

STATE OF TEXAS  
COUNTY OF GALVESTON

I, JONATHAN SCHUMANN, MANAGING MEMBER, BEING AN OFFICER OF GREYWOOD COMMUNITIES, LLC, A TEXAS LIMITED LIABILITY COMPANY, OWNER OF THE 0.4450 ACRES TRACT DESCRIBED IN THE ABOVE AND FOREGOING MAP OF MAINLAND SUBDIVISION PARTIAL REPLAT NO. 1, DO HEREBY MAKE AND ESTABLISH SAID SUBDIVISION AND DEVELOPMENT PLAT OF SAID PROPERTY ACCORDING TO THE 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 PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED; AND DO HEREBY BIND OURSELVES, OUR HEIRS AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE TO THE LAND SO DEDICATED.

FURTHER, I DO HEREBY DECLARE THAT ALL PARCELS OF LAND DESIGNATED AS LOTS ON THIS PLAT ARE INTENDED FOR THE CONSTRUCTION OF SINGLE FAMILY RESIDENTIAL DWELLING UNITS THERON AND SHALL BE RESTRICTED FOR SAME UNDER THE TERMS AND CONDITIONS OF SUCH RESTRICTIONS FILED SEPARATELY.

FURTHER, I DO HEREBY COVENANT AND AGREE THAT OF THE PROPERTY WITHIN THE BOUNDARIES OF THIS PLAT SHALL BE RESTRICTED TO PROVIDE THAT DRAINAGE STRUCTURES UNDER DRIVeways SHALL HAVE A NET DRAINAGE OPENING 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 (240 DIAMETER).

FURTHER, I DO HEREBY DEDICATE TO THE PUBLIC A STRIP OF LAND TWENTY (20) FEET WIDE ON EACH SIDE OF THE CENTER LINE OF AND ALL BAYOUS, CREEKS, GULLIES, RAVINES, DRAWS AND DRAINAGE DITCHES LOCATED IN SAID SUBDIVISION, AS EASEMENTS FOR DRAINAGE PURPOSES. CITY OF HITCHCOCK OR ANY OTHER GOVERNMENT AGENCY SHALL HAVE THE RIGHT TO ENTER UPON SAID EASEMENT AT ANY AND ALL TIMES FOR THE PURPOSES OF CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES AND STRUCTURES.

FURTHER, I DO HEREBY COVENANT AND AGREE THAT ALL OF THE PROPERTY WITHIN THE BOUNDARIES OF THIS SUBDIVISION 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, BUILDING, EXCESSIVE VEGETATION 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 HAVE DEDICATED AND BY THESE PRESENTS DO DEDICATE TO THE USE OF THE PUBLIC FOR PUBLIC UTILITY PURPOSE 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 SEVEN FEET, SIX INCHES (7' 6") FOR FOURTEEN FEET (14' 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 THE GROUND LEVEL UPWARD, LOCATED ADJACENT TO AND ADJOINING SAID PUBLIC UTILITY EASEMENTS THAT ARE DESIGNATED WITH AERIAL EASEMENTS (U.E. AND 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 PURPOSE FOREVER UNOBSTRUCTED AERIAL EASEMENT. THE AERIAL EASEMENTS SHALL EXTEND HORIZONTALLY AN ADDITIONAL TEN FEET (10' 0") FOR TEN FEET (10' 0") BACK-TO-BACK GROUND EASEMENTS, OR EIGHT FEET (8' 0") FOR FOURTEEN FEET (14' 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 THE GROUND LEVEL UPWARD, LOCATED ADJACENT TO BOTH SIDES AND ADJOINING SAID PUBLIC UTILITY EASEMENTS THAT ARE DESIGNATED WITH AERIAL EASEMENTS (U.E. AND A.E.) AS INDICATED AND DEPICTED HEREON, WHEREBY THE AERIAL EASEMENT TOTALS THIRTY FEET (30' 0") IN WIDTH.

THIS IS TO CERTIFY THAT WE, GREYWOOD COMMUNITIES, LLC, A TEXAS LIMITED LIABILITY COMPANY HAS COMPLIED WITH OR WILL COMPLY WITH THE EXISTING REGULATIONS HERETOFORE ON FILE AND ADOPTED BY THE CITY OF HITCHCOCK IN GALVESTON COUNTY, TEXAS.

