

STATE OF TEXAS
COUNTY OF GALVESTON

WE, GTA REAL ESTATE FUND I, LLC, A DELAWARE LIMITED LIABILITY COMPANY, OWNERS HEREINAFTER REFERRED TO AS OWNERS (WHETHER ONE OR MORE) OF THE 10.0253 ACRES TRACT DESCRIBED IN THE ABOVE AND FOREGOING MAP OF CLEVELAND NORMAN SUBDIVISION IN THE G. & B. NAVIGATION COMPANY SURVEY, A-76, GALVESTON COUNTY, TEXAS, DO HEREBY AGREE AND CONSENT TO THIS PLAT TO MAKE AND ESTABLISH SAID SUBDIVISION AND DEVELOPMENT PLAN OF SAID PROPERTY ACCORDING TO ALL LINES, DEDICATIONS, RESTRICTIONS AND NOTATIONS ON SAID MAPS OR PLAT AND HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER (EXCEPT THOSE STREETS DESIGNATED AS PRIVATE STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES SHOWN THEREON FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED; AND DO HEREBY BIND OURSELVES, OUR HEIRS, SUCCESSORS AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE TO THE LAND SO DEDICATED.

FURTHER, OWNERS HAVE DEDICATED AND BY THESE PRESENTS DO 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'-0") PERIMETER GROUND EASEMENTS OF FIVE FEET SIX INCHES (5'-6") FOR SIXTEEN FEET (16'-0") PERIMETER GROUND EASEMENTS, FROM A PLANE SIXTEEN FEET (16'-0") 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, OWNERS HAVE DEDICATED AND BY THESE PRESENTS DO 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'-0") FOR TEN FEET (10'-0") BACK-TO-BACK GROUND EASEMENTS OR SEVEN FEET (7'-0") FOR SIXTEEN FEET (16'-0") BACK-TO-BACK GROUND EASEMENTS, FROM A PLANE SIXTEEN FEET (16'-0") 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'-0") IN WIDTH.

FURTHER, OWNERS DO HEREBY DECLARE THAT ALL PARCELS OF LAND DESIGNATED AS LOTS OF THIS PLAT ARE ORIGINALLY INTENDED FOR THE CONSTRUCTION OF RESIDENTIAL DWELLING UNITS THEREON (OR THE PLACEMENT OF A MOBILE HOME SUBDIVISION) AND SHALL BE RESTRICTED FOR SAME UNDER THE TERMS AND CONDITIONS OF SUCH RESTRICTIONS FILED SEPARATELY.

FURTHER, OWNERS DO HEREBY COVENANT AND AGREE THAT ALL OF THE PROPERTY WITHIN THE BOUNDARIES OF THIS PLAT SHALL BE RESTRICTED TO PREVENT THE DRAINAGE OF ANY SEPTIC TANKS INTO ANY PUBLIC OR PRIVATE STREET, ROAD OR ALLEY OR ANY DRAINAGE DITCH, EITHER DIRECTLY OR INDIRECTLY.

FURTHER, OWNERS DO HEREBY DEDICATE TO THE PUBLIC A STRIP OF LAND THIRTY FEET (30'-0") 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, 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, OWNERS DO HEREBY COVENANT AND AGREE THAT ALL OF THE PROPERTY WITHIN THE BOUNDARIES OF THIS PLAT AND ADJACENT TO ANY DRAINAGE EASEMENT, DITCH, GULLY, CREEK OR NATURAL DRAINAGE WAY SHALL HEREBY BE RESTRICTED TO KEEP SUCH DRAINAGE WAYS AND EASEMENTS CLEAR OF FENCES, BUILDINGS, PLANTINGS AND OTHER OBSTRUCTIONS TO THE OPERATIONS AND MAINTENANCE OF THE DRAINAGE FACILITY AND THAT SUCH ADJUTING PROPERTY SHALL NOT BE PERMITTED TO DRAIN DIRECTLY INTO THIS EASEMENT EXCEPT BY MEANS OF AN APPROVED DRAINAGE STRUCTURE.

IN TESTIMONY WHEREOF, THAT GTA REAL ESTATE FUND I, LLC, A DELAWARE LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY BRODRICK LEONARD NORMAN, ITS MANAGING MEMBER, THIS _____ DAY OF _____, 20____.

GTA REAL ESTATE FUND I, LLC
A DELAWARE LIMITED LIABILITY COMPANY

BY: GTA OPPORTUNISTIC INVESTMENTS, LLC
A DELAWARE LIMITED LIABILITY COMPANY, MANAGING MEMBER

BRODRICK LEONARD NORMAN, MANAGING MEMBER

STATE OF TEXAS
COUNTY OF _____

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED BRODRICK LEONARD NORMAN, KNOWN TO ME TO BE THE PERSON WHOSE NAME ARE _____ SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN SET FORTH. GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY _____, 2020.

