

NOTES:

- 1.) This property lies in Zone "X", defined by FEMA as areas of 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile, Community-Panel Number 48167C0240C, with effective date of August 15, 2019.
- 2.) The herein subdivided tract or parcel of land lies within the Santa Fe Independent School District.
- 3.) All of the property in the foregoing plat is within the boundaries of the City of Santa Fe.
- 4.) All lot drainage will be Type A, lot drains from back to front, unless otherwise approved by the Galveston County Drainage District No. 1 or the City of Santa Fe and shown on the approved drainage plan.
- 5.) All corners are 1/2 inch rod with cap stamped "High Tide Surveying" set, unless otherwise noted.
- 6.) This property is zoned AR (Agricultural/Residential District).
- 7.) Set Backs shown per current City of Santa Fe zoning ordinance for Agricultural/Residential District.
- 8.) No proposed development within the platted boundary shall impede the natural flow of surface runoff from adjacent lands, nor cause flooding on adjacent properties.
- 9.) Bearings based on Monumentation of the Westerly line of Outlot 89.

Approved by the GALVESTON COUNTY DRAINAGE DISTRICT No.1

Date: _____
 Dennis Wagner Sr.
 Chairman of Commissioners Position 1

Date: _____
 D. W. "Wally" Wostal Jr.
 Secretary/Treasurer of Commissioners Position 2

Date: _____
 Keith Austin
 Commissioner Position 3

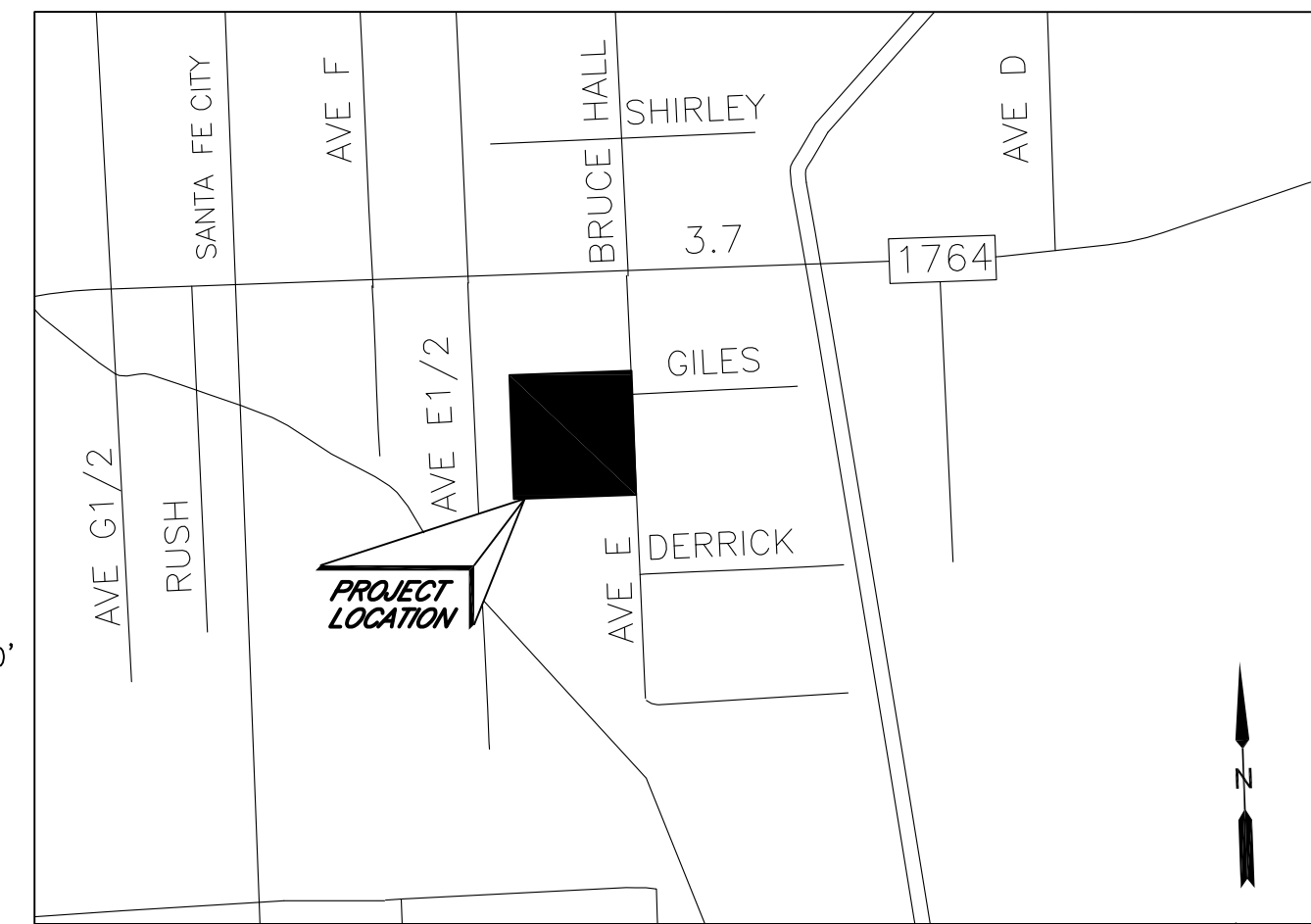
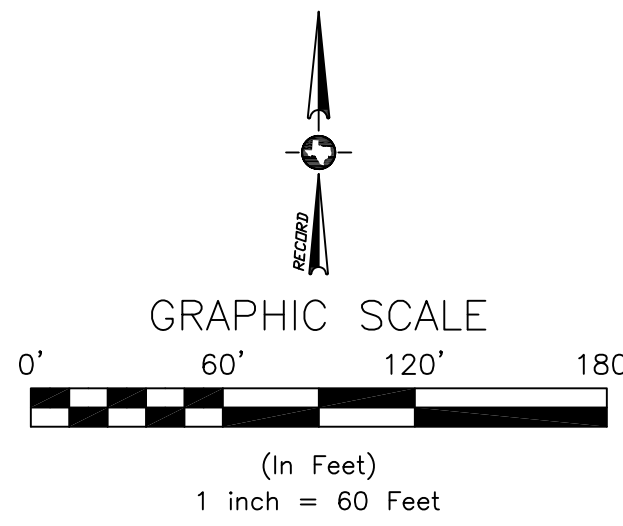
The above signatures are valid for one year only. If construction has not commenced in that time, re-approval by the DISTRICT is required.

