

HOLT ESTATES A SUBDIVISION OUT OF THE L. M. HITCHCOCK WEST SUBDIVISION

CITY OF HITCHCOCK, COUNTY OF GALVESTON, TEXAS
12 LOTS - 819,0116 SQUARE FEET (18.804 Acres)

Owner: Lonnie Holt
President, Tri-Coast, Inc.
107 North Bayou Drive
Hitchcock, TX. 77563
409-466-3322

Surveyor: Brene Addison
Registered Professional Land Surveyor No. 6598

This is to certify that Joseph Wilburn, Sr., is the owner and holder of First Lien Deed of Trust lien on the property described in warranty deed from Joseph Wilburn, Sr. to Tri-Coast, Inc., Jr. Dated April 14, 2021 under Galveston County Clerk's File No. 2021027136 of the Official Public Records of Real Property of Galveston County, Texas, and that said Joseph Wilburn, Sr. does hereby and in all things subordinate said lien to said HOLT ESTATES, and further confirms that he is the present owner of said lien and has not assigned the same nor any part thereof.

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

Joseph Wilburn, Sr.
P.O. Box 376
Hitchcock, TX. 77563

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

BEFORE ME, the undersigned authority, on this day personally appeared Joseph Wilburn, Sr., known to me to be the person whose name is subscribed to the above and foregoing instrument and acknowledged to me that she executed the same for the purposes and consideration therein expressed 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 _____

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

BEFORE ME, the undersigned authority, on this day personally appeared Lonnie Holt, known to me to be the person whose name is subscribed to the above and foregoing instrument and acknowledged to me that she executed the same for the purposes and consideration therein expressed 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 _____

This is to certify that the City Commission of the City of Hitchcock, Galveston County, Texas, has approved this plat and subdivision of HOLT ESTATES as to conformance with the laws of the State of Texas and the ordinances of the City of Hitchcock and authorize the same to be recorded in the Office of the County Clerk of Galveston County, Texas, this _____ day of _____, 2021.

Randy Strickland
Mayor
City of Hitchcock

Ruth Ann Sorrell
City Secretary
City of Hitchcock

THE STATE OF TEXAS {} KNOW ALL MEN BY THESE PRESENTS
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, instrument # _____, Galveston County records.

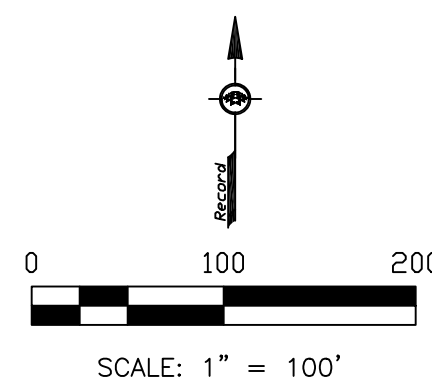
Witness my hand and seal of office, at Galveston, Texas, the day and date last above written

