

STATE OF TEXAS
COUNTY OF GALVESTON

WE, JOHN J. DIERINGER AND LUCILLE DIERINGER, OWNERS OF THE 3.2946 ACRES TRACT DESCRIBED IN THE ADDITION PARTIAL REPLAT, DO HEREBY MAKE AND ESTABLISH SAID SUBDIVISION OF SAID PROPERTY ACCORDING TO THE LINES, DEDICATIONS, RESTRICTIONS AND NOTATIONS ON SAID MAPS OR PLAT AND HEREBY DEDICATE TO THE USE OF THE PUBLIC FOR ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES SHOWN THEREON FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED, AND DO HEREBY BIND OURSELVES, OUR HEIRS AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE TO THE LAND SO DEDICATED.

FURTHER, WE DO HEREBY DECLARE THAT ALL PARCELS OF LAND DESIGNATED AS LOTS ON THIS PLAT ARE INTENDED FOR THE CONSTRUCTION OF SINGLE FAMILY RESIDENTIAL DWELLING UNITS THEREON AND SHALL BE RESTRICTED FOR SAME UNDER THE TERMS AND CONDITIONS OF SUCH RESTRICTIONS FILED SEPARATELY.

FURTHER, WE DO HEREBY COVENANT AND AGREE THAT OF THE PROPERTY WITHIN THE BOUNDARIES OF THIS PLAT SHALL BE RESTRICTED TO PROVIDE THAT DRAINAGE STRUCTURES UNDER DRIVEWAYS SHALL HAVE A NET DRAINAGE OPENING 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 (24" DIAMETER).

FURTHER, WE DO HEREBY DEDICATE TO THE PUBLIC A STRIP OF LAND TWENTY (20) FEET WIDE ON EACH SIDE OF THE CENTER LINE OF AND ALL BAYOUS, CREEKS, GULLIES, RAVINES, DRAINS AND DRAINAGE DITCHES LOCATED IN SAID SUBDIVISION, AS EASEMENTS FOR DRAINAGE PURPOSES. CITY OF HITCHCOCK OR ANY OTHER GOVERNMENT AGENCY SHALL HAVE THE RIGHT TO ENTER UPON SAID EASEMENT AT ANY AND ALL TIMES FOR THE PURPOSES OF CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES AND STRUCTURES.

FURTHER, WE DO HEREBY COVENANT AND AGREE THAT ALL OF THE PROPERTY WITHIN THE BOUNDARIES OF THIS SUBDIVISION 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, BUILDING, EXCESSIVE VEGETATION 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 HAVE DEDICATED AND BY THESE PRESENTS DO DEDICATE TO THE USE OF THE PUBLIC FOR PUBLIC UTILITY PURPOSE FOREVER UNOBSTRUCTED AERIAL EASEMENTS. THE AERIAL EASEMENTS SHALL EXTEND HORIZONTALLY AN ADDITIONAL ELEVEN FEET, SIX INCHES (11' 6 11/16") FOR TEN FEET (10' 0") PERIMETER GROUND EASEMENTS OR SEVEN FEET, SIX INCHES (7' 6 11/16") FOR FOURTEEN FEET (14' 0") PERIMETER GROUND EASEMENTS OR FIVE FEET, SIX INCHES (5' 6 11/16") FOR SIXTEEN FEET (16' 0") PERIMETER GROUND EASEMENTS. FROM A PLANE SIXTEEN FEET (16' 0") ABOVE THE GROUND LEVEL UPWARD, LOCATED ADJACENT TO AND ADJOINING SAID PUBLIC UTILITY EASEMENTS THAT ARE DESIGNATED WITH AERIAL EASEMENTS (U.E. AND A.E.) AS INDICATED AND DEPICTED HEREON, WHEREBY THE AERIAL EASEMENT TOTALS TWENTY ONE FEET, SIX INCHES (21' 6 11/16") IN WIDTH.

