to the Northeast corner of the herein described tract;

THENCE South 33° 00' 00" East, a distance of 148.21 feet to the North right-of-way line of said Bob Smith Drive, and being the Southeast corner of the herein described tract;

THENCE South 57° 00' 00" West, along the North right-of-way line of said Bob Smith Drive, a distance of 65.00 feet to the PLACE OF BEGINNING and containing 0.2265 acres (9,870 square feet) of land, more or less.



*Brene Addison*  
Brene Addison  
Registered Professional  
Land Surveyor No. 6598

  
Mailing: 6341 Stewart Rd. #251  
Physical: 2011 59th Street  
Galveston, TX 77551  
409-497-2772  
TriconLandSurveying.com  
T.B.P.E.L.S. Firm No. 10194309

*Exhibit "A"*

*Tract 2*

*Being a 0.2202 acre tract of land out of Division One (1), Section Nine (9), of the HALL AND JONES SURVEY, Galveston County, Texas, and being that portion of that tract of land conveyed to Jamaica Corporation by R.E. Smith by deed dated September 12, 1963 and recorded in Volume 1589, Page 118 of the Deed Records of Galveston County, Texas, and being more particularly described by metes and bounds as follows:*

*COMMENCING at the intersection of the West line of said Division 1 and the North right-of-way line of San Luis Pass Road (120' R.O.W.);*

*THENCE North 33° 00' 00" West, along the West line of said Division 1, a distance of 8,366.37 feet to a point in the North right-of-way line of Bob Smith Drive (Width Varies);*

*THENCE North 57° 00' 00" East, along the North right-of-way line of said Bob Smith Drive, a distance of 131.00 feet to the PLACE OF BEGINNING and being the Southwest corner of the herein described tract;*

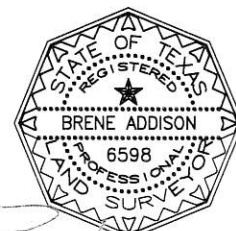
*THENCE North 33° 00' 00" West, a distance of 148.21 feet to the Northwest corner of the herein described tract;*

*THENCE North 63° 20' 00" East, a distance of 31.66 feet to a point for corner;*

*THENCE South 81° 40' 00" East, a distance of 52.00 feet to the Northeast corner of the herein described tract;*

*THENCE South 33° 00' 00" East, a distance of 110.44 feet to the North right-of-way line of said Bob Smith Drive, and being the Southeast corner of the herein described tract;*

*THENCE South 57° 00' 00" West, along the North right-of-way line of said Bob Smith Drive, a distance of 70.51 feet (Called 70.00 feet) to the PLACE OF BEGINNING and containing 0.2202 acres (9,591 square feet) of land (Called 0.2193 acres), more or less.*



*Brene Addison*  
Brene Addison  
Registered Professional  
Land Surveyor No. 6598