Dwight D. Sullivan, County Clerk
Galveston County, Texas

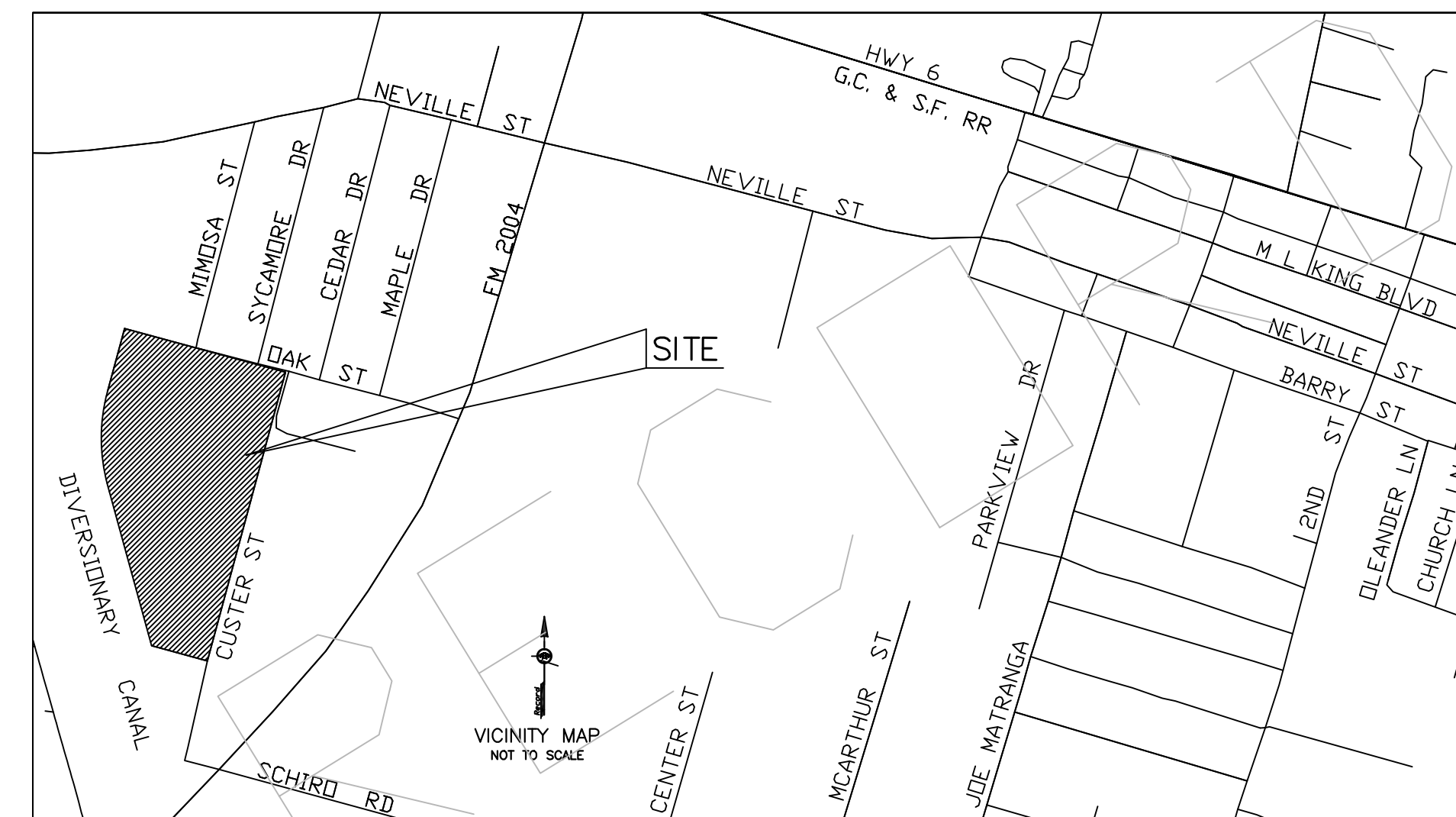
By _____ Deputy

This is to certify that I, Brene Addison, a Registered Professional Land Surveyor for the State of Texas, have plotted the above and foregoing subdivision and replat from an actual survey on the ground and under my direction and that all corners have been, or will be, properly monumented.

Brene Addison
Registered Professional
Land Surveyor No. 6598



TRICON
LAND
SURVEYING, LLC
Mailing: 6341 Stewart Rd. #251
Galveston, TX 77551
409-497-2772
TriconLandSurveying.com
T.B.P.L.S. Firm No. 10194309
TLS #21-0496



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

That I, Lonnie Holt, owner of the property subdivided in the above and foregoing plat of HOLT ESTATES, as evidenced by Deed as recorded in Galveston County Clerk's File No. 2021027136 in the Official Public Records of Real Property of Galveston County, Texas, do hereby make subdivision and replat of said property, according to the lines, lots, and easements as shown hereon, and designate said subdivision as the HOLT ESTATES, do hereby waive any claims for damages occasioned by the establishing of grades or occasioned by the alteration of the surface of any portion of adjacent streets or alleys to conform to such grades, and do hereby bind myself, my successors and assigns to warrant and forever defend the title to the land so dedicated.

