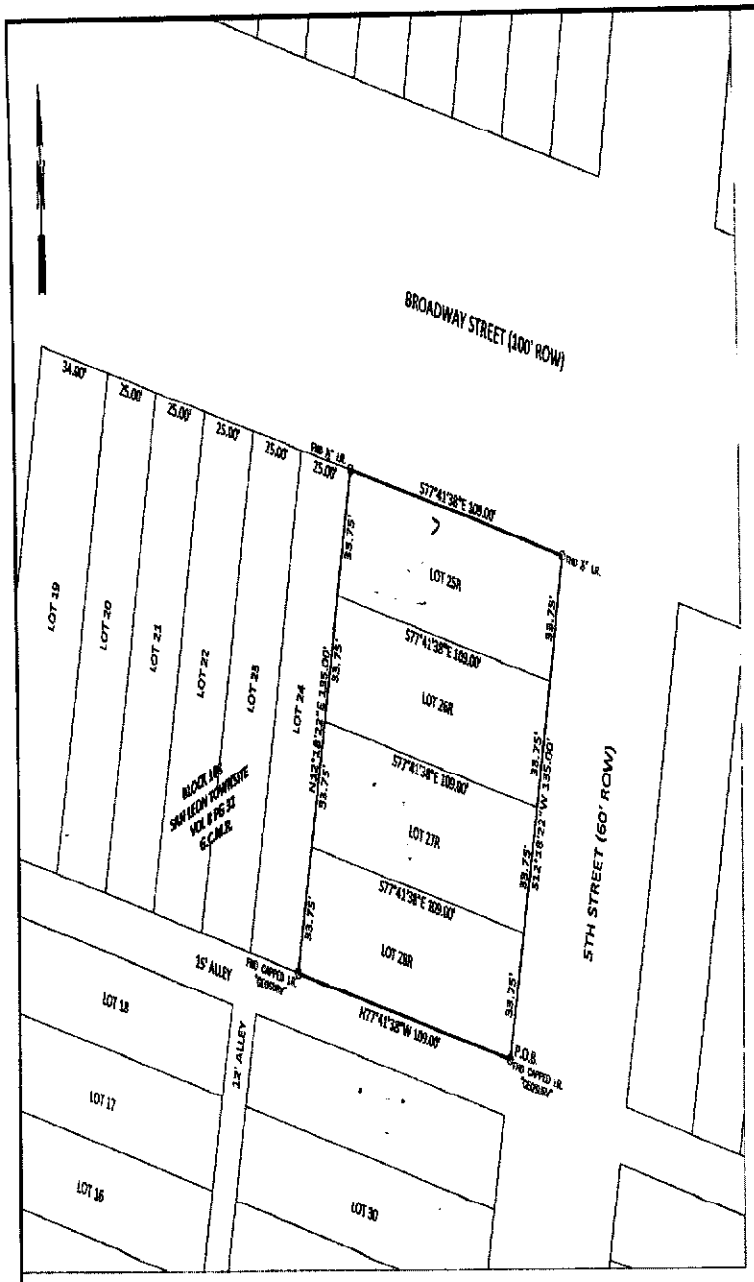


STATE OF TEXAS
COUNTY OF Galveston

I, Diane Cheatham, hereinafter referred to as Owner of the 0.3378 acre tract described in the foregoing map of the Amending Plat of Lots 25, 26, 27 and 28, in Block 108, of San Leon Townsite, 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 (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 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' 0") 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 for 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, 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, 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.

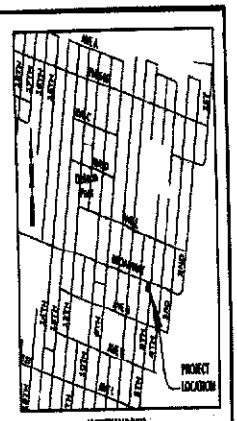
Diane Cheatham 6-15-22
Diane Cheatham Date

STATE OF TEXAS
COUNTY OF GALVESTON

BEFORE ME, the undersigned authority, on this day personally appeared Diane Cheatham 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 described.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 14th day of July, 2022.