NOTARY PUBLIC IN AND FOR _____
MY COMMISSION EXPIRES ON _____

THIS IS TO CERTIFY THAT I, RICHARD FUSSELL, A REGISTERED PUBLIC SURVEYOR OF THE STATE OF TEXAS, HEREBY CERTIFY THAT THE FOLLOWING CORRECTIONS WERE NECESSARY TO ELIMINATE ERRORS WHICH APPEAR ON THE PLAT RECORDED IN FILE NUMBER 2020041087, OF THE MAP RECORDS OF GALVESTON COUNTY, TEXAS.

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT

RICHARD FUSSELL
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NUMBER 4148

I, MICHAEL C. SHANNON, P.E., COUNTY ENGINEER OF GALVESTON COUNTY, 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, P.E.
COUNTY ENGINEER

APPROVED FOR FILING, WHEREIN GALVESTON COUNTY ASSUMES NO OBLIGATION FOR DRAINAGE, STREETS, ROADS OR MARKING ANY OTHER IMPROVEMENTS IN SAID SUBDIVISION.

JOE GIUSTI, COMMISSIONER, PRECINCT NO. 2
MARK HENRY, COUNTY JUDGE

I, DWIGHT D. SULLIVAN, 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 DOCUMENT NUMBER _____ GALVESTON COUNTY MAP RECORDS.

WITNESS MY HAND AND SEAL OF OFFICE, AT GALVESTON COUNTY, TEXAS, THE DAY AND DATE LAST WRITTEN ABOVE.

DWIGHT D. SULLIVAN
COUNTY CLERK
GALVESTON COUNTY, TEXAS

BY: _____
DEPUTY

WE, ILS LENDING LLC, OWNER AND HOLDERS OF A LIEN (OR LIENS) AGAINST THE PROPERTY SHOWN ON THIS PLAT, SAID LIENS BEING EVIDENCED BY INSTRUMENT OF RECORD UNDER CLERK FILE NO. 2021063439, OF THE OFFICIAL PUBLIC RECORDS OF GALVESTON COUNTY, TEXAS, DO HEREBY IN ALL THINGS SUBORDINATE OUR INTEREST IN SAID PROPERTY TO THE PURPOSES AND EFFECTS OF SAID PLAT AND THE DEDICATIONS AND RESTRICTIONS SHOWN HEREIN TO SAID PLAT. FURTHER, WE HEREBY CONFIRM THAT WE ARE THE PRESENT OWNERS OF SAID LIENS AND HAVE NOT ASSIGNED THE SAME NOR ANY PART THEREOF.

