

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

We, The Estate of Sunny Wilkens Ernst, Deceased, being represented by Robert C. Ernst Jr., the Independent Executor, herein referred to as Owners of the 28.567 acre tract described in the foregoing map of the **AVENUE ACRES**, 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, Owner does 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 alley or any drainage ditch, either directly or indirectly.

FURTHER, Owner does hereby dedicate to the public a strip of land thirty (30') feet 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 and labeled as Bulkhead Building Line and Wetland Building Line on the attached plat, 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, Owner does 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 ways shall hereby be restricted to keep such drainage ways and easements clear of fences, buildings, planting and other obstructions to the operation and maintenance of the drainage facility and that such property abutting shall not be permitted to drain directly into this easement except by means of an approved drainage structure.

FURTHER, Owner does hereby covenant and agree that all of the property within the boundaries of this plat shall be restricted to provide that drainage structures under private driveways shall have a net drainage area of sufficient size to permit the free flow of water without backwater and in no instance have a drainage opening of less than one and three quarters (1-3/4) square feet (18" diameter) with culverts and bridges to the provided for all private driveways or walkways crossing such drainage facilities.

FURTHER, Owner does hereby covenant and agree that those streets located within the boundaries of this plat are always available for the general use of said owners and to the public for firemen, fire fighting equipment, police and other emergency vehicles of whatever nature at all times.

FURTHER, Owner certifies and covenant that they have complied with or will comply with the existing Galveston County regulations heretofore on file with the Galveston County Engineer and adopted by the Commissioners' Court of Galveston County.

FURTHER, Owner hereby certifies and that this plat does not attempt to alter, amend or remove any covenants or restrictions; we further certify that no portion of the preceding plat was limited by deed restriction to residential use for not more than two (2) residential units per lot.

WITNESS my hand in the County of _____, Texas, this _____ day of _____, 2023.

Robert C. Ernst Jr.,
Independent Executor
of the Estate of
Sunny Wilkens Ernst, Deceased

THE STATE OF TEXAS
COUNTY OF DALLAS

Before me, the undersigned authority, a Notary Public, on this day personally appeared Robert Ernst Jr., 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 _____, 2023.

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

This is to certify that I, Stephen C. Blaskey, a Registered Professional Land Surveyor for the State of Texas, Registration #5856, have plotted the above and foregoing subdivision from an actual survey made on the ground and under my direction; that this plat accurately represents the facts as found by that survey made by me, and; that all corners have been, or will be, properly monumented.

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 5856

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 _____, 2023, at ___ o'clock, _____, and duly recorded on _____, 2023, at ___ o'clock, _____, m., 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

I, Michael C. Shannon, P.E., CPM, 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.

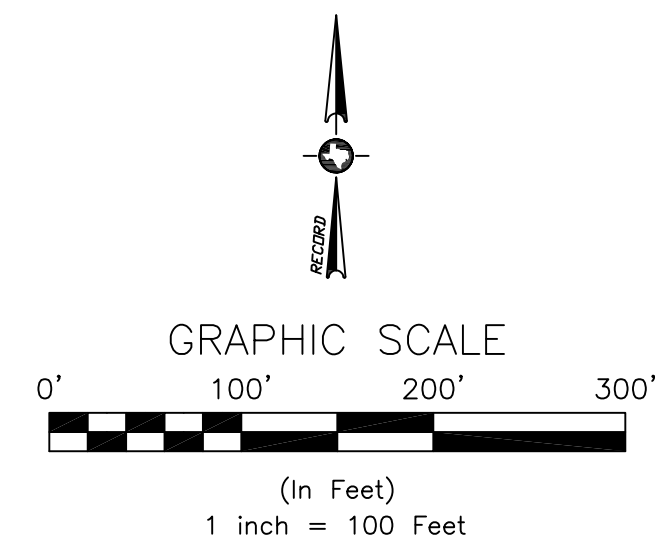
Honorable Joe Giusti
Commissioner, Precinct No. 2

