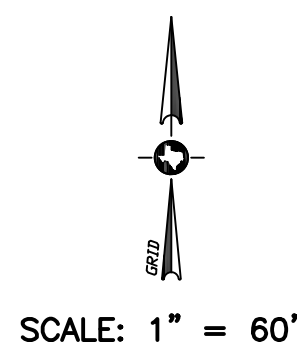


CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	50.00'	261.80'	50.00'	N 01°54'00" W	300°00'00"

Outlot 407
ALTA LOMA OUTLOTS
Volume 113, Page 9 Transferred to
Volume 10, Page 21
(GCMR)



- LEGEND**
- R.O.W. Right-of-way
 - P.O.B. Point Of Beginning
 - P.O.C. Point Of Commencing
 - GCCF Galveston County Clerk's File
 - F.C. Film Code
 - GCMR Galveston County Map Records

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

THAT I, KDF Investments, LLC, hereinafter referred to as Owner of the 7.74 acre tract of land subdivided in the above and foregoing plat of **COYOTE RUN PHASE II**, being a part of Outlot 406 of **ALTA LOMA OUTLOTS**, a Subdivision in Galveston County, Texas, according to the map or plat thereof recorded in Volume 113, Page 9, and transferred to Volume 10, Page 21 of the Map Records of Galveston County, Texas, does hereby make and establish said Subdivision and development plan of said property according to all lines, dedications, restriction and notations of said map or plat and hereby dedicates to the use of the public forever all streets, parks, water courses, drains, easements and public places shown thereon for the purposes and considerations therein expressed; and does hereby bind ourselves, our successors, and assigns to warrant and forever defend the title to the land so dedicated.

FURTHER, Owner has dedicated and by these presents does dedicate to the use of the public for public utility purposes forever unobstructed aerial easements. The aerial easements shall extend horizontally an additional eleven feet, six inches (11' 6") for ten feet (10' 00") perimeter ground easements or five feet, six inches (5' 6") for sixteen feet (16' 00") perimeter ground easements, from a plane sixteen feet (16' 00") above ground level upward, located adjacent to and adjoining said public utility easements that are designated with aerial easements (U.E. & A.E.) as indicated and depicted hereon, whereby the aerial easement totals twenty one feet, six inches (21' 6") in width.

FURTHER, Owner has dedicated and by these presents does dedicate to the use of the public for public utility purposes forever unobstructed aerial easements. The aerial easements shall extend horizontally an additional ten feet (10' 00") for ten feet (10' 00") back to back ground easements or seven feet (7' 00") for sixteen feet (16' 00") back to back ground easements, from a plane sixteen feet (16' 00") above ground level upward, located adjacent to both sides and adjoining said public utility easements that are designated with aerial easements (U.E. & A.E.) as indicated and depicted hereon, whereby the aerial easement totals thirty feet (30' 00") in width.

FURTHER, owner does hereby covenant and agree that all of the property within the boundaries of this plat shall be restricted to prevent the drainage any septic tanks into any public or private street, road alley or any drainage ditch, either directly or indirectly.

FURTHER, owner does hereby dedicate to the public a strip of land thirty (30') feet wide on each side of the centerline of any and all bayous, creeks, gullies, ravines, draws sloughs or other natural drainage courses located in said plat, as easements for drainage purposes and labeled as Bulkhead Building Line and Wetland Building Line on the attached plat, giving Galveston County or any other governmental agency, the right to enter upon said easement at any and all times for the purpose of construction and maintenance of drainage facilities and structures.

FURTHER, Owner does hereby covenant and agree that all of the property within the boundaries of this plat shall be restricted to provide that drainage structures under private driveways shall have a net drainage area of sufficient size to permit the free flow of water without backwater and in no instance have a drainage opening of less than one and three quarters (1-3/4) square feet (18" diameter) with culverts and bridges to the provided for all private driveways or walkways crossing such drainage facilities.

