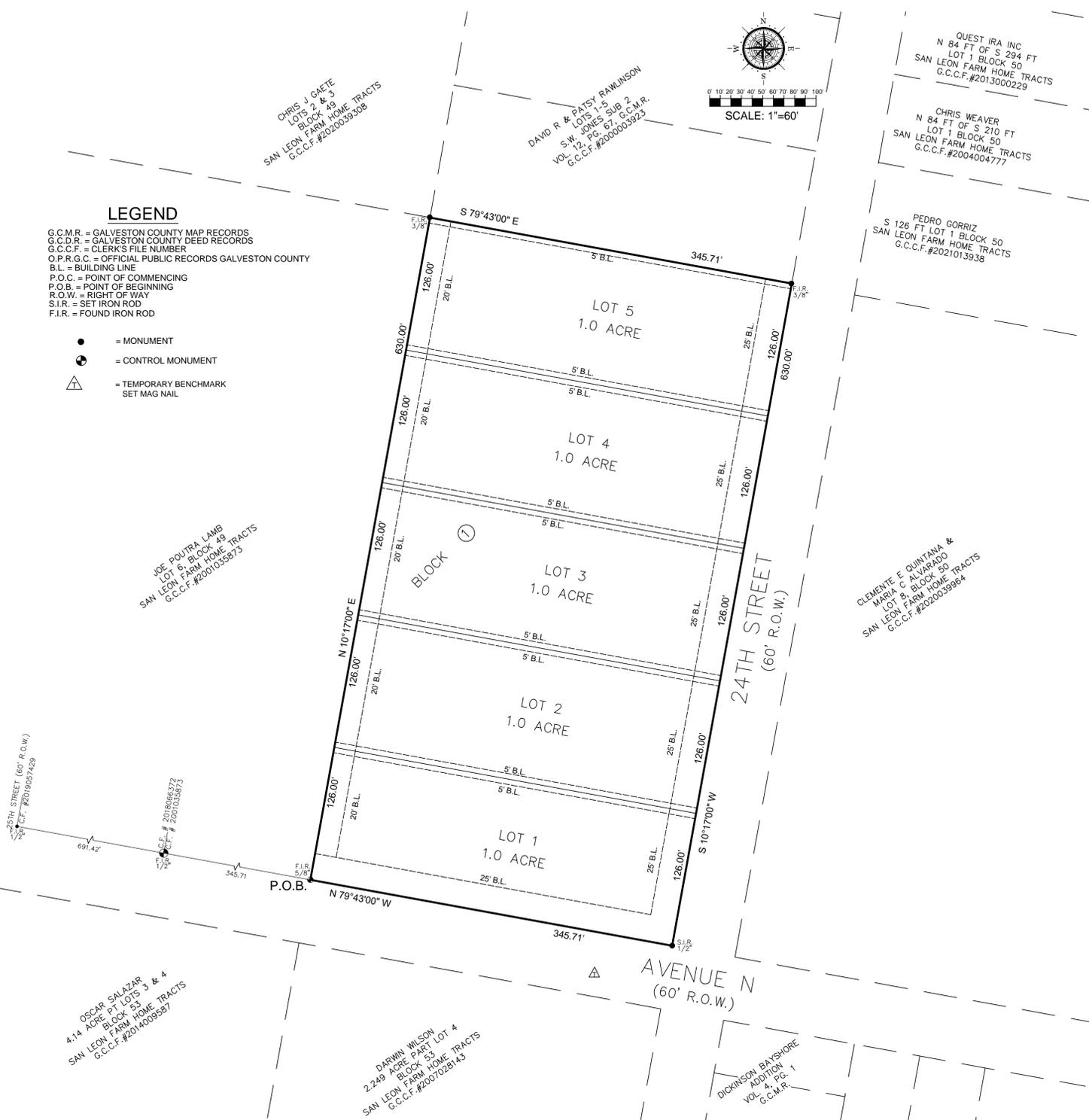


**LEGEND**

G.C.M.R. = GALVESTON COUNTY MAP RECORDS  
 G.C.D.R. = GALVESTON COUNTY DEED RECORDS  
 G.C.C.F. = CLERK'S FILE NUMBER  
 O.P.R.G.C. = OFFICIAL PUBLIC RECORDS GALVESTON COUNTY  
 B.L. = BUILDING LINE  
 P.O.C. = POINT OF COMMENCING  
 P.O.B. = POINT OF BEGINNING  
 R.O.W. = RIGHT OF WAY  
 S.I.R. = SET IRON ROD  
 F.I.R. = FOUND IRON ROD

