

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

THAT Catherine M. Tindall, herein referred to as Owner of the property subdivided in the above and forgoing **TINDALL ESTATES**, being a 0.719 acre tract of land situated in the John Miles Survey, Abstract No. 153, in Galveston County, Texas, does hereby make and establishes said Subdivision and development plan of said property according to all lines, dedications, restriction and notations of said map or plat and hereby dedicates to the use of the public forever all streets, parks, water courses, drains, easements and public places shown thereon for the purposes and considerations therein expressed; and does hereby bind ourselves, our 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 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 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 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 Commissioner's 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 _____ 2024.

Catherine M. Tindall - Owner

THE STATE OF TEXAS *
COUNTY OF GALVESTON *

Before me, the undersigned authority, on this day personally appeared Catherine M. Tindall, known to me to be the person whose name is subscribed to the above and foregoing instrument and acknowledged to me that they 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: ____

APPROVED FOR FILING, wherein Galveston County assumes no obligation for grading, drainage structures, surfacing of streets or roads, or making any other improvements in said subdivision.

Honorable Darrell A. Apffel
Commissioner Precinct No. 1

Mark A. Henry
County Judge

This is to certify that I, Stephen C. Blaskey, a Registered Professional Land Surveyor for the State of Texas, Registration #5856, have platted 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

**MINOR PLAT
TINDALL ESTATES**

BEING A 0.719 ACRE TRACT OF LAND SITUATED IN THE JOHN MILES SURVEY, ABSTRACT No. 153, IN GALVESTON COUNTY, TEXAS.

CITY OF BACLIFF
GALVESTON COUNTY, TEXAS

2 LOTS, 1 BLOCK, 0.719 ACRE

I, Michael C. Shannon, County Engineer of Galveston County, Texas, 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

I, Dwight Sullivan, County Clerk, Galveston County, Texas, do hereby certify that the above subdivision titled **TINDALL ESTATES**, as mapped, was approved by the Commissioner's Court of Galveston County, Texas.

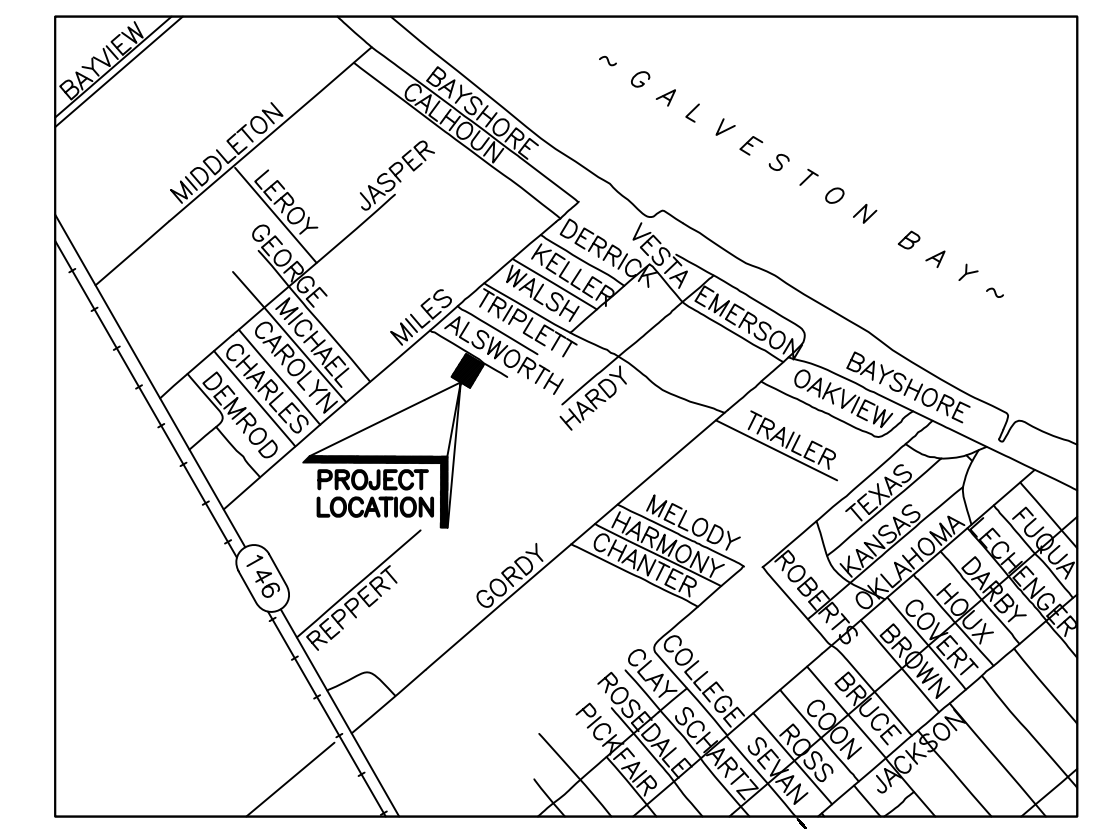
WITNESS MY HAND AND SEAL OF OFFICE at Galveston, Texas, the day and date last above written.

