STATE OF TEXAS
COUNTY OF GALVESTON

WE, YEGUA CREEK LAND AND CATTLE, LLC, A TEXAS 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 AKOKISA WAY IN THE I & GN RR COMPANY SURVEY, SECTION 18 A-612, ALSO BEING OUT OF LOTS D, E, AND PART OF F, IN LOT 2, BLOCK 78, OF THE ANGELL RUNGE ADDITION TO ARCADIA AS RECORDED IN VOLUME 91, PAGE 216-217 OF THE MAP RECORDS OF 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, 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 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 SO 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 ABUTTING PROPERTY SHALL NOT BE PERMITTED TO DRAIN DIRECTLY INTO THIS EASEMENT EXCEPT BY MEANS OF AN APPROVED DRAINAGE STRUCTURE.

IN TESTIMONY WHEREOF, THAT YEGUA CREEK LAND AND CATTLE, LLC, A TEXAS LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY BRODRICK LEONARD NORMAN, ITS MANAGING MEMBER, THIS _____DAY OF _____, 20_____.

YEGUA CREEK LAND AND CATTLE, LLC
A TEXAS LIMITED LIABILITY COMPANY

_____
BRODRICK LEONARD NORMAN, MANAGING MEMBER

STATE OF TEXAS
COUNTY OF _____

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED BRODRICK LEONARD NORMAN, MANAGING MEMBER OF YEGUA CREEK LAND AND CATTLE, 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 THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN SET FORTH. GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY _____, 20_____.

_____
NOTARY PUBLIC IN AND FOR _____
MY COMMISSION EXPIRES ON _____

I, RICHARD FUSSELL, 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 EIGHTS (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.

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 MAKING ANY OTHER IMPROVEMENTS IN SAID SUBDIVISION.

_____
JOE GIUSTI
COMMISSIONER, PRECINCT NO. 2

_____
MARK HENRY
COUNTY JUDGE

THE ABOVE SUBDIVISION TITLED AKOKISA WAY AS MAPPED, APPROVED BY THE COMMISSIONERS' COURT OF GALVESTON COUNTY, TEXAS BY ORDER OF _____, 20_____.