- = MONUMENT
- ⊕ = CONTROL MONUMENT
- ⚠ = TEMPORARY BENCHMARK SET MAG NAIL



**NOTES:**

- THIS PROPERTY LIES IN ZONE "AE" ACCORDING TO FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 481670255G, EFFECTIVE DATE 8-15-19. ALL FLOOD INFORMATION NOTED ON THE PLAT REFLECTS THE STATUS PER THE FEMA FIRM MAP THAT IS EFFECTIVE AT THE TIME THAT THE PLAT IS RECORDED. FLOOD PLAIN STATUS IS SUBJECT TO CHANGE AS FEMA FIRM MAPS ARE UPDATED.
- THIS PROPERTY LIES WITHIN THE BOUNDS OF THE DICKINSON INDEPENDENT SCHOOL DISTRICT
- THIS PROPERTY LIES IN GALVESTON COUNTY, TEXAS.
- PROJECT BENCHMARK: NGS MONUMENT NO. AW5499, NAVD88.
- TBM IS A SET MAG NAIL WITH BRASS DISC SET IN THE CENTERLINE OF AVENUE N, 74.03 FEET WEST FROM THE SOUTHERN PROPERTY CORNER. ELEVATION: 6.83 FEET.
- THIS PLAT WAS PREPARED TO MEET THE REQUIREMENTS OF THE STATE OF TEXAS AND GALVESTON COUNTY. THIS PLAT WAS PREPARED FROM INFORMATION PROVIDED BY TEXAS AMERICAN TITLE COMPANY, GF# 27911021-00996, EFFECTIVE DATE MARCH 30, 2021.

**PROPERTY DESCRIPTION:**

A TRACT OF LAND CONTAINING 5.000 ACRES, BEING ALL OF LOT FIVE (5), IN BLOCK FORTY-NINE (49), OF SAN LEON FARM HOME TRACTS, A SUBDIVISION IN GALVESTON COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 238, PAGE 25, BEING TRANSFERRED TO VOLUME 5, PAGE 51, OF THE MAP RECORDS OF GALVESTON COUNTY, TEXAS.

BEGINNING AT A 5/8 INCH IRON ROD FOUND ON THE NORTH RIGHT-OF-WAY LINE OF AVENUE N (A 60.00 FOOT R.O.W.) AND BEING THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT AND THE SOUTHEAST CORNER OF LOT 6 CONVEYED TO JOE POUTRA LAMB IN DEED RECORDED UNDER CLERK'S FILE NUMBER 2001035873 OF GALVESTON COUNTY, TEXAS.

THENCE N 10°17'00" E, ALONG THE COMMON LINE OF OF THE HEREIN DESCRIBED TRACT AND THE SAID POUTRA TRACT A DISTANCE OF 630.00 FEET TO 5/8 INCH IRON ROD FOUND FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT AND THE SOUTHWEST CORNER OF LOTS 1 THRU 5 OF S.W. JONES SUBDIVISION 2 AS RECORDED IN VOLUME 12, PAGE 67 OF THE MAP RECORDS OF GALVESTON COUNTY, CONVEYED TO DAVID R. AND PATSY RAWLINSON IN DEED RECORDED UNDER CLERK'S FILE NUMBER 2000003923 OF GALVESTON COUNTY, TEXAS;

