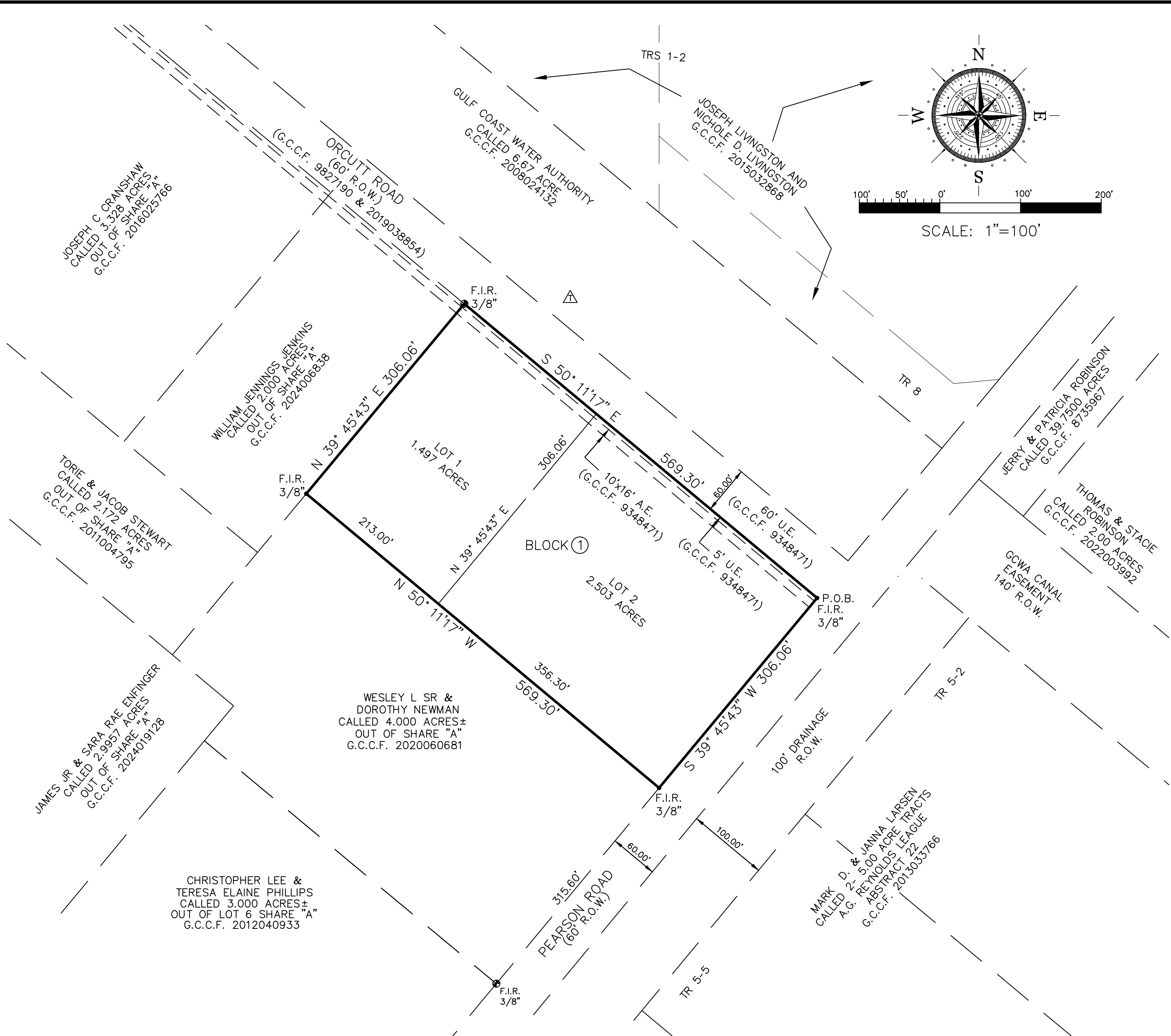




GENERAL NOTES:

- 1: THIS PLAT WAS PREPARED FROM INFORMATION PROVIDED BY TEXAS AMERICAN TITLE COMPANY, GF NUMBER 2791026-01564, EFFECTIVE DATE OF FEBRUARY 23, 2026 AND DATED MARCH 4, 2026.
- 2: THE SUBJECT PROPERTY SHOWN HEREON IS LOCATED IN ZONE X, ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP NUMBER 48167C0375G, REVISED 8-15-2019. ALL FLOOD INFORMATION NOTED ON THE PLAT REFLECTS THE STATUS PER THE FEMA FIRM MAP THAT IS EFFECTIVE AT THE TIME THAT THE PLAT IS RECORDED. FLOOD PLAIN STATUS IS SUBJECT TO CHANGE AS FEMA FIRM MAPS ARE UPDATED.
- 3: BUILDINGS, FENCES AND OTHER STRUCTURES SHALL NOT BE ERRECTED IN CITY OF SANTA FE OR GALVESTON COUNTY DRAINAGE DISTRICT NO. 1 RIGHTS-OF-WAY OR DRAINAGE EASEMENTS. PERMANENT STRUCTURES ARE PROHIBITED IN UTILITY EASEMENTS EXCEPT SURFACE PARKING LOTS, DRIVES AND NON-PERMANENT LANDSCAPING.
- 4: THE DETENTION AND DRAINAGE FACILITIES ARE TO BE MAINTAINED BY THE PROPERTY OWNER(S) OR PROPERTY OWNER(S) ASSOCIATION.
- 5: NO BUILDING PERMIT SHALL BE ISSUED FOR ANY LOT WITHIN THIS SUBDIVISION UNTIL A DETENTION AND DRAINAGE PLAN HAS BEEN APPROVED BY THE GALVESTON COUNTY DRAINAGE DISTRICT NO. 1 OR THE CITY OF SANTA FE.
- 6: ADDITIONAL DRAINAGE EASEMENTS MAY BE REQUIRED AT THE TIME A DRAINAGE PLAN IS SUBMITTED TO GALVESTON COUNTY DRAINAGE DISTRICT NO. 1 FOR APPROVAL.
- 5: PLANTINGS, FLOWER BEDS, OTHER LANDSCAPING OR FILL MATERIALS ARE NOT PERMITTED IN SIDE LOT DRAINAGE SWALES OR DRAINAGE/DETENTION EASEMENTS. MAINTENANCE OF SIDE LOT DRAINAGE SWALES OR DETENTION EASEMENTS ARE THE RESPONSIBILITY OF THE PROPERTY OWNER.
- 6: 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.
- 7: ALL OF THE PROPERTY SUBDIVIDED IN THE FOREGOING PLAT IS WITHIN THE INCORPORATED BOUNDARIES OF THE CITY OF SANTA FE, TEXAS.
- 8: NO PROPOSED DEVELOPMENT WITHIN THIS PLATTED BOUNDARY SHALL IMPEDE THE NATURAL FLOW OF SURFACE RUNOFF, NOR CAUSE THE FLOODING OF ADJACENT PROPERTIES.
- 9: THE SUBJECT PROPERTY SHOWN HEREON IS LOCATED IN THE THE AR ZONING DISTRICT.
- 10: BENCHMARK: NGS MONUMENT HGCD 59, NAVD88, ELEVATION 22.30 FEET. TEMPORARY BENCHMARK IS A SET MAG NAIL THAT BEARS NORTH 87°07'12" EAST, 131.51 FEET FROM THE NORTH CORNER OF SUBJECT SUBDIVISION. ELEVATION 20.06 FEET.
- 11: BASIS OF BEARINGS: TEXAS STATE PLANE GRID COORDINATE SYSTEM, SOUTH CENTRAL ZONE 4204.

PROPERTY DESCRIPTION:

A TRACT OR PARCEL CONTAINING 4.000 ACRES OF LAND, MORE OR LESS, OUT OF SHARE "A" OF A DIVISION OF THE UPPER 5/6THS OF THE A.G. REYNOLDS LEAGUE, ABSTRACT 21, GALVESTON COUNTY, TEXAS, AS SET FORTH IN CAUSE NUMBER 17,499 OF THE DISTRICT COURT OF GALVESTON COUNTY, TEXAS, SAID 4.00 ACRE TRACT BEING ALL OF THOSE FOUR TRACTS AS CONVEYED BY DEED RECORDED UNDER CLERK'S FILE NUMBER 2001058797 AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 3/8-INCH CAPPED IRON ROD FOUND AT A POINT FOR THE INTERSECTION OF THE SOUTHWEST RIGHT-OF-WAY LINE OF ORCUTT ROAD, BASED ON A WIDTH OF 60.00 FEET, AS RECORDED UNDER G.C.C.F. NO. 9827190, WITH THE NORTHWEST RIGHT-OF-WAY LINE OF PEARSON ROAD, BASED ON A WIDTH OF 60.00 FEET, SAID POINT BEING THE EAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 39°45'43" WEST, ALONG SAID RIGHT-OF-WAY LINE OF PEARSON ROAD, A DISTANCE OF 306.06 FEET, TO A 3/8-INCH CAPPED IRON ROD FOUND AT A POINT FOR THE SOUTH CORNER OF THE HEREIN DESCRIBED TRACT, SAID POINT BEING ALSO THE EAST CORNER OF A CALLED 4.000 ACRE TRACT, AS CONVEYED TO WESLEY L NEWMAN BY DEED RECORDED UNDER CLERK'S FILE NUMBER 2020060681;