Mark Henry
County Judge

The above subdivision titled **AVENUE ACRES** as mapped, approved by the Commissioners' Court of Galveston County, Texas, by order dated _____, 2023

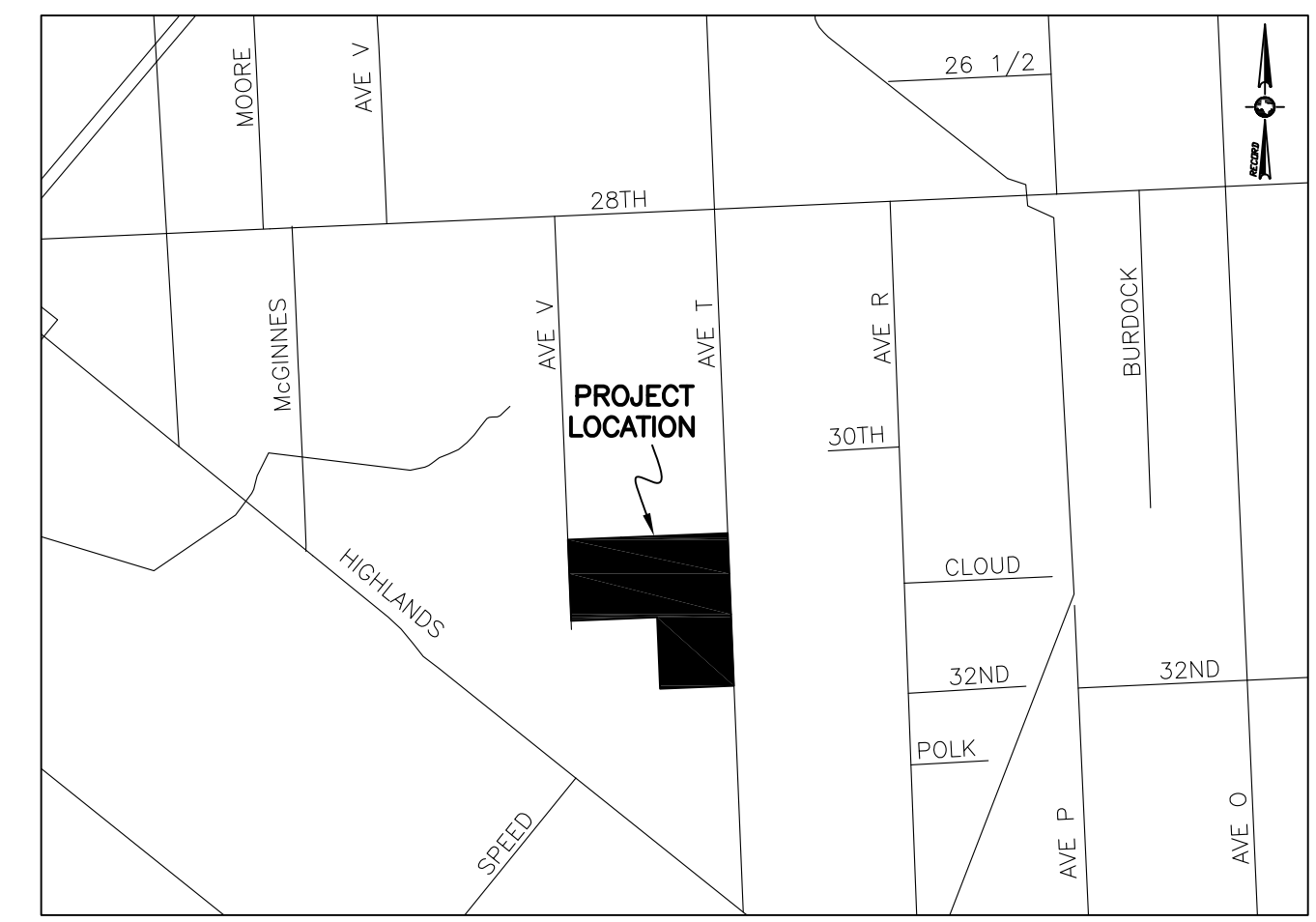
By: Sign _____

Name _____
County Clerk Deputy



LEGEND

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



VICINITY MAP
SCALE : 1" = 1,500'