FURTHER, I do hereby dedicate for the public utility purposes an unobstructed aerial easement five (5) feet in width from a plane twenty (20) feet above the ground level upward, located adjacent to all public utility easements shown hereon;

FURTHER, I do hereby covenant and agree that all of the parcels of land designated as lost on this plat are intended for the construction of single family residential dwelling units and shall be restricted for same under the terms and conditions of such restrictions filed separately;

FURTHER, I 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, I do hereby covenant and agree that all of the property within the boundaries of this plat shall be restricted to provide that drainage structures under driveways shall have a new drainage opening area of sufficient size to permit the free flow of water without backwater and in no instance have a drainage opening less than one and three quarters (1-3/4) square feet, (24" diameter);

FURTHER, I do hereby dedicate to the public a strip of land twenty feet wide on each side of the centerline of any and all bayous, creeks, gullies, ravines, draws and drainage ditches, located in said subdivision, as easements for drainage purposes, to the City of Hitchcock or any other governmental 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;

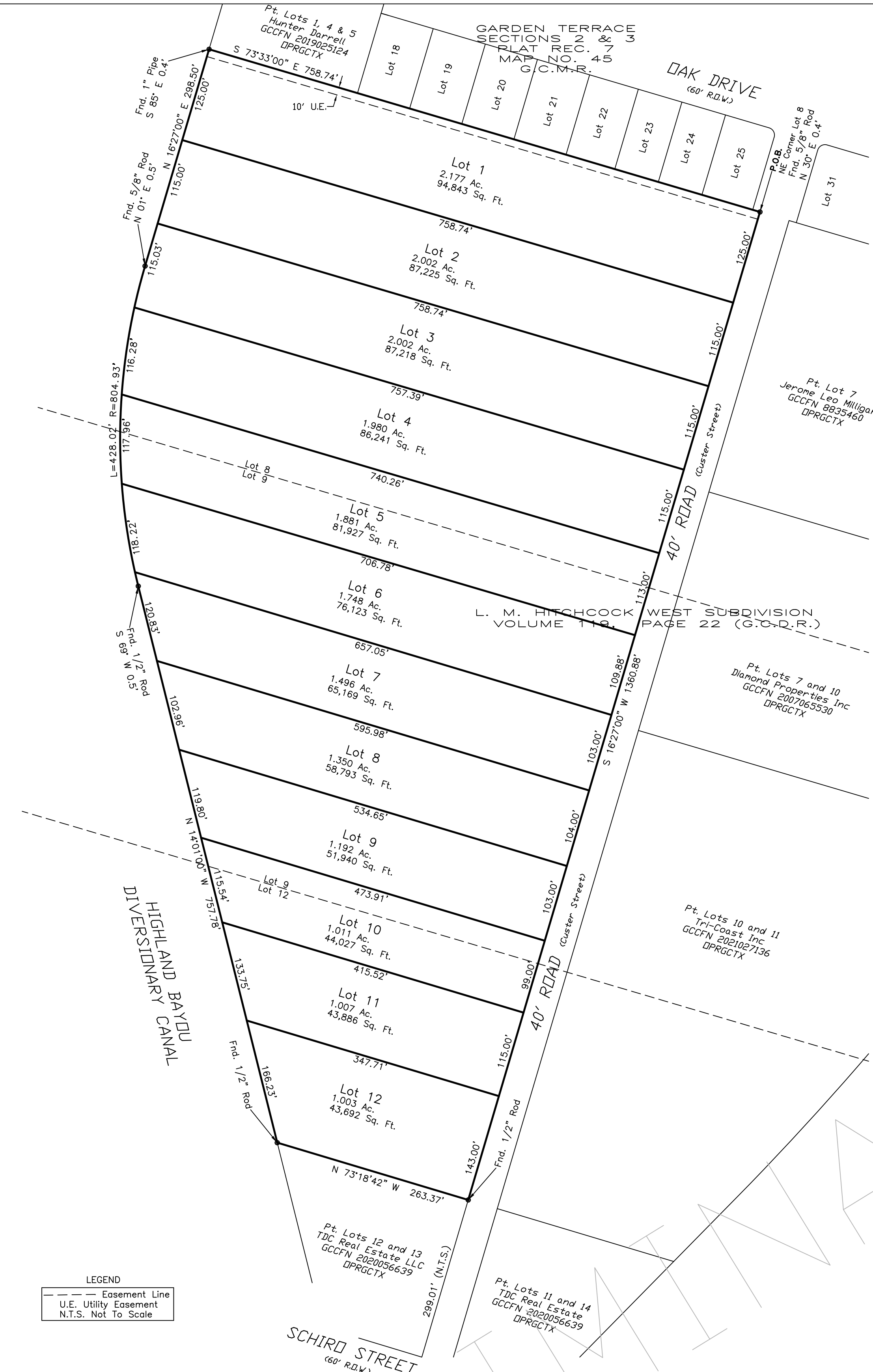
FURTHER, I do hereby covenant and agree that all of the property within the boundaries of this subdivision and adjacent to any drainage easement, ditch, gully, creek or natural drainage way shall hereby be restricted to keep such drainage ways and easements clear of fences, buildings, excessive vegetation, 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 by means of an approved drainage structure.