FURTHER, OWNERS HAVE DEDICATED AND BY THESE PRESENTS DO DEDICATE TO THE USE OF THE PUBLIC FOR PUBLIC UTILITY PURPOSE FOREVER UNOBSTRUCTED AERIAL EASEMENT. THE AERIAL EASEMENTS SHALL EXTEND HORIZONTALLY AN ADDITIONAL TEN FEET (10' 0") FOR TEN FEET (10' 0") BACK-TO-BACK GROUND EASEMENTS, OR EIGHT FEET (8' 0") FOR FOURTEEN FEET (14' 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 THE GROUND LEVEL UPWARD, LOCATED ADJACENT TO BOTH SIDES AND ADJOINING SAID PUBLIC UTILITY EASEMENTS THAT ARE DESIGNATED WITH AERIAL EASEMENTS (U.E. AND A.E.) AS INDICATED AND DEPICTED HEREON, WHEREBY THE AERIAL EASEMENT TOTALS THIRTY FEET (30' 0") IN WIDTH.

THIS IS TO CERTIFY THAT WE, JOHN J. DIERINGER AND LUCILLE DIERINGER HAVE COMPLIED WITH OR WILL COMPLY WITH THE EXISTING REGULATIONS HERETOFORE ON FILE AND ADOPTED BY THE CITY OF HITCHCOCK IN GALVESTON COUNTY, TEXAS.

WITNESS OUR HAND ON THIS 13 DAY OF August 2020.

John J. Dieringer
JOHN J. DIERINGER
Lucille Dieringer
LUCILLE DIERINGER

STATE OF TEXAS
COUNTY OF GALVESTON

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JOHN J. DIERINGER AND LUCILLE DIERINGER, 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 13 DAY OF August 2020



NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

Matthew Sigman

MY COMMISSION EXPIRES: 2-21-22

I, DAVID HOSKINS, 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 RODS.



David Hoskins

DAVID HOSKINS
Texas Registration No. 4879

I, DWIGHT D. SULLIVAN, COUNTY CLERK, GALVESTON COUNTY, DO HEREBY CERTIFY THAT THE WITHIN INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE ON 18 AUGUST 2020, AT 10:00 O'CLOCK A.M., AND DULY RECORDED ON 18 AUGUST 2020, AT 10:00 O'CLOCK A.M., IN INSTRUMENT NUMBER 2005039869 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

DEPUTY

THIS IS TO CERTIFY THAT THE CITY OF HITCHCOCK, TEXAS, HAS APPROVED THIS PLAT AND SUBDIVISION OF FLAKES ADDITION PARTIAL REPLAT IN CONFORMANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE ORDINANCES OF THE CITY OF HITCHCOCK AS SHOWN HEREON AND AUTHORIZED THE RECORDING OF THIS PLAT THIS 18 DAY OF August 2020.

Randy H. Strickland
RANDY H. STRICKLAND, MAYOR

Andrus
ANDRUS, INTERIM CITY SECRETARY

LEGEND:

A.E. - UNOBSTRUCTED AERIAL EASEMENT
B.L. - BUILDING LINE
D.E. - DRAINAGE EASEMENT
G.C.M.R. - GALVESTON COUNTY MAP RECORDS
G.C.D.R. - GALVESTON COUNTY DEED RECORDS
G.C.C.F. - GALVESTON COUNTY CLERK'S FILE
S.S.E. - SANITARY SEWER EASEMENT
U.E. - UTILITY EASEMENT
W.L.E. - WATER LINE EASEMENT

SHANNON SHARP
G.C.C.F. NO. 2013-471265

SHANNON SHARP
G.C.C.F. NO. 2013-301839

N75°48'33"E 451.22'

LOT 1
2.0000 ACRES
87,120 SQ. FT.

3.2946 ACRES
143,512 SQ. FT.

S75°48'33"W 451.22'

LOT 2
1.2946 ACRES
56,392 SQ. FT.