METES AND BOUNDS:

Survey of a 28.567 acre portion of Outlot 401, of **ALTA LOMA**, a subdivision in Galveston County, Texas, according to the map or plat thereof recorded in Volume 119, Page 9, 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 at a 4 inch pipe found at the Southeast corner of said Outlot 401, said point lying at the intersection of the West line of Avenue T, being a 40 foot right-of-way with the North line of 32nd Street, being a 40 foot right-of-way (not open);

THENCE North along the East line of said Outlot 401, same being the West line of said Avenue T, a distance of 60.00 feet to a found 1/2 inch rod and the POINT OF BEGINNING of the herein described tract;

THENCE West over and across said Outlot 401, a distance 610.11 feet to a point for corner and a found 1/2 inch rod;

THENCE North continuing over and across said Outlot 401, a distance of 590.00 feet to a point for corner and a found 4 inch pipe;

THENCE West continuing over and across said Outlot 401, a distance of 709.89 feet to 1/2 inch rod set in the West line of said Outlot 401, same being the East line of Avenue V, being a 40 foot right-of-way;

THENCE North along the West line of said Outlot 401, same being the East line of said Avenue V, a distance of 670.00 feet to a set 1/2 inch rod at the Northwest corner of said Outlot 401;

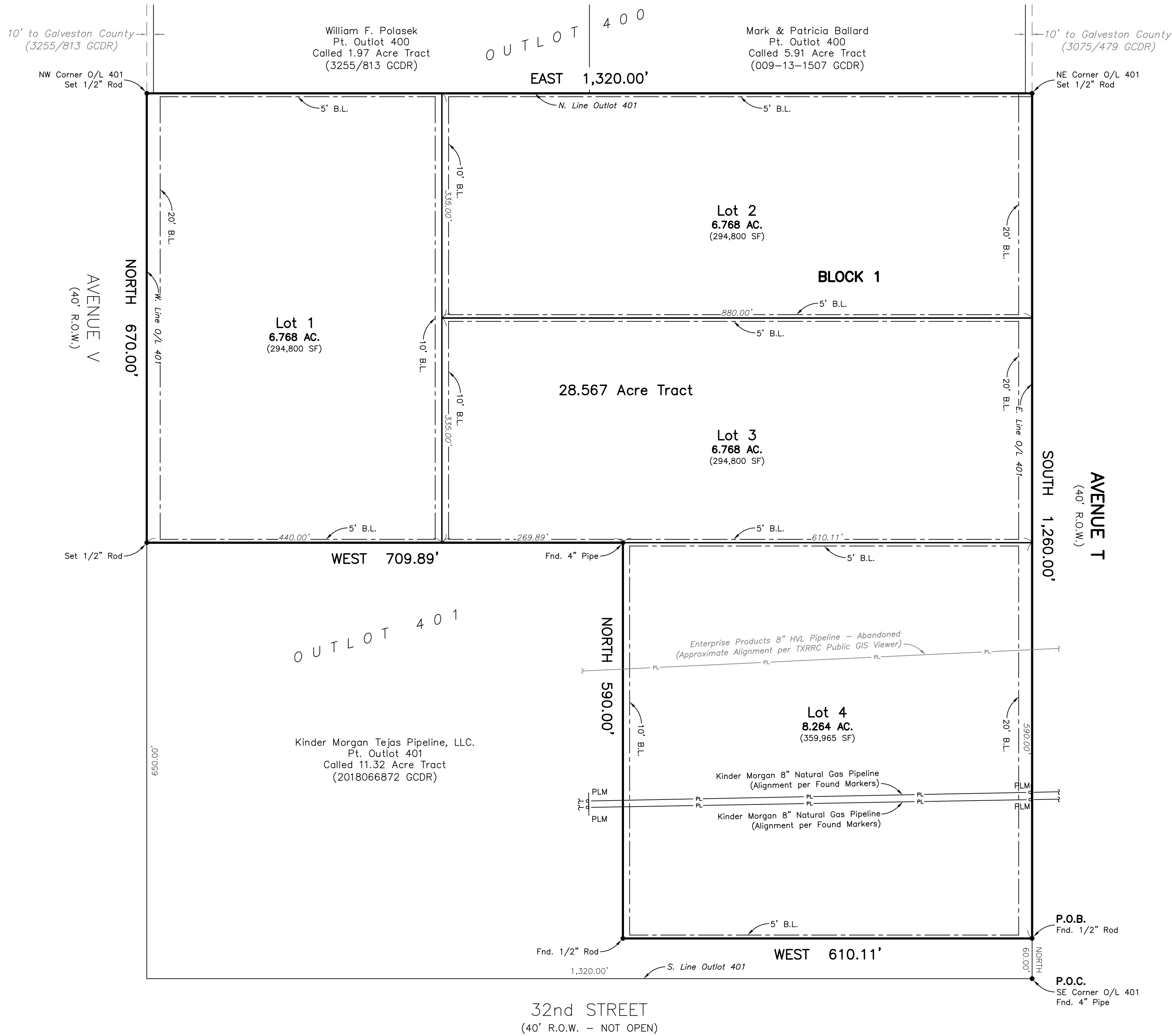
THENCE East along the North line of Outlot 401, a distance of 1,320.00 feet to a set 1/2 inch at the Northeast corner of said Outlot 401, said point also lying in the West line of said Avenue T;