IN TESTIMONY WHEREOF, GREYWOOD COMMUNITIES, LLC, A TEXAS LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED JONATHAN SCHUMANN, MANAGING MEMBER, THEREUNTO AUTHORIZED, ON THIS 30 DAY OF SEPTEMBER 2020.

GREYWOOD COMMUNITIES, LLC,  
A TEXAS LIMITED LIABILITY COMPANY

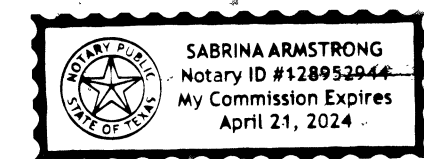
*Jonathan Schumann*  
JONATHAN SCHUMANN, MANAGING MEMBER

STATE OF TEXAS  
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JONATHAN SCHUMANN, MANAGING MEMBER, GREYWOOD COMMUNITIES, LLC, A TEXAS LIMITED LIABILITY COMPANY KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED HIS NAME FOR THE PURPOSES AND CONSIDERATION THEREIN SET FORTH.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 30 DAY OF SEPTEMBER 2020.

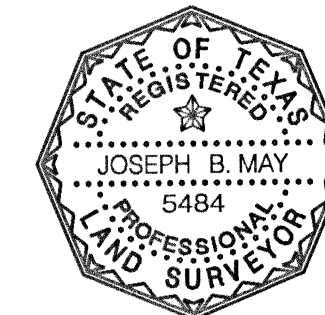
*Sabrina Armstrong*  
SABRINA ARMSTRONG  
PRINT NAME



MY COMMISSION EXPIRES: April 21, 2024

I, JOSEPH B. MAY, AM REGISTERED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THE ABOVE SUBDIVISION IS TRUE AND ACCURATE; WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND; THAT, EXCEPT AS SHOWN ALL BOUNDARY CORNERS, ANGLE POINTS, POINTS OF CURVATURE AND OTHER POINTS OF REFERENCE HAVE BEEN MARKED WITH IRON (OR OTHER OBJECTS OF A PERMANENT NATURE) PIPES OR RODS HAVING AN OUTSIDE DIAMETER OF NOT LESS THAN FIVE EIGHTHS (5/8) INCH AND A LENGTH OF NOT LESS THAN THREE (3) FEET; AND THAT THE PLAT BOUNDARY CORNERS HAVE BEEN TIED TO THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE.

*Joseph B. May*  
JOSEPH B. MAY  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS REGISTRATION NO. 5484



THIS IS TO CERTIFY THAT THE CITY OF HITCHCOCK, TEXAS HAS APPROVED THIS PLAT AND SUBDIVISION OF MAINLAND SUBDIVISION PARTIAL REPLAT NO. 1 IN CONFORMANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE ORDINANCES OF THE CITY OF HITCHCOCK AS SHOWN HEREON AND AUTHORIZED THE

RECORDING OF THIS PLAT THIS 22 DAY OF October, 2020.

