

STATE OF TEXAS
COUNTY OF GALVESTON

We, GS INVESTORS, LLC acting by and through Mark Gilliam being President of GS INVESTORS, LLC, owner (or owners) hereinafter referred to as Owners (whether one or more) of the 5.0000 Acre tract described in the above and foregoing map of GILLIAM PLACE, 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 (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, draws, 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.

IN TESTIMONY WHEREOF, the GS INVESTORS, LLC has caused these presents to be signed by Mark Gilliam, its President, thereunto authorized, and its common seal hereunto affixed this 17th day of November, 2022.

GS INVESTORS, LLC.

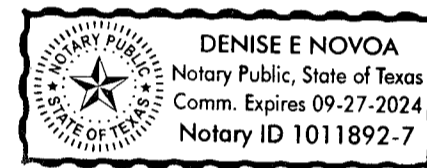
By: *Mark Gilliam*
Mark Gilliam

STATE OF TEXAS
COUNTY OF GALVESTON

BEFORE ME, the undersigned authority, on this day personally appeared Mark Gilliam, known to me to be the person(s) whose name(s) are subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 17th day of November, 2022.

By: *Denise E. Novoa*
Notary Public in and for the State of Texas
Denise E. Novoa



My Commission expires: 9/27/2024

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 January 9th, 2023 at 2:19 O'Clock P.M. and duly recorded on January 9th, 2023 at 2:19 O'Clock P.M. in Instrument Number 2023001262, 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: *Anneth Garcia* Deputy

STATE OF TEXAS
COUNTY OF GALVESTON

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

By: *Darrell A. Miller* Commissioner, Precinct No. 1
By: *Mark Henry* County Judge

The above subdivision titled GILLIAM PLACE as mapped, approved by the Commissioners' Court of Galveston County, Texas, by order dated December 23, 2022.

Dwight D. Sullivan, County Clerk,
Galveston County, Texas

By: *Brandy Chapman* Deputy
Brandy Chapman

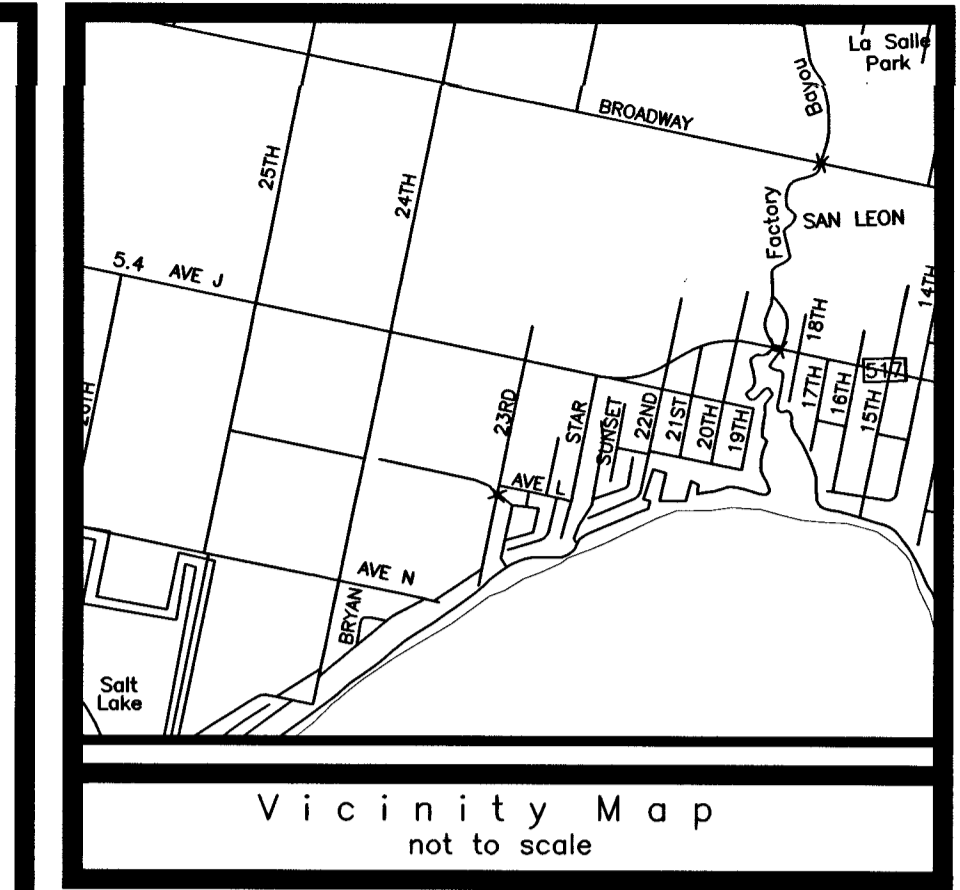
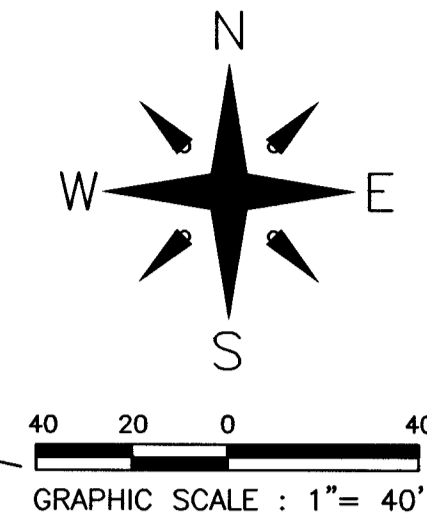
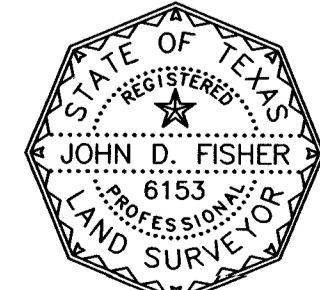
I, JOHN D. FISHER, am authorized (or registered) under the laws of the State of Texas to practice the profession of surveying and hereby certify that the above subdivision is true and correct; was prepared from an actual survey of the property made under my supervision on the ground; that all boundary corners, angle points, points or curvature and other points of reference have been marked with iron (or other suitable permanent metal) pipes or rods having an outside diameter of not less than three quarter (3/4) inch and a length of not less than three (3) feet; and that the plot boundary corners have been tied to the nearest survey corner.