_____
DWIGHT D. SULLIVAN
COUNTY CLERK
GALVESTON COUNTY, TEXAS

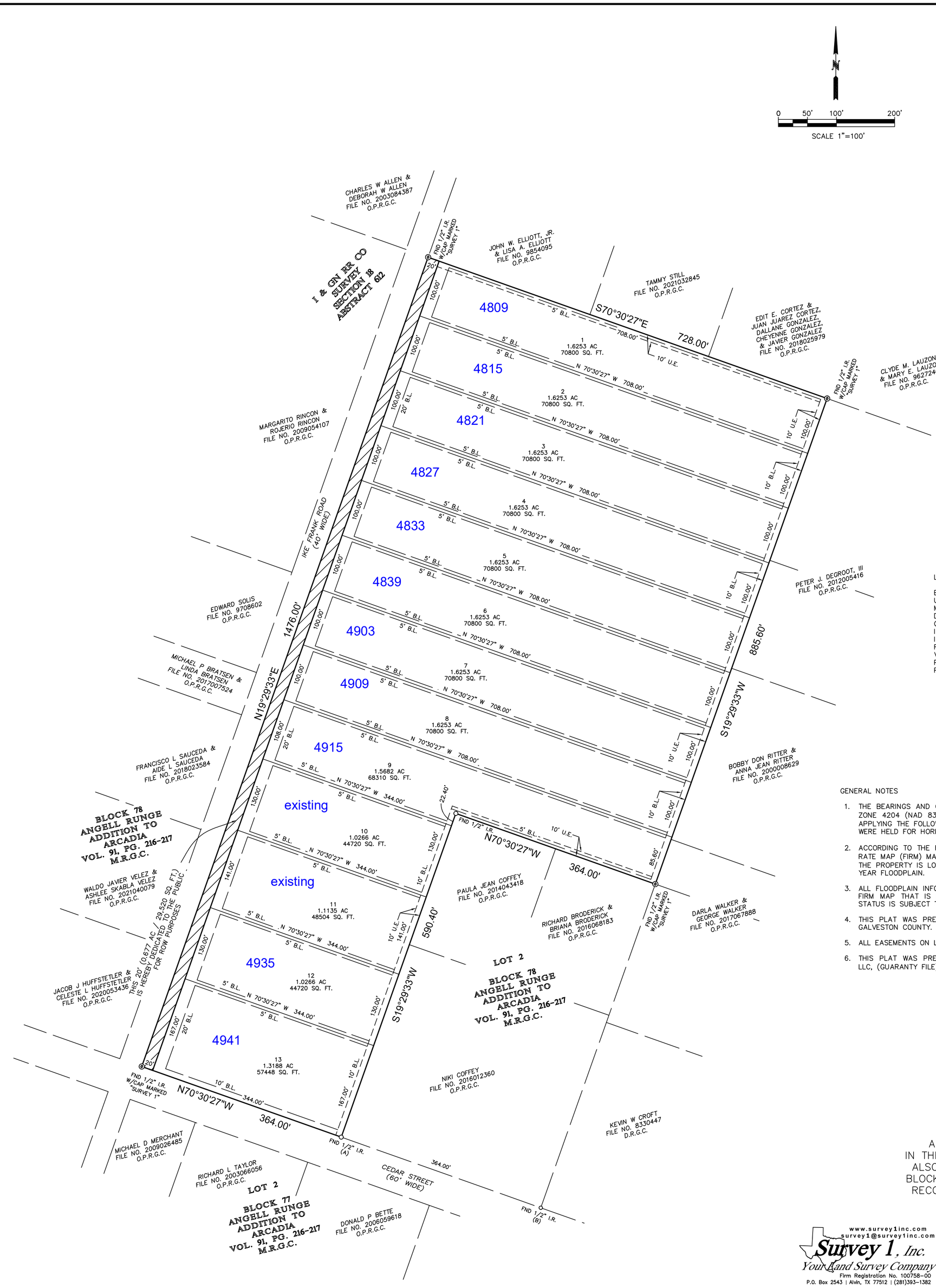
BY: _____
DEPUTY

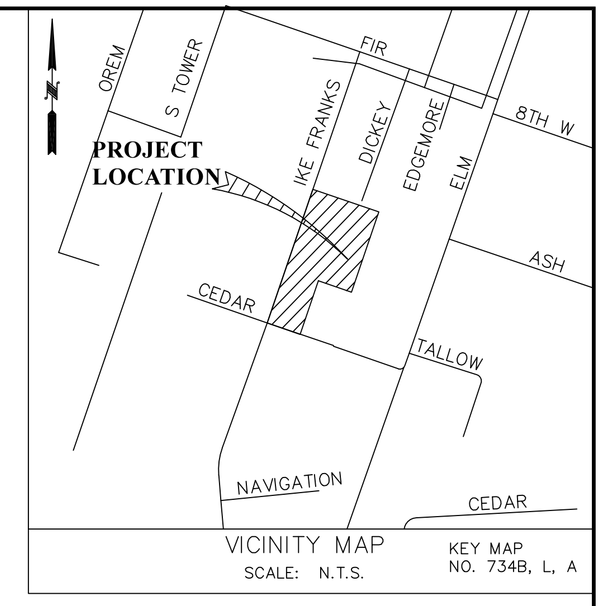
I, DWIGHT D. SULLIVAN, COUNTY CLERK, GALVESTON COUNTY, TEXAS DO HEREBY CERTIFY THAT THE WRITTEN INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE ON _____, 20____, AT ___ O'CLOCK ____M. AND DULY RECORDED ON _____ 20____, AT ___ O'CLOCK ____M. IN DOCUMENT NUMBER _____
GALVESTON COUNTY MAP RECORDS.

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





VICINITY MAP
SCALE: N.T.S.

KEY MAP
NO. 734B, L, A

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
⊕	=	SET 1/2" IR W/CAP MARKED "SURVEY 1"

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 0.99986654947642. POINTS (A) & (B) WERE HELD FOR HORIZONTAL CONTROL.
2. ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) MAP NO. 48167C 0220G 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. ALL FLOODPLAIN INFORMATION NOTED IN THE PLAT REFLECTS THE STATUS PER THE FEMA FIRM MAP THAT IS EFFECTIVE AT THE TIME THAT THE PLAT IS RECORDED. FLOODPLAIN STATUS IS SUBJECT TO CHANGE AS FEMA FIRM MAPS ARE UPDATED.
4. THIS PLAT WAS PREPARED TO MEET THE REQUIREMENTS OF THE STATE OF TEXAS AND GALVESTON COUNTY.
5. ALL EASEMENTS ON LOT LINES ARE CENTERED UNLESS OTHERWISE SHOWN.
6. THIS PLAT WAS PREPARED FROM INFORMATION PROVIDED BY ROBERTSON COUNTY TITLE, LLC, (GUARANTY FILE) G.F. NO. 14658, EFFECTIVE DATE OCTOBER 24, 2021.

AKOKISA WAY

A SUBDIVISION OF 19.7343 ACRES (859,624 SQ. FT.) IN THE I&GN RR COMPANY SURVEY, SECTION 18, A-612, ALSO BEING LOTS D,E AND PART OF LOT F, IN LOT 2, BLOCK 78, OF ANGELL RUNGE ADDITION TO ARCADIA AS RECORDED IN VOLUME 91, PAGE 216-217 IN THE MAP RECORDS OF GALVESTON COUNTY, TEXAS

1 BLOCK 10 LOTS
JANUARY 18, 2022

OWNER:
YEGUA CREEK LAND AND CATTLE, LLC
A TEXAS LIMITED LIABILITY COMPANY
133 N. FRIENDSWOOD DR # 202
FRIENDSWOOD, TX 77546
908-347-2030

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

PROJECT NO. 11-105354-21