THENCE South along the East line of said Outlot 401, same being the West line of said Avenue T, a distance of 1,260.00 feet to the POINT OF BEGINNING of the herein described tract, and containing 28.567 acres (1,244,365 square feet) of land, more or less.

I hereby certify that on the below date, the herein described property, together with improvements located thereon, was surveyed on the ground and under my direction, and that this map, together with dimensions as shown hereon, accurately represents the facts as found on the ground this date.

NOTES:

- 1.) This property does not lie within the 100 Year Flood Plain according to FIRM Panel No. 48167C0380G, dated August 15, 2019, as established by the Federal Emergency Management Agency.
- 2.) Owners shall comply with the current Galveston County culvert regulations and stipulations.
- 3.) Bearings based on Monumentation of the West R.O.W. line of Avenue T.
- 4.) The Coordinates, Bearings and Distances shown are based on the Texas State Coordinate System of 1983, South Central Zone, and are referenced to N.G.S. Monument HGCS D 57 (AWS499). All units are expressed in U.S. Survey Feet.



AVENUE ACRES

A SUBDIVISION OF 28.567 ACRES OF LAND
BEING A REPLAT OF PART OF OUTLOT 401, OF
ALTA LOMA OUTLOTS
VOLUME 119, PAGE 9 G.C.M.R.

GALVESTON COUNTY, TEXAS
4 LOTS 1 BLOCK

OWNER:
The Estate of
Sunny Wilkens Ernst, Deceased
115 12th Street
Huntsville, Texas 77510
PH: (936) 662-6276

SURVEYOR:
High Tide Land Surveying, LLC
200 Houston Avenue, Suite B
League City, Texas 77573
PH: (281) 554-7739

Stephen C. Blaskey
Registered Professional
Land Surveyor No. 5856
REVISED: DECEMBER 5, 2023
SURVEY DATE: OCTOBER 24, 2023
FILE No.: 1095-0000-0401-000
DRAFTING: RWB
JOB No.: 23-0441