THENCE NORTH 50°11'17" WEST, ALONG THE COMMON LINE WITH SAID NEWMAN TRACT, A DISTANCE OF 569.30 FEET, TO A 3/8-INCH CAPPED IRON ROD FOUND AT A POINT FOR THE WEST CORNER OF THE HEREIN DESCRIBED TRACT, SAID POINT BEING SITUATED ON THE SOUTHEAST PROPERTY LINE OF A CALLED 2.000 ACRE TRACT, AS CONVEYED TO WILLIAM JENNINGS JENKINS BY DEED RECORDED UNDER CLERK'S FILE NUMBER 2024006838;

THENCE NORTH 39°45'43" EAST, ALONG THE COMMON LINE WITH SAID JENKINS TRACT, A DISTANCE OF 306.06 FEET, TO A 3/8-INCH CAPPED IRON ROD FOUND AT A POINT FOR THE NORTH CORNER OF THE HEREIN DESCRIBED TRACT, SAID POINT BEING SITUATED ON THE SOUTHWEST RIGHT-OF-WAY LINE OF SAID ORCUTT ROAD;

THENCE SOUTH 50°11'17" EAST, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 569.30 FEET, RETURNING TO THE POINT OF BEGINNING.

CONTAINING WITHIN THESE CALLS 4.000 ACRES.

STATE OF TEXAS }
COUNTY OF GALVESTON }

KNOW ALL MEN BY THESE PRESENTS

WE, JENNIFER DIANNE SHULTZ AND ZOE ELIZABETH SHULTZ, OWNERS HEREINAFTER REFERRED TO AS OWNERS OF THE 4.00 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING MAP OF SHULTZ COTHERN 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, 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") 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.

FURTHER, OWNERS CERTIFY 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.

WITNESS OUR HANDS, THIS _____ DAY OF _____, 2026.

JENNIFER DIANNE SHULTZ

ZOE ELIZABETH SHULTZ

THE STATE OF TEXAS
COUNTY OF GALVESTON

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JENNIFER DIANNE SHULTZ AND ZOE ELIZABETH SHULTZ, OWNERS, KNOWN TO ME TO BE THE PERSONS WHOSE NAMES 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 _____ DAY OF _____, 2026.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: _____

I, MICHAEL C. SHANNON, P.E., CFM, 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.