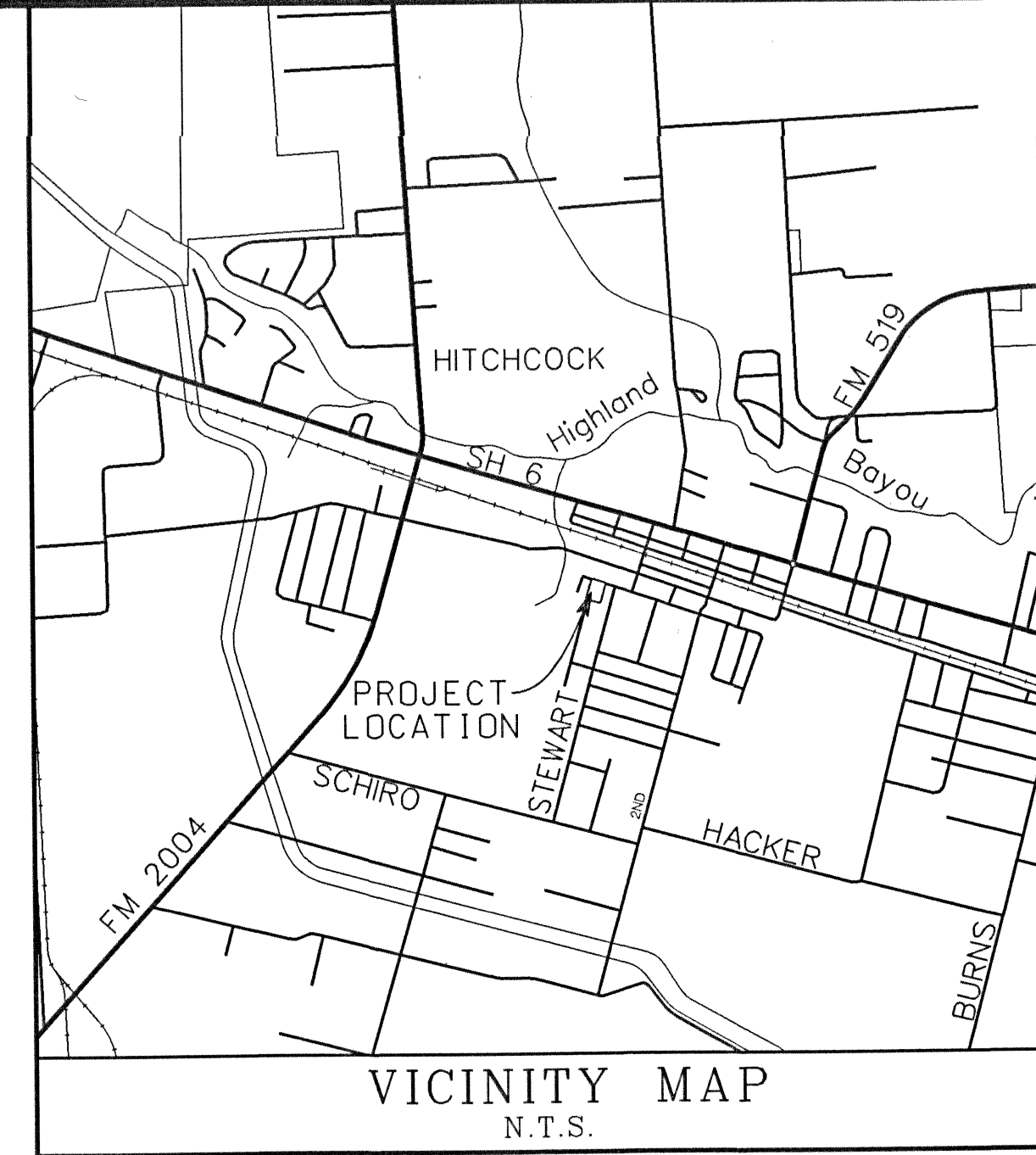
*Randy H. Strickland*  
RANDY H. STRICKLAND, MAYOR  
*Ruth Ann Sorrell*  
RUTH ANN SORRELL, INTERIM CITY SECRETARY

I, DWIGHT D. SULLIVAN, COUNTY CLERK, GALVESTON COUNTY TEXAS, DO HEREBY CERTIFY THAT THE WRITTEN INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE ON October 23, 2020, AT 11:36 O'CLOCK AM, AND DULY RECORDED ON October 23, 2020, AT 11:51 O'CLOCK, AM INSTRUMENT NO. 2020068106 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 *Sarah Clark*  
DEPUTY



METES AND BOUNDS DESCRIPTION  
0.4450 ACRES

Being a 0.4450-acre tract of land located in the W.H. Jack League, Abstract No. 13, City of Hitchcock, Galveston County, Texas; said 0.4450-acre tract being all of Lot 1 and a part of Lot 3 of Mainland Subdivision, a subdivision recorded in Volume 13, Page 40 of the Galveston County Map Records (G.C.M.R.), and being all of a tract of land recorded in the name of Greywood Communities, LLC in Clerk's File Number 2020025327 of the Official Public Records of Galveston County (O.P.R.G.C.); said 0.4450-acre tract being more particularly by metes and bounds as follows (all bearings are reference to the Texas Coordinate System, NAD 83, South Central Zone).