FURTHER, Owner does hereby covenant and agree that all of the property within the boundaries of this plat shall be restricted to provide that drainage structures under private driveways shall have a net drainage area of sufficient size to permit the free flow of water without backwater and in no instance have a drainage opening of less than one and three quarters (1-3/4) square feet (18" diameter) with culverts and bridges to the provided for all private driveways or walkways crossing such drainage facilities.

FURTHER, Owner certifies and covenant that he has complied with or will comply with the existing Galveston County regulations heretofore on file with the Galveston County Engineer and adopted by the Commissioner's Court of Galveston County.

FURTHER, Owner certifies and that this plat does not attempt to alter, amend or remove any covenants or restrictions; we further certify that no portion of the preceding plat was limited by deed restriction to residential use for not more than two (2) residential units per lot.

WITNESS my hand in the County of _____ Texas, this _____ day of _____, 2021.

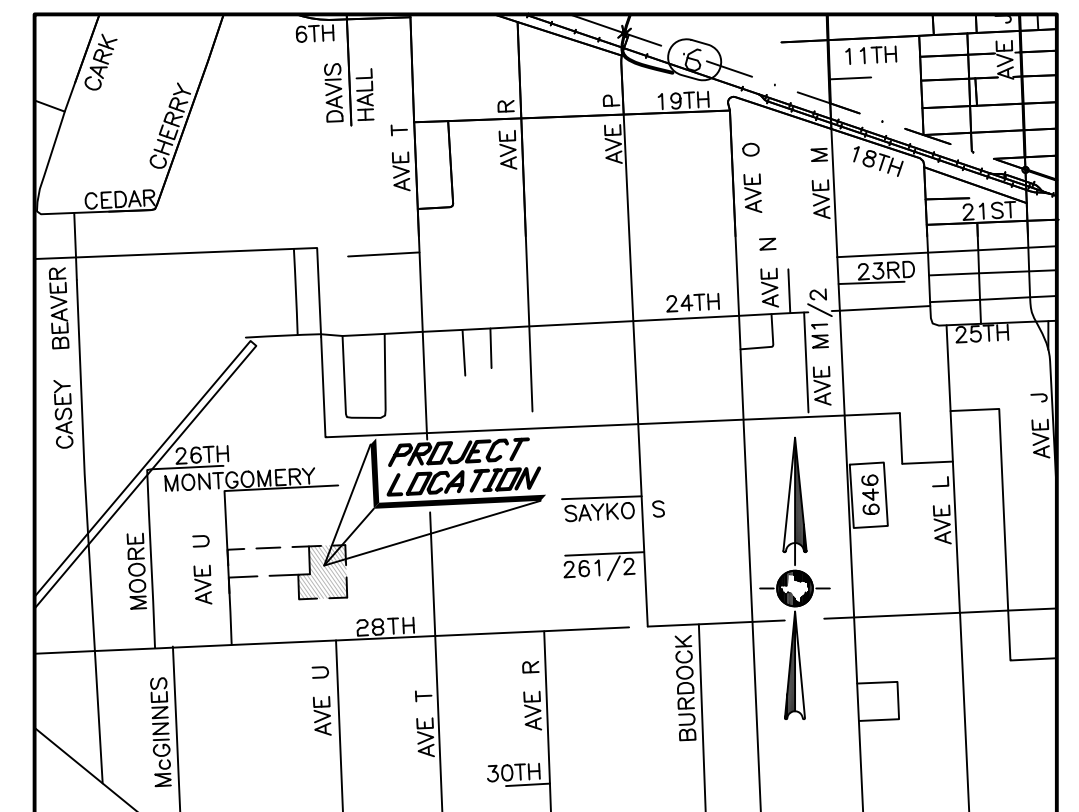
Kevin D. Fanning, President
KDF Investments, LLC
GCCFN #2018007793

THE STATE OF TEXAS * *
COUNTY OF GALVESTON * *

Before me, the undersigned authority, on this day personally appeared Kevin D. Fanning president of KDF Investments, LLC, 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 expressed therein and in the capacity therein and herein set forth.