PRINT NAME _____
TITLE _____

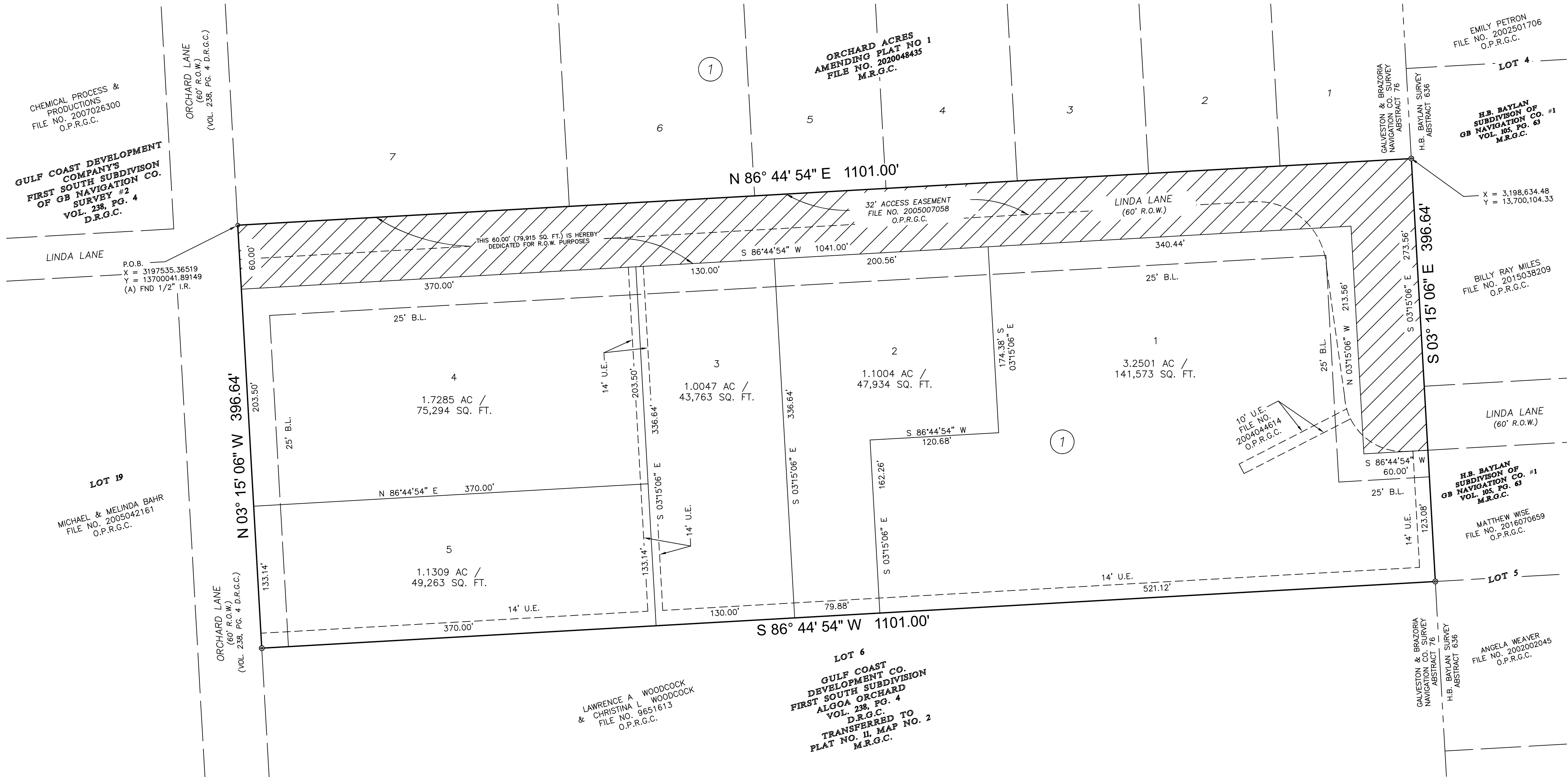
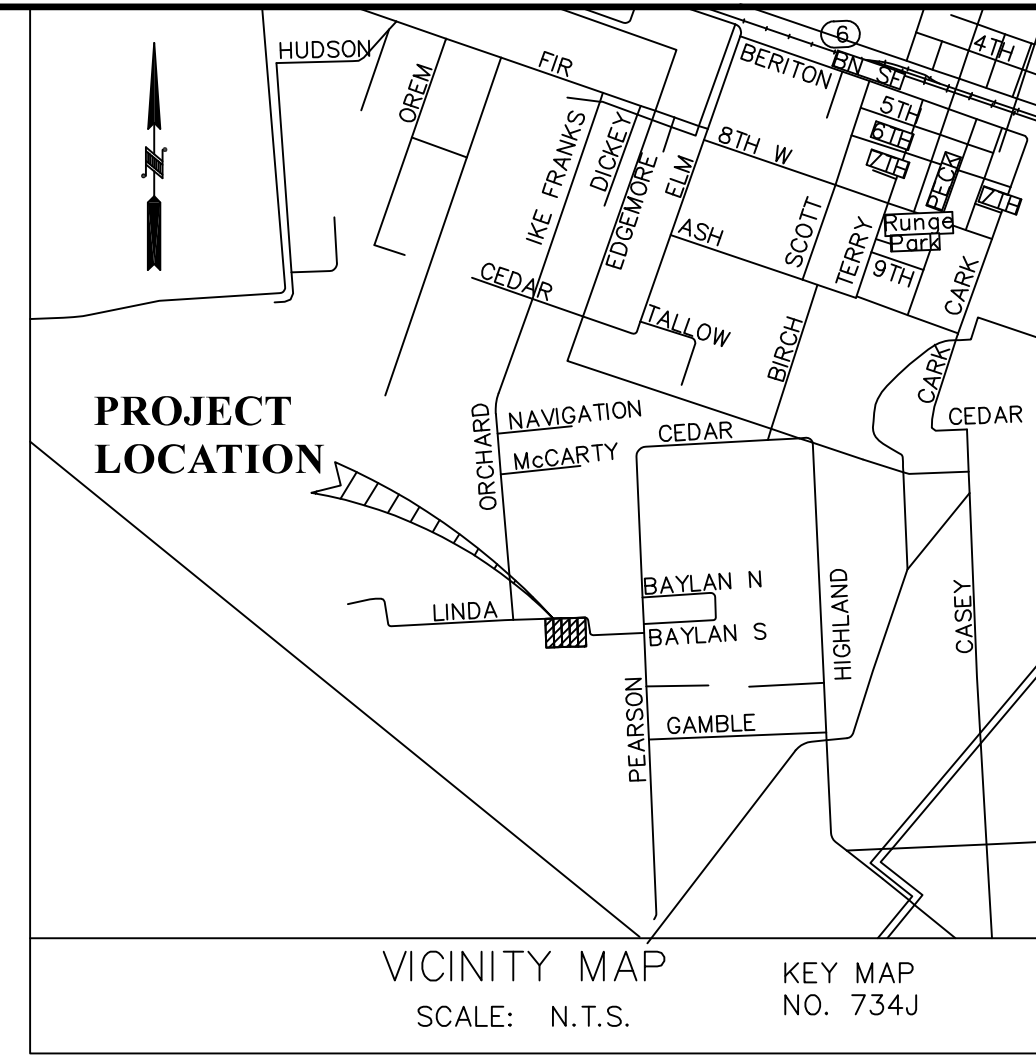
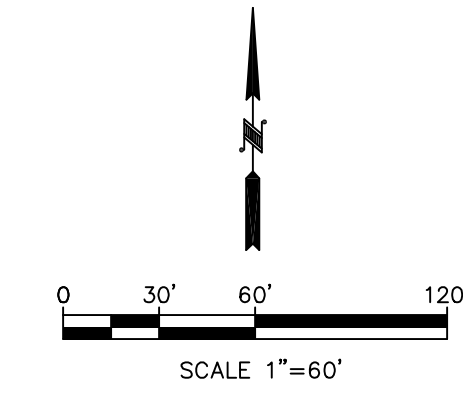
STATE OF TEXAS
COUNTY OF _____