Beginning at a 1-inch iron pipe found at the most easterly corner of said Lot 1 and the most northerly corner of Lot 1 of School Subdivision, a subdivision recorded in Volume 8, Page 56.1 of the G.C.M.R., and being on the southwesterly right-of-way line of Barry Avenue (50 feet wide);

- 1. Thence, with the southeasterly line of said Mainland Subdivision and the northwesterly line of said School Subdivision, South 16 degrees 35 minutes 28 seconds West, at a distance of 107.62 feet pass a 1-inch iron rod found 0.79 feet east of line, at a distance of 129.95 feet pass a 1-inch iron pipe found and continuing a total distance of 169.73 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" found at the most easterly corner of a tract of land recorded in the name of Charles L. Smith in Clerk's File No. 9351358 of O.P.R.G.C.;
- 2. Thence, with the northeasterly line of said Charles Smith tract, North 73 degrees 24 minutes 32 seconds West, a distance of 112.32 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" found at the most northerly corner of said Charles Smith tract and being on the southeasterly right-of-way line of Smith Drive (60 feet wide);
- 3. Thence, with said southeasterly right-of-way line of Smith Drive, North 16 degrees 35 minutes 28 seconds East, at a distance of 45.20 feet pass a 1-inch iron pipe found, and continuing a total distance of 175.45 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" found at the intersection of said southeasterly right-of-way line of Smith Drive and aforesaid southwesterly right-of-way line of Barry Avenue;
- 4. Thence, with said southwesterly right-of-way line of Barry Avenue, South 70 degrees 29 minutes 32 seconds East, a distance of 112.47 feet to the Point of Beginning and containing 0.4450 acres of land.

MAINLAND SUBDIVISION  
PARTIAL REPLAT NO. 1

A SUBDIVISION OF 0.4450 ACRES  
LOCATED IN THE  
W.H. JACK LEAGUE, ABSTRACT NO. 13  
CITY OF HITCHCOCK,  
GALVESTON COUNTY, TEXAS

ALSO BEING A PARTIAL REPLAT OF  
LOT 1 AND PART OF LOT 3 OF  
MAINLAND SUBDIVISION RECORDED IN  
VOLUME 13, PAGE 40  
OF THE MAP/PLAT RECORDS  
OF GALVESTON COUNTY, TEXAS

(PURPOSE OF PARTIAL REPLAT IS  
TO RESUBDIVIDE LOTS 1 AND 3)

2 LOTS 1 BLOCK 0 RESERVES

SCALE: 1"=20' DATE: SEPTEMBER, 2020

ENGINEER/SURVEYOR:

Costello

Engineering and Surveying  
2107 CITYWEST BOULEVARD  
3RD FLOOR  
HOUSTON, TEXAS 77042  
(713) 783-7788 FAX: 783-3530  
TBPB FIRM REGISTRATION NO. 280  
TBPB FIRM REGISTRATION NO. 100486