WITNESS MY HAND this _____ day of _____, 2021

Lonnie Holt
President, Tri-Coast, Inc.

NOTES:

- 1) This herein subdivided tract or parcel of land lies entirely within the incorporated limits of the City of Hitchcock and is subject to the zoning ordinances of the City of Hitchcock.
- 2) This property lies partially within Zone AE (EL 13) and Zone AE (EL 15) and partially within "other flood areas" Zone X as established by the FEMA Flood Insurance Rate Map No. 48167C0385G, dated August 15, 2019.
- 3) All easements on lot lines are centered unless otherwise shown.
- 4) No owner of the land subject to any 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 may cross over the easement with a paved driveway/parking lot under the following conditions: the driveway shall be jointed at the boundary line of the easement to limit the amount of paving that must be removed to provide access and there shall be no obligation of the City to replace/repair any paving removed in the exercise of this easement.
- 5) The drainage system for this property shall be designed to meet the requirement of the City of Hitchcock and the Galveston County drainage criteria manual.
- 6) 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.
- 7) 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 offset from an intersection and any existing driveways or proposed driveways shall conform to the City of Hitchcock Standards.
- 8) This plat was prepared to meet City of Hitchcock and Galveston County requirements.
- 9) This plat was prepared from information furnished by South Land Title GF No. TP2185203 effective June 29, 2021. The surveyor has not abstracted the above property.
- 10) There are no pipelines or pipeline easements within the limits of the subdivision.
- 11) Wood shingles are hereby prohibited within this subdivision.
- 12) The minimum Finish Floor elevation shall be 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.



PROPERTY DESCRIPTION:

Survey of that certain tract or parcel of land out of Lots 8, 9 and 12 of L. M. HITCHCOCK WEST SUBDIVISION, a subdivision in Galveston County, Texas, according to the map or plat thereof recorded in Volume 119, Page 22 in the Office of the County Clerk of Galveston County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at the Northeast corner of said Lot 8, same being the Northeast corner of the herein described tract, a found 5/8 inch rod bearing N 30° E a distance of 0.4 feet;

THENCE South 16° 27' 00" West along the East line of said Lot 8 and with the West right-of-way line of Custer Street (40' R.O.W.) a distance of 1360.83 feet to the Southeast corner of the herein described tract, a found 1/2 inch rod;

THENCE North 73° 18' 42" West a distance of 263.37 feet to the Northeasterly line of the Highland Bayou Diversionary Canal, being the Southwest corner of the herein described tract, a found 1/2 inch rod;

THENCE North 14° 01' 00" West along the Northeasterly line of said Highland Bayou Diversionary Canal a distance of 757.78 feet to a point for curvature to the right, a found 1/2 inch rod bearing S 69° W a distance of 0.5 feet;

THENCE in a Northerly direction along a curve to the right having a radius of 804.93 feet, a chord bearing of North 12° 59' 00" East, a chord length of 422.99 and a distance of 428.02 feet to a point of tangency, a found 5/8 inch rod bearing N 01° E a distance of 0.5 feet;

THENCE North 16° 27' 00" East along the Northeasterly line of said Highland Bayou Diversionary Canal a distance of 298.50 feet to the Northwest corner of the herein described tract, a found 1 inch pipe bearing S 85° E 0.4 feet;

THENCE South 73° 33' 00" East along the North line of said Lot 8 and with the South line of Garden Terrace, a subdivision in Galveston County, Texas, according to the map or plat thereof recorded in Volume 254-A, Page 75 and transferred to Plat Record 7, Map No. 41, in the Office of the County Clerk of Galveston County, Texas, a distance of 758.74 feet to the PLACE OF BEGINNING, and containing 18.804 acres (819,116 square feet) of land, more or less.

LEGEND
--- Easement Line
--- U.E. Utility Easement
--- N.T.S. Not To Scale