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

Notary Public for the
State of Texas
My Commission Expires: _____



VICINITY MAP
SCALE : N.T.S.

I, Michael C. Shannon, County Engineer of Galveston County, Texas, do hereby certify that the plat of this subdivision complies with all of the existing rules and regulations of this office as adopted by the Galveston County Commissioners' Court.

Michael C. Shannon
County Engineer

The above subdivision titled **COYOTE RUN PHASE II**, as mapped, approved by the Commissioner's Court of Galveston County, Texas, by order of _____ County Clerk of Galveston County;

By _____ Deputy

APPROVED FOR FILING, wherein Galveston County assumes no obligation for grading, drainage structures, surfacing of streets or roads, or making any other improvements in said subdivision.

Joseph Giusti
Commissioner Precinct No. 2

Mark A. Henry
County Judge

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 Instrument 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
Galveston County, Texas

By: _____ Deputy

PROPERTY DESCRIPTION:

All of that certain 7.74 acres (337,311 square feet) tract or parcel being out of and a part of Outlot 406 of ALTA LOMA OUTLOTS, a Subdivision in Galveston County, Texas, according to the map or plat thereof recorded in Volume 113, Page 9, and transferred to Volume 10, Page 21 of the Map Records of Galveston County, Texas, said 7.74 acre tract also being out of and a part of that certain 15.10 acre tract of land described in a Warranty Deed dated January 14, 2019 from Stephen Stephenson and Debra Stephenson to KDF Investments, LLC and found of record in Galveston County Clerk's File Number 2019007793 of the Official Public Records of Galveston County, Texas; said 7.74 acres being more particularly described by metes and bounds as follows:

COMMENCING at a 5/8 inch rod found at the Southwest corner of Lot 1, in Block 1 of COYOTE RUN PHASE I, a subdivision in the City of Hitchcock (ETJ), Galveston County, Texas, according to the map or plat thereof recorded in Clerk's File Number 2020030164 of the Galveston County Map Records; same point being at the intersection of the East Right-of-Way line of Avenue "U", a 50 feet wide public roadway right-of-way with the North line of Coyote Run, a 50 feet wide private access, drainage and utility easement recorded within said COYOTE RUN PHASE I subdivision;

THENCE North 88°06'00" East, along the North line of said Coyote Run, a distance of 802.61 feet to a 5/8 inch rod found at the Southeast corner of Lot 4 of said Coyote Run Phase I subdivision, and the POINT OF BEGINNING hereof;

THENCE North 01°54'00" West, a distance of 295.00 feet to a 1/2 inch rod found on the common line of said Outlot 406 and Outlot 407 of said ALTA LOMA OUTLOTS subdivision, being the Northeast corner of said Lot 4, and the Northwest corner of the herein described tract;

THENCE North 88°06'00" East, along the common property line of Outlots 406 and 407, being the North property line of aforesaid KDF Investments, LLC 15.10 acre tract, a distance of 450.39 feet to a 1/2 inch rod found at the Northeast corner of the herein described tract;

THENCE South 01°54'00" East, through the interior of aforesaid KDF Investments, LLC 15.10 acre tract, a distance of 650.00 feet to 1/2 inch rod found at the Southeast corner of the herein described tract;

THENCE South 88°06'00" West along the North line of a tract of land conveyed to Kevin Don Fanning, found of record in Clerk's File Number 2018067139 of the Official Public Records of Galveston County, Texas, a distance of 596.48 feet to a 1/2 inch rod found at the Southwest corner of the herein described tract;