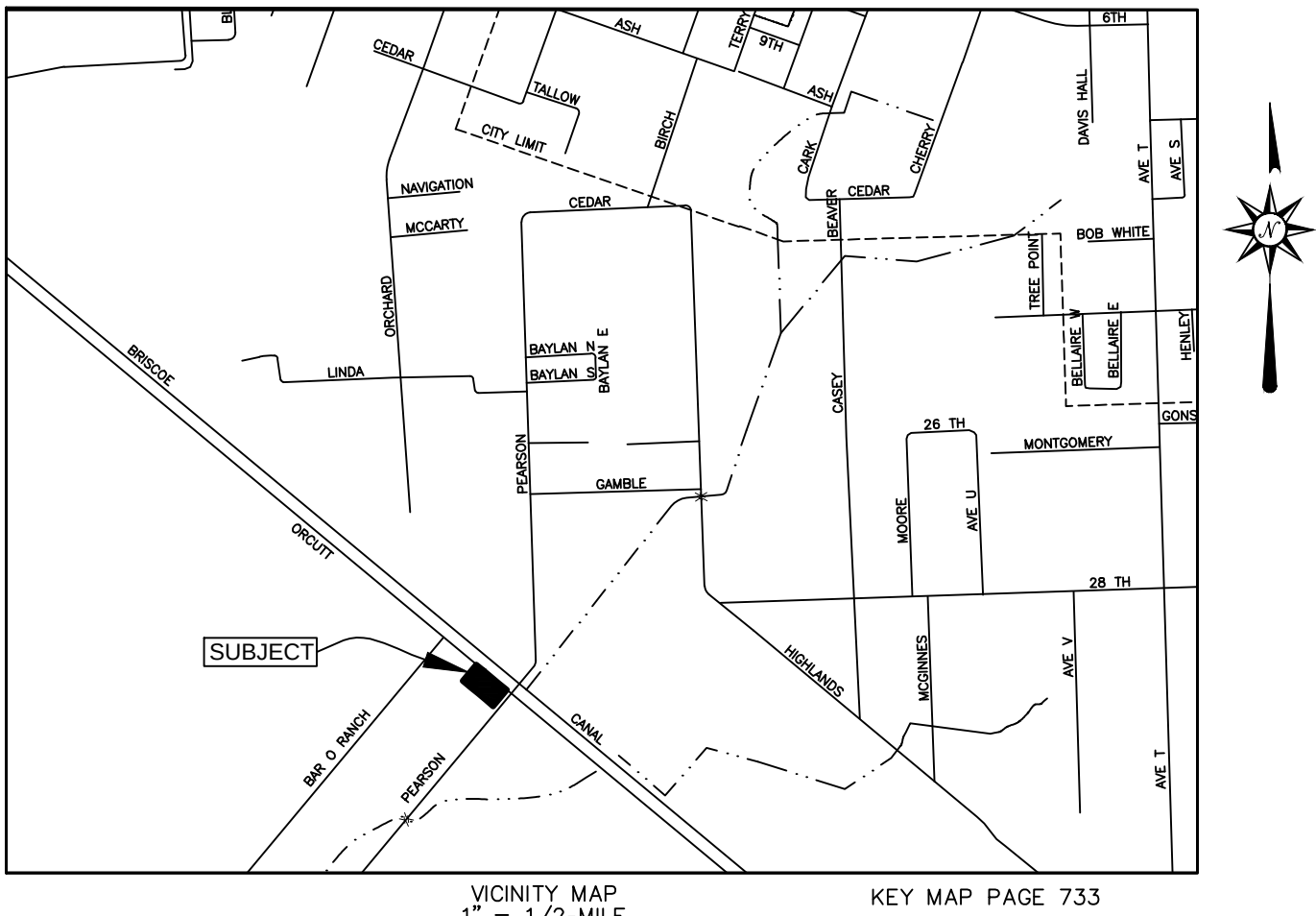
MICHAEL C. SHANNON, P.E., CFM, COUNTY ENGINEER

I, TOBY PAUL COUCHMAN, 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 EIGHTHS (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

TOBY PAUL COUCHMAN, RPLS
TEXAS REGISTRATION NO.5565

PURPOSE OF DOCUMENT: PLAT REVIEW
SURVEYOR OF RECORD: TOBY PAUL COUCHMAN
REGISTRATION #5565
RELEASE DATE: 07/06/2026

"PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR RELIED UPON AS A FINAL SURVEY DOCUMENT"



LEGEND

G.C.C.F. = GALVESTON COUNTY CLERKS FILE
R.O.W. = RIGHT OF WAY
P.O.B. = POINT OF BEGINNING
F.I.R. = FOUND IRON ROD
U.E. = UTILITY EASEMENT
A.E. = AERIAL EASEMENT

● = PROPERTY CORNER
⊗ = CONTROL MONUMENT
△ = TEMPORARY PROJECT BENCHMARK

APPROVED FOR FILING, WHEREIN GALVESTON COUNTY ASSUMES NO OBLIGATION FOR DRAINAGE, STREETS, ROADS OR MAKING ANY OTHER IMPROVEMENTS IN SAID SUBDIVISION.

DARRELL APPEL
COMMISSIONER, PRECINCT NO. 1

MARK HENRY
COUNTY JUDGE

THE ABOVE SUBDIVISION TITLED SHULTZ COTHERN ACRES BEING 4.000 ACRES OUT OF SHARE "A" OF A DIVISION OF THE UPPER 5/6THS OF THE A.G. REYNOLDS LEAGUE, ABSTRACT 21, AS MAPPED, APPROVED BY THE COMMISSIONERS' COURT OF GALVESTON COUNTY, TEXAS,

BY ORDER DATED _____, 2026

DWIGHT D. SULLIVAN, COUNTY CLERK
OF GALVESTON COUNTY, TEXAS

STATE OF TEXAS }
COUNTY OF GALVESTON }

KNOW ALL MEN BY THESE PRESENTS

I, DWIGHT D. SULLIVAN, COUNTY CLERK, GALVESTON COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE WRITTEN INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE ON _____, 2026, AT _____ O'CLOCK, __M, AND DULY RECORDED ON _____, 2026 AT _____ O'CLOCK, __M., IN INSTRUMENT NUMBER _____, 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

SHULTZ COTHERN ACRES

A SUBDIVISION OF 4.000 ACRES OF LAND OUT OF SHARE "A"
OF A DIVISION OF THE UPPER 5/6THS OF THE A.G. REYNOLDS
LEAGUE, ABSTRACT 21,
GALVESTON COUNTY, TEXAS.

GALVESTON COUNTY, TEXAS

2 LOTS 1 BLOCK

JULY 06 2026

PRO-SURV
SURVEYING & MAPPING SERVICES
P.O. BOX 1366
FRIENDSWOOD, TX 77549
PHONE: 281-996-1113
EMAIL: orders@prosurv.net
T.B.P.E.L.S. FIRM #10119300

OWNERS
JENNIFER DIANNE SHULTZ
ZOE ELIZABETH SHULTZ
14935 ORCUTT
SANTA FE, TEXAS 77510
PHONE: 409-904-4446