OWNER:  
GREYWOOD COMMUNITIES, LLC  
A TEXAS LIMITED LIABILITY COMPANY

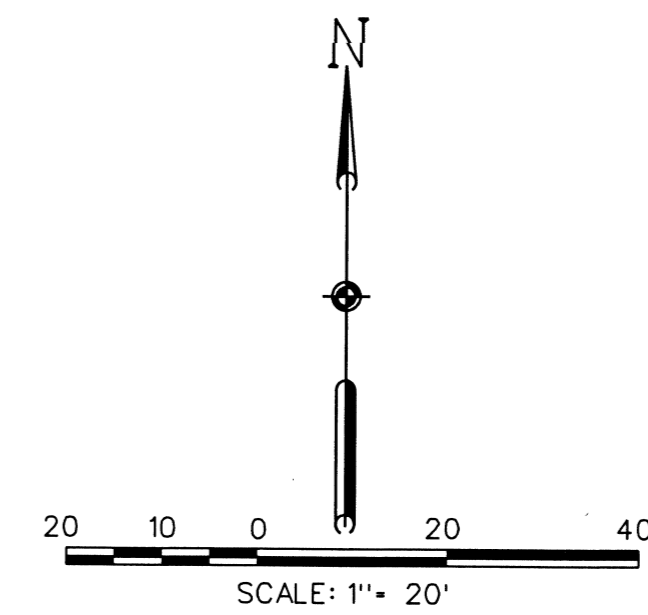
3103 AMBER LANE  