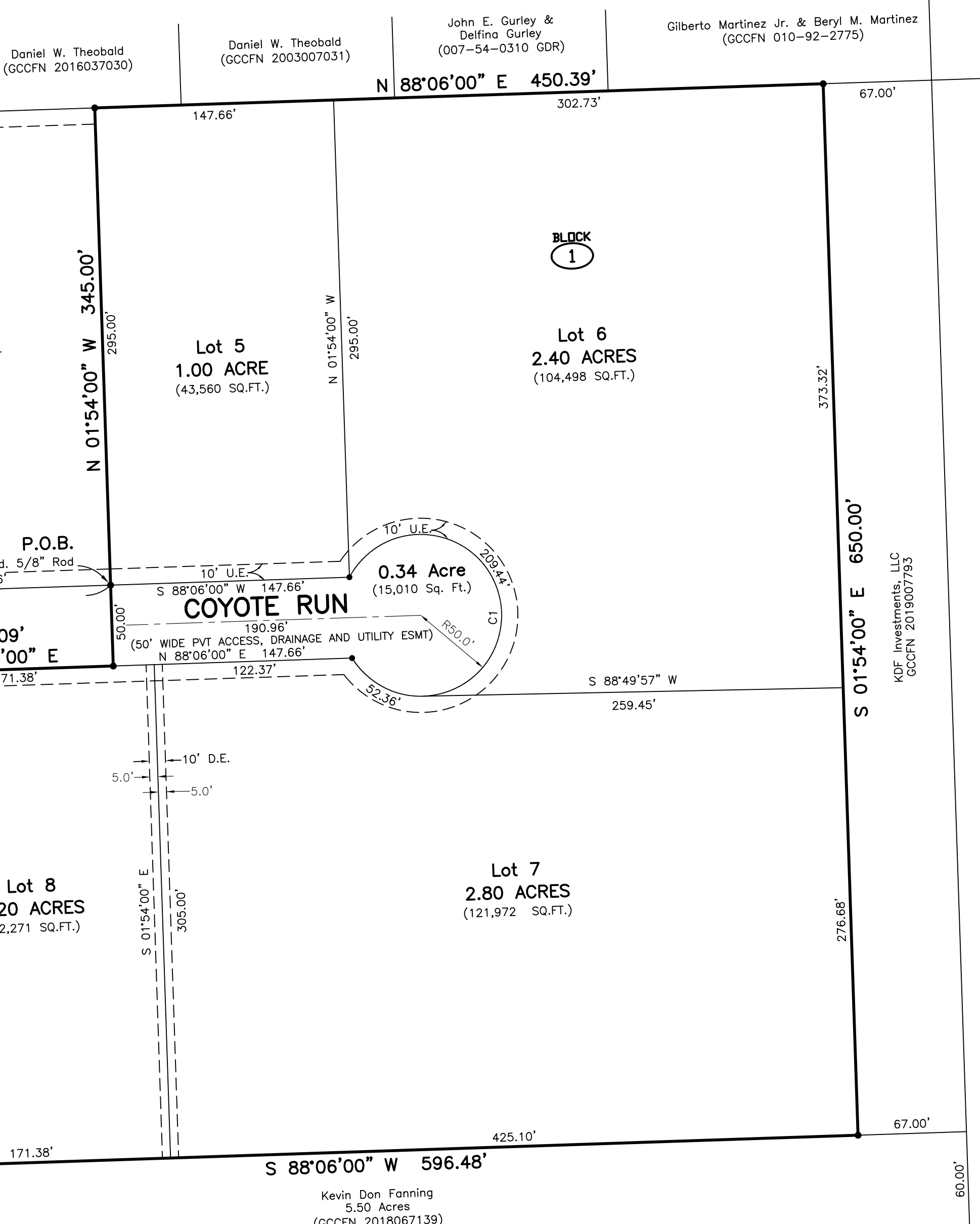
THENCE North 01°54'00" West, along the East line of a tract of land conveyed to Ashley Groves as found of record in Clerk's File Number 2018049658 in the Official Public Records of Galveston County, Texas, a distance of 305.00 feet to a 1/2 inch rod found on the South line of said Coyote Run, for corner;

THENCE North 88°06'00" East, along the South line of said Coyote Run, a distance of 146.09 feet to a point for corner;

THENCE North 01°54'00" West, crossing said 50 wide Coyote Run access easement, a distance of 50.00 feet to the POINT OF BEGINNING and containing within said boundaries a calculated area of 7.74 acres (337,311 square feet) of land.