THENCE S 79°43'00" E, ALONG THE COMMON LINE OF THE HEREIN DESCRIBED TRACT AND THE SAID RAWLINSON TRACT A DISTANCE OF 345.71 FEET TO A 3/8 INCH IRON ROD FOUND ON THE WEST RIGHT-OF-WAY LINE OF 24TH STREET (A 60.00 FOOT R.O.W.), BEING THE SOUTHEAST CORNER OF THE SAID RAWLINSON TRACT AND THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE S 10°17'00" W ALONG THE COMMON LINE OF THE HEREIN DESCRIBED TRACT AND THE WEST RIGHT-OF-WAY LINE OF 24TH STREET (A 60.00 FOOT R.O.W.) A DISTANCE OF 630.00 FEET ALSO BEING THE COMMON CORNER OF AVENUE N (A 60.00 FOOT R.O.W.) TO A 1/2 INCH IRON ROD SET FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE N 79°43'00" W ALONG THE COMMON LINE OF THE HEREIN DESCRIBED TRACT AND THE NORTH RIGHT-OF-WAY LINE OF AVENUE N (A 60.00 FOOT R.O.W.) A DISTANCE OF 345.17 FEET, RETURNING TO THE POINT OF BEGINNING AND CONTAINING 5.000 ACRES.

COVERAGE TABLE	ACRES
LOT 1	1.000
LOT 2	1.000
LOT 3	1.000
LOT 4	1.000
LOT 5	1.000
<b>Total Acreage</b>	<b>5.000</b>

STATE OF TEXAS  
 COUNTY OF GALVESTON

WE, BENJAMIN MICHAEL MILLER AND MEGAN MICHELLE MILLER, OWNERS HEREINAFTER REFERRED TO AS OWNERS OF THE 5.000 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING MAP OF MILLER ADDITION REPLAT OF LOT 5 BLOCK 49 OF SAN LEON FARM HOME TRACTS, DO HEREBY 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, ALL 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 OR 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') IN WIDTH.

FURTHER, OWNERS DO HEREBY DECLARE THAT ALL PARCELS OF LAND DESIGNATED AS LOTS ON THIS PLAT ARE ORIGINALLY INTENDED FOR THE CONSTRUCTION OF RESIDENTIAL DWELLING UNITS THEREON (OR THE PLACEMENT OF 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 (30) FEET WIDE ON EACH SIDE OF THE CENTER LINE OF ANY AND ALL BAYOUS, CREEKS, GULLIES, RAVINES, DRAINS, SLOUGHS OR OTHER NATURAL DRAINAGE COURSES LOCATED IN SAID PLAT, AS EASEMENTS FOR DRAINAGE PURPOSES, GIVING THE CITY OF (NAME OF CITY), 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, PLANTING AND OTHER OBSTRUCTIONS TO THE OPERATIONS AND MAINTENANCE OF THE DRAINAGE FACILITY AND THAT SUCH ABUTTING PROPERTY SHALL NOT BE PERMITTED TO DRAIN DIRECTLY INTO THIS EASEMENT EXCEPT BY MEANS OF AN APPROVED DRAINAGE STRUCTURE.

FURTHER, OWNERS CERTIFY AND COVENANT THAT THEY HAVE COMPLIED WITH OR WILL COMPLY WITH THE EXISTING GALVESTON COUNTY REGULATIONS HERETOFORE ON FILE WITH THE GALVESTON COUNTY ENGINEER AND ADOPTED BY THE COMMISSIONERS' COURT OF GALVESTON COUNTY.

WITNESS MY HAND IN THE COUNTY OF GALVESTON, TEXAS, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021.

BENJAMIN MICHAEL MILLER, OWNER  
 MEGAN MICHELLE MILLER, OWNER

STATE OF TEXAS  
 COUNTY OF GALVESTON

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED BENJAMIN MICHAEL MILLER, OWNER, 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;

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS  
 MY COMMISSION EXPIRES: \_\_\_\_\_

STATE OF TEXAS  
 COUNTY OF GALVESTON

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED MEGAN MICHELLE MILLER, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED;

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, MICHAEL C. SHANNON, P.E., CFM, 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.