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN AND HEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ OF _____, 20____.

NOTARY PUBLIC IN AND FOR _____
MY COMMISSION EXPIRES ON _____

GENERAL NOTES

1. THE BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON TEXAS SOUTH CENTRAL ZONE 4204 (NAD 83). COORDINATES ARE GRID AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING COMBINED SCALE FACTOR 0.99986655200074. POINTS (A) & (B) WERE HELD FOR HORIZONTAL CONTROL.
2. ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) MAP NO. 48167C0375G, WITH THE EFFECTIVE DATE OF AUGUST 15, 2019, THE PROPERTY IS LOCATED IN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE OF) THE 100 YEAR FLOODPLAIN.
3. THIS PLAT WAS PREPARED TO MEET GALVESTON COUNTY REQUIREMENTS.
4. THIS PLAT WAS PREPARED FROM INFORMATION IN A CITY PLANNING LETTER FURNISHED BY CAPITAL TITLE, EFFECTIVE DATE SEPTEMBER 21, 2020. THE SURVEYOR HAS NOT ABSTRACTED THE PROPERTY.
5. ALL EASEMENTS ON LOT LINES ARE CENTERED UNLESS OTHERWISE SHOWN.



- LEGEND:
- B.L. = BUILDING LINE
 - U.E. = UTILITY EASEMENT
 - M.R.G.C. = MAP RECORDS GALVESTON COUNTY
 - D.R.G.C. = DEED RECORDS GALVESTON COUNTY
 - O.P.R.G.C. = OFFICIAL PUBLIC RECORDS GALVESTON COUNTY
 - I.P. = IRON PIPE
 - I.R. = IRON ROD
 - R.O.W. = RIGHT OF WAY
 - VOL. = VOLUME
 - PG. = PAGE
 - P.O.B. = POINT OF BEGINNING
 - ① = BLOCK NUMBER
 - ⊙ = SET 1/2" IR W/CAP MARKED "SURVEY 1"

CLEVELAND NORMAN SUBDIVISION

A SUBDIVISION OF 10.0253 ACRES (436,701 SQ. FT.) IN THE G. & B. NAVIGATION COMPANY SURVEY, A-76 GALVESTON COUNTY, TEXAS, BEING LOT 5, OF GULF COAST DEVELOPMENT COMPANY FIRST SOUTH SUBDIVISION OF ALGOA ORCHARDS AS RECORDED IN VOLUME 238, PAGE 4 IN THE OFFICE OF THE COUNTY CLERK OF GALVESTON COUNTY, TEXAS

www.survey1inc.com
survey1@survey1inc.com
Survey 1, Inc.
Your Land Survey Company
Firm Registration No. 100758-00
P.O. Box 2543 | Ahr, TX 77512 | (281)393-1382
PROJECT NO. 9-102596-21

1 BLOCK 5 LOTS
SEPTEMBER 23, 2021

OWNER:
GTA REAL ESTATE FUND I, LLC
A DELAWARE LIMITED LIABILITY COMPANY
133 N. FRIENDSWOOD DR # 202
FRIENDSWOOD, TX 77546
908-347-2030