By: *John D. Fisher*
John D. Fisher
Texas Registration No. 6153

I, Michael C. Shannon, 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.

By: *Michael C. Shannon*
Michael C. Shannon, P.E., CFM
County Engineer

2023001262



- LEGEND:
- A.E. - Unobstructed Aerial Easement
 - B.L. - Building Line
 - B.K. - Book
 - P.G. - Page
 - P.R. - Plat Record
 - U.E. - Utility Easement
 - D.R.G.C.T. - Deed Records, Galveston County, Texas
 - G.C.C.F. - Galveston County Clerks File
 - M.R.G.C.T. - Map Records, Galveston County, Texas
- NOTES:
- ALL BEARINGS SHOWN ARE REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (4204) NAD 83 PER FOUND MONUMENTS & GPS OBSERVATIONS.
 - THE COORDINATES SHOWN HEREON ARE BASED ON NAD 83 HORIZONTAL DATUM PROJECTION ZONE TEXAS SOUTH CENTRAL 4204 & CAN BE CONVERTED TO SURFACE BY APPLYING THE COMBINED SCALE FACTOR OF 0.99987042.

I, Barry McMahon, Allegiance Bank, owner and holder of a liens filed on April 7, 2022 against the property described in the plat known as GILLIAM PLACE, said liens being evidenced by instrument of record in Galveston County Clerk File No. 2022024839, Galveston County, Texas; said note being additionally secured by Deed of Trust of even date therewith in favor of Ramon A. Vitulli, III, Trustee, and all terms, conditions and stipulations contained therein, including any additional indebtedness secured thereby, by instruments filed for record under Galveston County Clerk's File Nos. 2022024839 and 2022024840 hereby in all things subordinate our interest in said property to the purposes and effects of said plat and the dedications and restrictions shown herein to said subdivision plat and I hereby confirm that I am the present owner of said liens and have not assigned the same nor any part thereof.

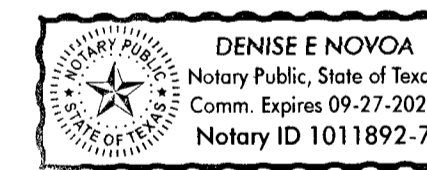
By: *Barry McMahon*
Barry McMahon
Allegiance Bank

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared Barry McMahon, known to me to be the person whose name are subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 17th day of November, 2022.

By: *Denise E. Novoa*
Notary Public in and for the State of Texas
Denise E. Novoa



My Commission expires: 9/27/2024

GILLIAM PLACE
5.0000 ACRE TRACT OF LAND LOCATED IN THE AMOS EDWARDS SURVEY, ABSTRACT NO 10, BEING A REPLAT OF LOT 4, BLOCK 50, OF SAN LEON HOME TRACTS, A SUBDIVISION IN GALVESTON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT RECORD 17, MAP NUMBER 119 OF THE MAP RECORDS OF GALVESTON COUNTY, TEXAS.

9 LOTS, 1 RESERVE

Prepared By: *TLM*
Surveyor: **MONUMENT SURVEYS, LLC**
FIRM NO. 10194694
14511 Old Katy Rd
Suite 230
Houston, TX 77079
713-562-8570