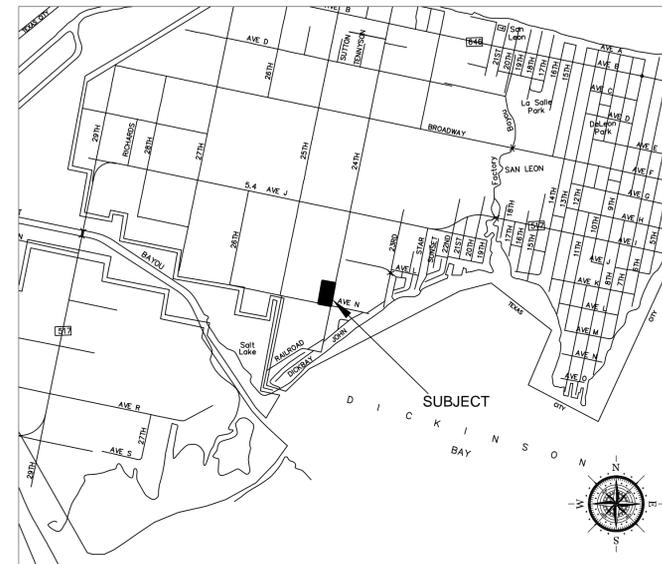
MICHAEL C. SHANNON, P.E., CFM, COUNTY ENGINEER

THIS IS TO CERTIFY THAT I, TOBY PAUL COUCHMAN, A REGISTERED PROFESSIONAL LAND SURVEYOR FOR THE STATE OF TEXAS, REGISTRATION #5565, HAVE PLATTED 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.

TOBY PAUL COUCHMAN, RPLS  
 TEXAS REGISTRATION No. 5565

PURPOSE OF DOCUMENT: PLAT REVIEW  
 SURVEYOR OF RECORD:  
 TOBY PAUL COUCHMAN  
 REGISTRATION #5565  
 RELEASE DATE: 06/01/2021

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



VICINITY MAP  
 NOT TO SCALE

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

DARRELL APFFEL  
 COMMISSIONER, PRECINCT NO. 1

MARK HENRY  
 COUNTY JUDGE

THE ABOVE SUBDIVISION TITLED MILLER ADDITION REPLAT OF LOT 5 BLOCK 49 OF SAN LEON FARM HOME TRACTS, AS MAPPED, APPROVED BY THE COMMISSIONERS' COURT OF GALVESTON COUNTY, TEXAS.

BY ORDER DATED \_\_\_\_\_, 2021

DWIGHT D. SULLIVAN, COUNTY CLERK  
 OF GALVESTON COUNTY, TEXAS

THE STATE OF TEXAS  
 COUNTY OF GALVESTON

I, DWIGHT D. SULLIVAN, COUNTY CLERK, GALVESTON COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE 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 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

DEPUTY

**MILLER ADDITION**

**REPLAT OF LOT 5 BLOCK 49 OF  
 SAN LEON FARM HOME TRACTS**

LOT FIVE (5), IN BLOCK FORTY-NINE (49), OF SAN LEON FARM HOME TRACTS, A SUBDIVISION IN GALVESTON COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 238, PAGE 25, BEING TRANSFERRED TO VOLUME 5, PAGE 51, OF THE MAP RECORDS OF GALVESTON COUNTY, TEXAS.

REASON FOR REPLAT: TO CREATE 5 LOTS  
 5 LOTS 1 BLOCK

JUNE 2021

**PRO-SURV**  
 SURVEYING & MAPPING SERVICES  
 P.O. BOX 1366  
 FRIENDSWOOD, TX 77549  
 PH.: 281.996.1113  
 EMAIL: orders@prosurv.net  
 T.B.P.E.L.S. FIRM #10119300

**OWNERS**  
 BENJAMIN MICHAEL MILLER  
 MEGAN MICHELLE MILLER  
 905 REPPART STREET, STE.A  
 BA CLIFF, TEXAS 77518  
 PHONE: 173-261-5775