ROSENBERG, TX 77471

2020068106 P.1

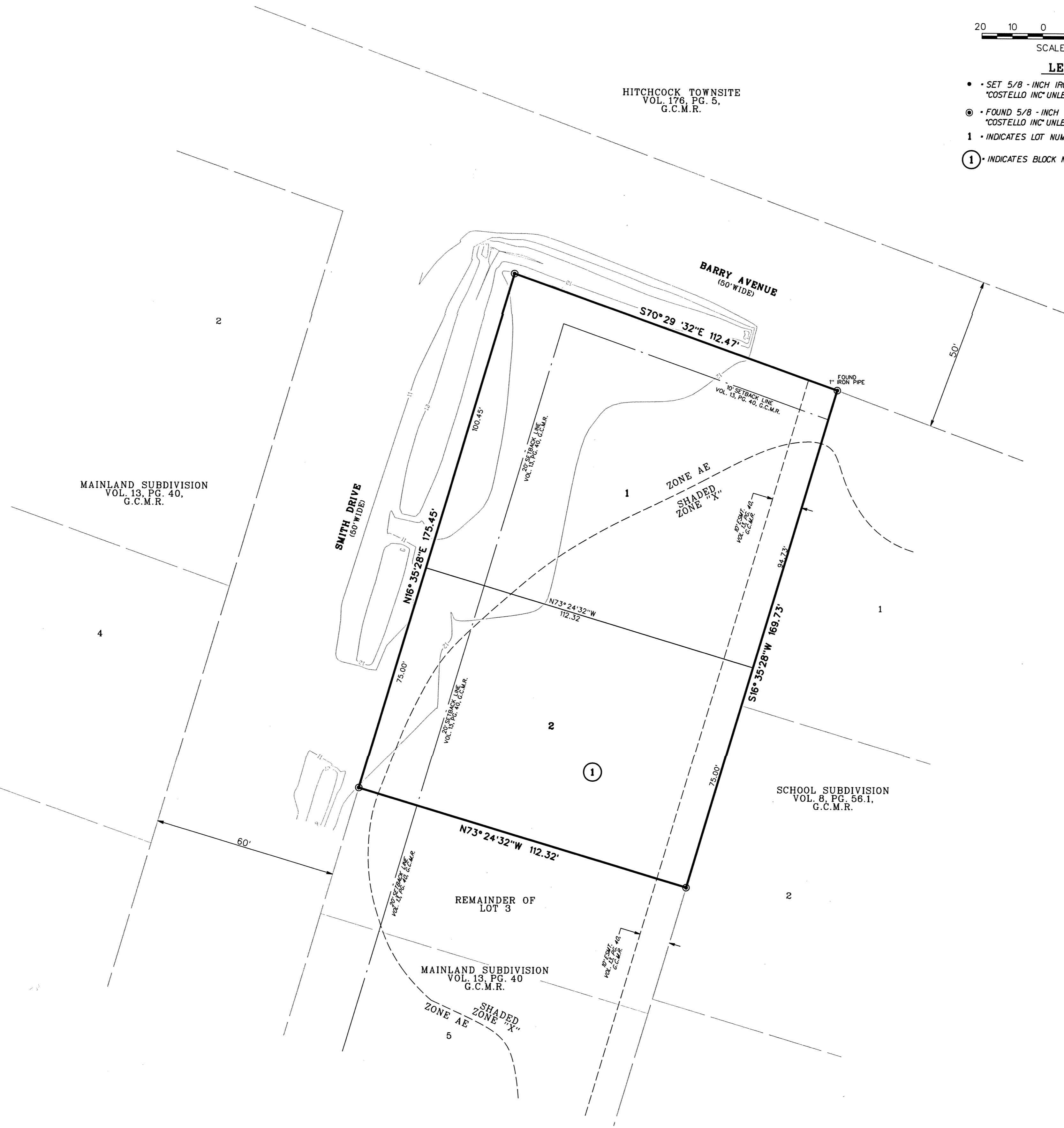
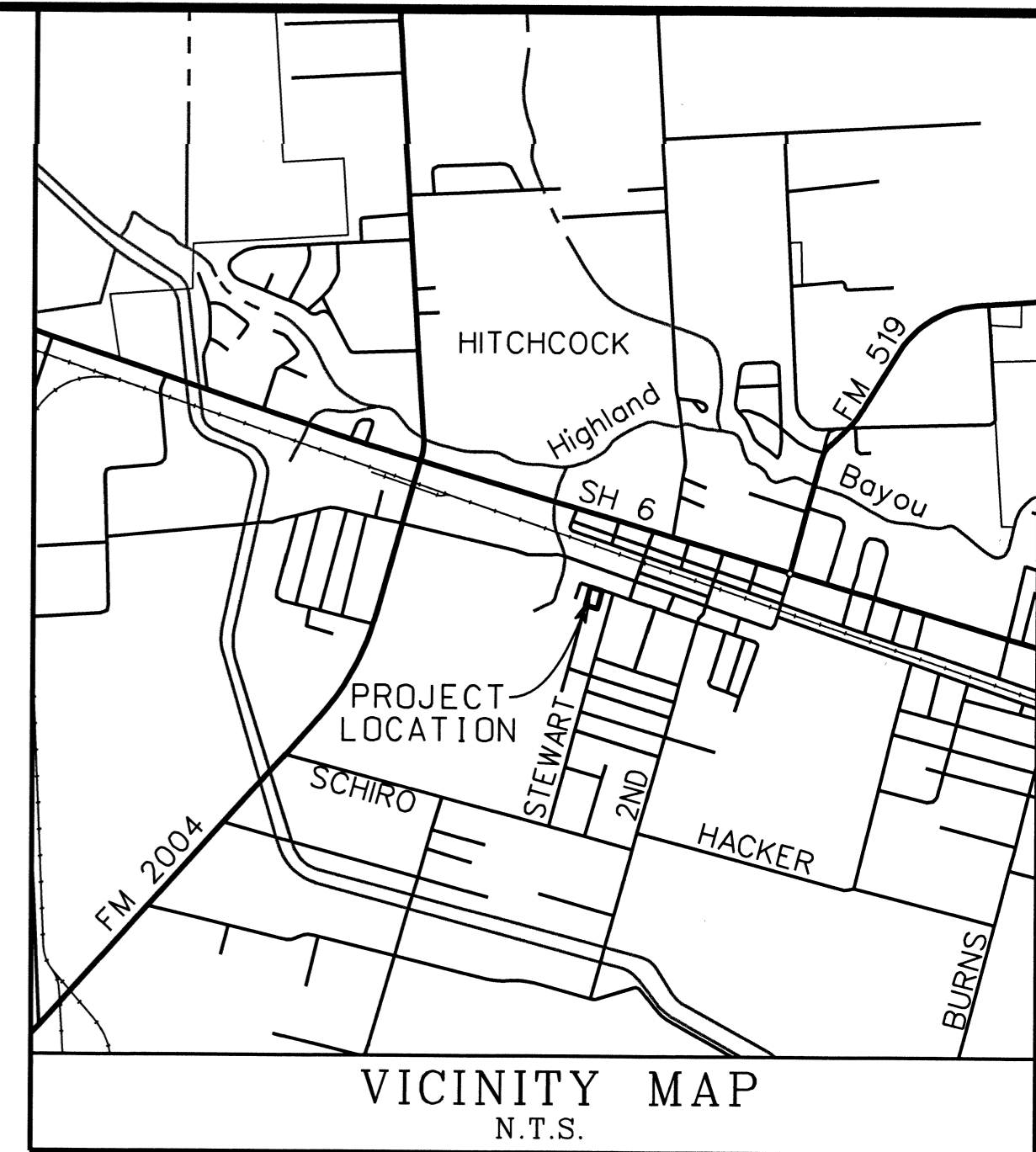
GENERAL NOTES:

- ALL BEARINGS ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM, NAD 83, SOUTH CENTRAL ZONE
- ELEVATIONS USED TO DELINEATE CONTOUR LINES ARE BASED ON NAVD 1988 DATUM, 2001 ADJUSTMENT.
- CONTROL BENCHMARK: NGS DISC STAMPED S 1144 1959, LOCATED APPROXIMATELY 780' WEST OF FM 2004 AND APPROXIMATELY 150' SOUTH OF THE SOUTH EDGE OF PAVEMENT OF STATE HIGHWAY NO.6; ELEVATION: 12.00, NAVD 1988, 1991 ADJ.  
SITE TBM: PK NAIL IN ASPHALT, NEAR CENTERLINE OF SMITH DRIVE, +/-157 FEET SOUTH OF CENTERLINE OF BARRY AVENUE; ELEVATION: 14.57, NAVD 1988, 1991 ADJ.
- THIS PLAT WAS PREPARED TO MEET CITY OF HITCHCOCK AND GALVESTON COUNTY REQUIREMENTS.
- THIS PLAT WAS PREPARED FROM INFORMATION FURNISHED BY STEWART TITLE GUARANTY COMPANY, FILE NO. 2020-0240, EFFECTIVE OCTOBER 8, 2020.
- THERE ARE NO PIPELINES OR PIPELINE EASEMENTS WITHIN THE LIMITS OF THE SUBDIVISION.
- NO OWNER OF THE LAND SUBJECT TO AN EASEMENT MAY PLACE, BUILD OR CONSTRUCT ANY PERMANENT BUILDING, STRUCTURE OR OBSTRUCTION OF ANY KIND OVER, UNDER OR UPON THE EASEMENT, PROVIDED THAT SUCH OWNER SHALL CROSS OR COVER THE EASEMENT WITH A PAVED DRIVEWAY/PARKING LOT UNDER THE FOLLOWING CONDITIONS. THE DRIVEWAY SHALL BE JOINED AT THE BOUNDARY LINE OF THE EASEMENT TO LIMIT THE CITY TO REPLACE/REPAIR ANY PAVING REMOVED IN THE EXERCISE OF THIS EASEMENT.
- WOOD SHINGLES ARE HEREBY PROHIBITED WITHIN THIS SUBDIVISION.
- MAINLAND SUBDIVISION PARTIAL REPLAT NO. 1 LIES WITHIN ZONE AE AND SHADED ZONE X AS PER FLOOD INSURANCE RATE MAP, MAP NUMBER 48167C0385G, DATED AUGUST 15, 2019.
- THE MINIMUM FINISHED FLOOR (SLAB) ELEVATION SHALL BE 14 FEET, ONE FOOT ABOVE TOP OF CURB, 1.5 FEET ABOVE NATURAL GROUND, OR, IF APPLICABLE, AS INDICATED ON INDIVIDUAL LOT, WHICHEVER ELEVATION IS HIGHER. NATURAL GROUND CONTOURS INDICATED ARE PRIOR TO DEVELOPMENT OF THE TRACT.
- THE DRAINAGE SYSTEM FOR THIS PROPERTY SHALL BE DESIGNED TO MEET THE REQUIREMENTS OF THE CITY OF HITCHCOCK AND THE GALVESTON COUNTY DRAINAGE CRITERIA MANUAL.
- PRIOR TO ANY CONSTRUCTION ON SUBJECT LOTS OR NON-RESIDENTIAL TRACTS, THE CITY OF HITCHCOCK SHALL REVIEW AND APPROVE DRAINAGE CALCULATIONS PERFORMED BY A REGISTERED PROFESSIONAL ENGINEER.
- SITE PLANS SHALL BE SUBMITTED TO THE CITY OF HITCHCOCK FOR STAFF REVIEW AND APPROVAL PRIOR TO CONSTRUCTION. DRIVEWAY REQUIREMENTS FOR THE LOCATIONS, WIDTHS AND OFFSETS FROM AN INTERSECTION AND ANY EXISTING DRIVEWAYS OR PROPOSED DRIVEWAYS, SHALL CONFORM TO THE CITY OF HITCHCOCK STANDARDS.

ABBREVIATION LEGEND	
G.C.M.R.	GALVESTON COUNTY MAP RECORDS
B.L.	BUILDING LINE
D.P.R.G.C.	OFFICIAL PUBLIC RECORDS OF GALVESTON COUNTY
ESMT.	EASEMENT
VOL.	VOLUME
PG.	PAGE



- LEGEND**
- SET 5/8 - INCH IRON ROD WITH PLASTIC CAP STAMPED 'COSTELLO INC' UNLESS OTHERWISE NOTED
  - ⊙ FOUND 5/8 - INCH IRON ROD WITH PLASTIC CAP STAMPED 'COSTELLO INC' UNLESS OTHERWISE NOTED
  - 1 INDICATES LOT NUMBER
  - ① INDICATES BLOCK NUMBER



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2020068106 P.2