GALVESTON COUNTY DISTRICT No.1 NOTES:

- 1.) Buildings, fences or other structures shall not be erected in DISTRICT rights-of-way or drainage easements.
- 2.) The detention/drainage facilities are to be maintained by the property owner(s).
- 3.) No building permit shall be issued for any lot within this subdivision until a drainage plan has been approved by GALVESTON CO. DRAINAGE DISTRICT No.1 for approval.
- 4.) Additional drainage easements may be required at the time a drainage plan is submitted to GALVESTON CO. DRAINAGE DISTRICT No.1 for approval.
- 5.) Plantings, flower beds, other landscaping, or fill materials are not permitted inside lot drainage or detention easements.

ABBREVIATIONS

B.L.	Building Line
Fnd.	Found
GCDR	Galveston County Deed Records
GCMR	Galveston County Map Records
P.O.B.	Point of Beginning
P.O.C.	Point of Commencement
R.O.W.	Right of Way



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

THAT WE, Bilmar Homes, LLC, a Texas limited liability company, being represented by its owner Bill Pittman, herein referred to as the Owner of the property subdivided in the above and foregoing minor plat of **PITTMAN SUBDIVISION No. 3**, being a tract of land containing 9.848 acres (429,000 square feet), being the West 650.00 feet of Outlot Eighty-Nine (89), of ALTA LOMA OUTLOTS, a subdivision in Galveston County, Texas, according to the map or plat thereof recorded in Volume 113, Page 9 and transferred to Plat Record 10, Map No. 21, both of the Map Records in the Office of the County Clerk of Galveston County, Texas, does hereby make and establish said Subdivision according to the lines, lots building lines, streets, and notations thereon shown and designate said Subdivision as **PITTMAN SUBDIVISION No. 3**, in the City of Santa Fe, Galveston County, Texas.

FURTHER, WE, the undersigned, do hereby dedicate to the use of the public forever all streets, alleys, parks, watercourses, drains, easements, and public places shown on this plat for the purpose and consideration therein expressed.

FURTHER, in accordance with the Subdivision Ordinance of the City of Santa Fe, Texas, in consideration of the approval of **PITTMAN SUBDIVISION No. 3**, WE, the undersigned, do hereby waive any and all claims for damages against the City of Santa Fe, Galveston County, Texas, occasioned by the establishment of grades or the alteration of the surface of any part of existing streets and alleys to conform to the grades established in the above named subdivision.

FURTHER, I, the undersigned, do hereby certify that this plat does not attempt to amend or remove any covenants or restrictions.

WITNESS my hand in the County of _____, Texas, this _____ day of _____, 2024.

Bill Pittman -- Owner
 Bilmar Homes, LLC

THE STATE OF TEXAS
 COUNTY OF GALVESTON

Before me, the undersigned authority, a Notary Public, on this day personally appeared Bill Pittman, owner, known to me to be the person whose name is subscribed to the above and foregoing instrument and acknowledged to me that he executed the same for the purposes expressed therein and in the capacity therein and herein set forth.

WITNESS MY HAND AND SEAL OF OFFICE this ___ day of _____, 2024.