NOTES:

- 1.) This property lies in Zone "X", defined by FEMA as areas determined to be outside the 0.2% annual chance floodplain as scaled from Flood Insurance Rate Map Community-Panel Number 48167C0380G, with effective date of August 15, 2019.
- 2.) This plat has been prepared based on Title Commitment provided by Stewart Title Guaranty Company, File Number 18167040525, issued March 21, 2018.
- 3.) The private access easement shown hereon shall provide access to all abutting properties in perpetuity and shall run with the land so as to be forever binding upon their heirs, successors and assigns. Licensed franchise utility companies, their agents, employees and representatives, shall enjoy the rights and privileges of access in, along, upon and across said easement at all times. At no time shall access be restricted or encumbered. The private access easement will be MAINTAINED by the owners of Lots Five (5) through Eight (8), in Block One (1) of the herein subdivided property.
- 4.) Drainage easements shown hereon shall be maintained and unaltered by the adjoining lot owners.
- 5.) Driveway access culverts for Lots Five (5) through Eight (8), in Block One (1), are to be built at a minimum of 15 inches in diameter along Coyote Run. Owners shall comply with the current Galveston County culvert regulations and stipulations.
- 6.) Restrictions: No mobile homes, trailer homes, manufactured homes (except for 9 months while construction/improvements are in progress) and no future subdividing of land.



Ashley Groves
4.60 Acres
G.C.C.F. #2018049658

Kevin Don Fanning
5.50 Acres
(GCCFN 2018067139)

Marsha Todd & Nicole
Blankinship-Reeves
Tract 6
G.C.C.F. #2018049388

Marsha Todd & Nicole
Blankinship-Reeves
Tract 7
G.C.C.F. #2018049388

Gary & Sherri Magnus
G.C.C.F. #2018066116

Gary & Sherri Magnus
G.C.C.F. #2018071499

This is to certify that I, Stephen C. Blaskey, a Registered Professional Land Surveyor for the State of Texas, Registration #5856, have plotted the above and foregoing subdivision from an actual survey made on the ground and under my direction; that this plat accurately represents the facts as found by that survey made by me, and; that all corners have been, or will be, properly monumented.

PRELIMINARY
NOT TO BE RECORDED
FOR ANY PURPOSE

Stephen C. Blaskey
Registered Professional
Land Surveyor 5856

High Tide
Land Surveying LLC.

LEAGUE CITY OFFICE
Registration Number: 10194549
(281) 554-7738 www.hightidelandsurveying.com
200 HOUSTON AVE. SUITE B | LEAGUE CITY, TX 77573
Mailing | P.O. BOX 16142 | GALVESTON, TX 77552

FINAL/PRELIMINARY COYOTE RUN PHASE II

A SUBDIVISION OF 7.74 ACRES OF LAND
OUT OF AND A PART OF OUTLOT 406,
ALTA LOMA OUTLOTS
VOLUME 113, PAGE 9 G.C.M.R., TRANSFERRED TO
VOLUME 10, PAGE 21 G.C.M.R.
CITY OF HITCHCOCK (ETJ)
GALVESTON COUNTY, TEXAS
4 LOTS 1 BLOCK

Date: JANUARY, 2021

REVISED: JANUARY 5, 2021
SURVEY DATE: DECEMBER 23, 2020
FILE No.: 1095-0000-0406-001
DRAFTING: JTK/ECM
JOB No.: 20-0463

OWNER/DEVELOPER
KDF Investments, LLC
Kevin Fanning, President
13820 28th Street,
Santa Fe, TX 77510

SURVEYOR:
High Tide Land Surveying, LLC
200 Houston Avenue, Suite B
League City, Texas 77573
281-554-7739