Notary Public for
the State of Texas
My Commission Expires July 14, 2025



VICINITY MAP (NTS)

GENERAL NOTES:

By graphical plotting only this subdivision lies within Zone "AE" with a BFE of 11.0' as shown on Flood Insurance Rate Map (FIRM) No. 48167C0255G dated 8-15-2019.

METES AND BOUNDS DESCRIPTION

being a 0.3378 acre (14,715 Sq. Ft.) tract of land and being all of Lots 25, 26, 27 and 28, in Block 108, of San Leon Townsite, a subdivision in Galveston County, Texas, according to the map or plat thereof recorded in Volume 8, Page 32, of the Map Records of Galveston County, Texas, said 0.3378 acre tract being more fully described by metes and bounds as follows;

BEGINNING at a capped iron rod "GEOSURV" found for the most northerly corner of the tract herein described, same being the point of intersection of the north right of way line of a 15' alley and the west right of way line of 5th Street (60' R.O.W.);

THENCE N77°41'38"W along and with the north right of way line of said 15' alley, a distance of 109.00' to a capped iron rod "GEOSURV" found for the most westerly corner of the tract herein described, same being the most northerly corner of Lot 24, in said Block 108;

THENCE S12°18'22"S along and with the east line of said Lot 24, a distance of 135.00' to a 3/8" iron rod found for the most northerly corner of the tract herein described and being in the south right of way line of Broadway Street (100' R.O.W.);

THENCE S77°41'38"E along and with the south right of way line of said Broadway Street, a distance of 109.00' to a 3/8" iron rod found for the most easterly corner of the tract herein described and being in the west right of way line of said 5th Street;

THENCE S12°18'22"W along and with the west right of way line of said 5th Street, a distance of 135.00' to the POINT OF BEGINNING of the tract herein described;

Basis of Bearing: Grid North Texas State Plane Coordinate System, NAD83, South Central Zone.

The above subdivision titled the Amending Plat of Lots 25, 26, 27 and 28, in Block 108, of San Leon Townsite, is respectfully approved by the Commissioners' Court of Galveston County, Texas, by order dated June 27, 2022.

Dwight D. Sullivan
Dwight D. Sullivan
County Clerk
Of Galveston County, Texas
By: Brenda Chapman Deputy
Brenda Chapman

I, Dwight Sullivan, County Clerk, Galveston County, Texas, do hereby certify that the within instrument was filed for record in my office
on 14th day 20 22, AT 1:30 O'Clock p. M., and duly recorded
on 20th day 20 22, AT 1:30 O'Clock p. M., under Galveston County Clerk's File No. 2022046315, 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: Brenda Chapman Deputy

I, Michael C. Shannon P.E., LTH, 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
County Engineer

APPROVED for filing, wherein Galveston County assumes no obligation for drainage, streets, roads or making any other improvements in said subdivision.

Honorable Darrel Apffel
Commissioner, Precinct No. 1

Mark Henry
County Judge

2022046315

Owner / Developer:
Diane Cheatham
5035 W. Angelane Dr.
Bellaire, Tx. 77401

Surveyor:
Mike Surveying Services, LLC
2025 25th Avenue North Texas City, TX 77590
Tel: (409) 938-2400 Fax (866) 404-9605
Texas Firm Reg. No. 10018400

This is to certify that I, Robert D. Ellis, a Registered Professional Land Surveyor for the State of Texas have plotted the above subdivision from an actual survey made on the ground, and that all corners have been properly marked.

Robert D. Ellis, RPLS
Tex. Reg. No. 4806

AMENDING PLAT OF
LOTS 25, 26, 27 AND 28, IN BLOCK 108 OF SAN LEON TOWNSITE VOLUME 8, PAGE 32, GALVESTON COUNTY, TEXAS

AND BEING
0.3378 ACRE (14,715 SQ. FT.) OF LAND
CONTAINING
4 LOTS 1 BLOCK

GALVESTON COUNTY, TEXAS
JUNE 07, 2022

0 20 40 80
SCALE 1" = 20'

PROJECT NO. 2040