Notary Public for the
 State of Texas
 My Commission Expires: _____

PROPERTY DESCRIPTION:

A 9.848 acre tract of land, being the West 650.00 feet of Outlot Eighty-Nine (89), of **ALTA LOMA OUTLOTS**, a subdivision in Galveston County, Texas, according to the map or plat thereof recorded in Volume 113, Page 9 and transferred to Plat Record 10, Map No. 21, both of the Map Records in the Office of the County Clerk of Galveston County, Texas, and being more particularly described by metes and bounds as follows:

COMMENCING from the Southeast corner of said Outlot 89, of ALTA LOMA OUTLOTS, same being the Northeast corner of Outlot 90, of said ALTA LOMA OUTLOTS;

THENCE West, along the South line of said Outlot 89, of ALTA LOMA OUTLOTS, a distance of 10.00 feet to a 1/2 inch rod set at the Northeast corner of a 3.693 acre tract, conveyed to James T. McClellan according to deed recorded in Clerk's File No. 2020040393 of the Deed Records in the Office of the County Clerk of Galveston County, Texas, and the POINT OF BEGINNING of the herein described tract;

THENCE continuing West, along the South line of said Outlot 89, of ALTA LOMA OUTLOTS, a distance of 650.00 feet to a 1/2 inch rod set at the Northwest corner of said 3.693 acre tract, same being the common corner of Outlots 89, 90, 118, and 119, of said ALTA LOMA OUTLOTS, said point also lying in the East line of Lot 30, of WHISPERING WINDS SUBDIVISION, an unrecorded subdivision in Galveston County, Texas;

THENCE North, along the East line of said WHISPERING WINDS SUBDIVISION, same being the West line of said Outlot 89, of ALTA LOMA OUTLOTS, a distance of 660.00 feet to a 1 inch pipe found at the Southwest corner of a called 3.609 acre tract, conveyed to James R. Gunnett according to deed recorded in Clerk's File No. 2013028948 of the Deed Records in the Office of the County Clerk of Galveston County, Texas, same being the common corner of Outlots 88, 89, 119 and 120, of said ALTA LOMA OUTLOTS, said point also lying in the East line of Lot 25, of said WHISPERING WINDS SUBDIVISION;

THENCE East, along the North line of said Outlot 89, of ALTA LOMA OUTLOTS, a distance of 650.00 feet to a 1/2 inch rod set at the Southeast corner of a 0.998 acre tract, conveyed to Russell W. Schroeder according to deed recorded in Clerk's File No. 2020055346 of the Deed Records in the Office of the County Clerk of Galveston County, Texas, said point also lying 10.00 feet to the West of the Northeast corner of said Outlot 89, of ALTA LOMA OUTLOTS, same being the Southeast corner of said Outlot 88, of ALTA LOMA OUTLOTS;

THENCE South, parallel with the East line of said Outlot 89, of ALTA LOMA OUTLOTS, a distance of 650.00 feet to the POINT OF BEGINNING of the herein described tract, and containing 9.848 acres (429,000 square feet) of land, more or less.

CITY OF SANTA FE

Approved this _____ day of _____, 2024, as a minor plat, by the Development Officer of the City of Santa Fe, Texas, and authorized by the City of Santa Fe Code, and Section 212.0065 of the Texas Local Government Code.

By: _____
 Development Officer
 S.R. Burgess CBO/CFM

THE STATE OF TEXAS * * *
 COUNTY OF GALVESTON * *

I, Dwight Sullivan, County Clerk, Galveston County, Texas, do hereby certify that this written instrument was filed for record in my office on _____, 2024, at _____ o'clock, _____, and duly recorded on _____, 2024, at _____ o'clock, _____, in Document Number _____, 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: _____, Deputy

PITTMAN SUBDIVISION No. 3

BEING A MINOR PLAT OF A 9.848 ACRE TRACT OF LAND, BEING THE WEST 650.00 FEET OF OUTLOT EIGHTY-NINE (89), OF ALTA LOMA OUTLOTS, A SUBDIVISION IN GALVESTON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 113, PAGE 9 AND TRANSFERRED TO PLAT RECORD 10, MAP NO. 21, BOTH OF THE MAP RECORDS IN THE OFFICE OF THE COUNTY CLERK OF GALVESTON COUNTY, TEXAS.

CITY OF SANTA FE
 GALVESTON COUNTY, TEXAS

JULY, 2024

4 LOTS, 1 BLOCK, 9.848 ACRES

SFD# _____

OWNER:
 Bilmar Homes, LLC,
 4225 FM 646, Suite 100,
 Santa Fe, Texas 77510

SURVEYOR:
 High Tide Land Surveying LLC,
 200 Houston Ave., Suite B
 League City, Texas 77573
 281-554-7739



LEAGUE CITY OFFICE
 Registration Number: 10194549
 (281) 554-7739 www.hightidesurveying.com
 200 HOUSTON AVE, SUITE B | LEAGUE CITY, TX 77573
 Mailing | P.O. BOX 10142 | GALVESTON, TX 77552

KNOW ALL MEN BY THESE PRESENTS:

That I, STEPHEN C. BLASKEY, do hereby certify that I made an actual and accurate survey of the platted land, and that the corner monuments shown on the foregoing plat were properly placed under my personal supervision, in accordance with the Subdivision and Development Ordinance of the City of Santa Fe, Texas.

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

Stephen C. Blaskey
 Registered Professional
 Land Surveyor No. 5856

SURVEY DATE: JUNE 20, 2024
 FILE No.: 1095-0000-0089-000
 DRAFTING: RWB
 JOB No.: 24-0225