Dwight Sullivan
County Clerk
Galveston County, Texas

By: _____ Deputy



LEAGUE CITY OFFICE
Registration Number: 10153855
(281) 554-7739 www.hightidelandsurveying.com
200 HOUSTON AVE. SUITE B | LEAGUE CITY, TX 77573
Mailing | P.O. BOX 16142 | GALVESTON, TX 77552



VICINITY MAP
SCALE : N.T.S.

METES AND BOUNDS DESCRIPTION

Survey of a 0.719 acre tract of land situated in the John Miles Survey, Abstract No. 153, in Galveston County, Texas, and being more particularly described by metes and bounds as follows:

COMMENCING at a 2 inch pipe found at the intersection of the Southeastery line of Miles Road, being a 40 foot right-of-way, with the Southwesterly line of Alsworth Street, being a 40 foot right-of-way;

THENCE South 56°46'00" East along the Southwesterly line of said Alsworth Street, a distance of 316.73 feet to a 1/2 inch rod found at the most Easterly corner of a called 0.5257 acre tract of land conveyed to Amy L. Lambert in deed recorded under Instrument No. 2020025833 in the Office of the County Clerk of Galveston County, Texas, said point also being the POINT OF BEGINNING of the herein described tract;

THENCE continuing South 56°46'00" East along the Southwesterly line of said Alsworth Street, a distance of 154.28 feet to the most Northerly corner of a called 1.00 acre tract of land conveyed to Donna Mitchell in deed recorded under Instrument No. 2021038760 in the Office of the County Clerk of Galveston County, Texas, from which a found 1/2 inch rod bears South 39°27' West, a distance of 0.4 feet;

THENCE South 33°14'00" West along the Northwesterly line of said 1.00 acre Mitchell tract, a distance of 200.00 feet to a 1/2 inch rod set at a point for corner of a called 4.502 acre tract of land conveyed to R.J. and Tandy E. Marak in deed recorded under Instrument No. 2021079730 in the Office of the County Clerk of Galveston County, Texas;

THENCE North 56°46'00" West along a Northerly line of said 4.502 acre Marak tract, a distance of 158.73 feet to a 1/2 inch rod found at the most Southerly corner of said 0.5257 acre Lambert tract;

THENCE North 34°30'26" East along the Southeastery line of said 0.5257 acre Lambert tract, a distance of 200.05 feet to the POINT OF BEGINNING of the herein described tract, and containing 0.719 acre (31,300 square feet) of land, more or less.

SURVEY DATE: NOVEMBER 21, 2024
FILE No.: 0153-0008-0000-000
DRAFTING: RWB
JOB No.: 24-0443

OWNER:
Catherine M. Tindall
599 Miles Road
Bacliff, Texas 77573
(281)-615-0895

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