S69°27'25"W 465.79'

JOSEPH D. WARR
G.C.C.F. NO. 2012-39826

METES AND BOUNDS:

A CERTAIN TRACT OR PARCEL OF LAND CONTAINING 3.2945 ACRES BEING OUT OF AND A PART OF OUTLOTS 49 AND 50 IN THE FLAKES ADDITION TO THE TOWN OF HITCHCOCK IN THE WM JACK LEAGUE, ABSTRACT NO. 13, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 105, PAGE 24 OF THE GALVESTON COUNTY MAP RECORDS, SAID 3.2945 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

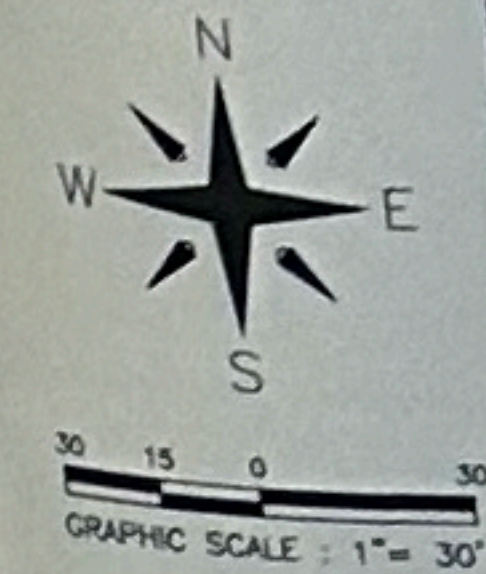
BEGINNING AT A 5/8-INCH IRON ROD FOUND IN THE EASTERLY RIGHT-OF-WAY LINE OF SOUTH REDFISH DRIVE (60.00 FEET WIDE), SAID POINT BEING THE MOST SOUTHERLY CORNER OF THAT CERTAIN TRACT OR PARCEL OF LAND AS FILED UNDER GALVESTON COUNTY CLERK'S FILE NO. 2013-471265;

THENCE NORTH 75 DEG. 48 MIN. 33 SEC. EAST WITH THE SOUTHERLY LINE OF SAID TRACT FOR A DISTANCE OF 451.22 FEET TO A 5/8-INCH IRON ROD FOUND FOR THE SOUTHEASTERLY CORNER OF THAT CERTAIN TRACT AS FILED UNDER GALVESTON COUNTY CLERK'S FILE NO. 2013-301839, SAID POINT LYING IN THE WEST LINE OF HIGHLAND GALVESTON DIVERSION CHANNEL (300.00 FEET WIDE);

THENCE SOUTH 01 DEG. 23 MIN. 14 SEC. EAST FOR A DISTANCE OF 299.74 FEET WITH THE WEST LINE OF SAID HIGHLAND GALVESTON DIVERSION CHANNEL TO A 1/2 INCH IRON ROD SET FOR CORNER, SAID POINT ALSO BEING THE NORTHEASTERLY CORNER OF THAT CERTAIN 0.828 ACRE TRACT AS FILED UNDER GALVESTON COUNTY CLERK'S FILE NO. 2012-39826;

THENCE SOUTH 69 DEG. 27 MIN. 25 SEC. WEST FOR A DISTANCE OF 465.79 FEET TO A 1/2-INCH IRON ROD SET FOR CORNER IN THE EASTERLY RIGHT-OF-WAY LINE OF SOUTH REDFISH DRIVE;

THENCE NORTH 01 DEG. 23 MIN. 14 SEC. WEST WITH THE EASTERLY RIGHT-OF-WAY LINE OF SOUTH REDFISH DRIVE FOR A DISTANCE OF 352.59 FEET TO THE POINT OF BEGINNING AND CONTAINING 3.2945 ACRES OF LAND.



GENERAL NOTES:

1. THIS PLAT WAS PREPARED TO MEET CITY OF HITCHCOCK AND GALVESTON COUNTY REQUIREMENTS.
2. THIS PLAT WAS PREPARED FROM INFORMATION FURNISHED BY STEWART TITLE COMPANY, FILE NO. 691623-2, EFFECTIVE DATE JULY 28, 2020.
3. NO OWNER OF THE LAND SUBJECT TO AN EASEMENT MAY PLACE, BUILD OR CONSTRUCT ANY PERMANENT BUILDING, STRUCTURE OR OBSTRUCTION OF ANY KIND OVER, UNDER OR UPON THE EASEMENT, PROVIDED THAT SUCH OWNER SHALL CROSS OR COVER THE EASEMENT WITH A PAVED DRIVEWAY/PARKING LOT UNDER THE FOLLOWING CONDITIONS. THE DRIVEWAY SHALL BE JOINED AT THE BOUNDARY LINE OF THE EASEMENT TO LIMIT THE CITY TO REPLACE/REPAIR ANY PAVING REMOVED IN THE EXERCISE OF THIS EASEMENT.
4. FLAKES ADDITION PARTIAL REPLAT LIES WITHIN ZONE AE AS PER FLOOD INSURANCE RATE MAP, MAP NUMBER 48167C0385G, DATED 08-15-2019.
5. THE MINIMUM FINISHED FLOOR (SLAB) ELEVATION SHALL BE 14 FEET, ONE FOOT ABOVE TOP OF CURB, 1.5 FEET ABOVE NATURAL GROUND, OR, IF APPLICABLE, AS INDICATED ON INDIVIDUAL LOT, WHICHEVER ELEVATION IS HIGHER. NATURAL GROUND CONTOURS INDICATED ARE PRIOR TO DEVELOPMENT OF THE TRACT.
6. THE DRAINAGE SYSTEM FOR THIS PROPERTY SHALL BE DESIGNED TO MEET THE REQUIREMENTS OF THE CITY OF HITCHCOCK AND THE GALVESTON COUNTY DRAINAGE CRITERIA MANUAL.
7. PRIOR TO ANY CONSTRUCTION ON SUBJECT LOTS OR NON-RESIDENTIAL TRACTS, THE CITY OF HITCHCOCK SHALL REVIEW AND APPROVE DRAINAGE CALCULATIONS PERFORMED BY A REGISTERED PROFESSIONAL ENGINEER.
8. SITE PLANS SHALL BE SUBMITTED TO THE CITY OF HITCHCOCK FOR STAFF REVIEW AND APPROVAL PRIOR TO CONSTRUCTION. DRIVEWAY REQUIREMENTS FOR THE LOCATIONS, WIDTHS AND OFFSETS FROM AN INTERSECTION AND ANY EXISTING DRIVEWAYS OR PROPOSED DRIVEWAYS, SHALL CONFORM TO THE CITY OF HITCHCOCK STANDARDS.
9. SUBJECT TO A BLANKET EASEMENT FOR ELECTRIC DISTRIBUTION AND COMMUNICATION FACILITIES AS RECORDED IN GALVESTON COUNTY CLERK'S FILE NUMBER 2006004797.
10. WOOD SHINGLES ARE HEREBY PROHIBITED WITHIN THIS SUBDIVISION.
11. THERE IS NO EVIDENCE OF PIPELINES OR PIPELINE EASEMENTS WITHIN THE LIMITS OF THE SUBDIVISION.
12. AN UNLOCATED PIPELINE EASEMENT GRANTED TO DEFENSE PLANT CORPORATION BY INSTRUMENT RECORDED IN/UNDER VOLUME 669, PAGE 51 IN THE OFFICE OF THE COUNTY CLERK OF GALVESTON COUNTY, TEXAS.
13. AN EASEMENT FOR PURPOSES OF MAINTENANCE OF THE HIGHLAND BAYOU FLOOD CONTROL PROJECT DIVERSION CHANNEL LOCATED ON SUBJECT PROPERTY GRANTED TO THE COUNTY OF GALVESTON BY INSTRUMENT RECORDED IN/UNDER VOLUME 2431, PAGE 518 OF THE DEED RECORDS OF GALVESTON COUNTY, TEXAS; AS AFFECTED BY TEMPORARY CONSTRUCTION EASEMENT RECORDED IN/UNDER VOLUME 2461, PAGE 197 OF THE DEED RECORDS OF GALVESTON COUNTY, TEXAS.
14. AN EASEMENT FOR PURPOSES OF A DIVERSIONARY CHANNEL LOCATED ON SUBJECT PROPERTY GRANTED TO THE COUNTY OF GALVESTON, TEXAS BY INSTRUMENT RECORDED IN/UNDER VOLUME 2445, PAGE 134 OF THE DEED RECORDS OF GALVESTON COUNTY, TEXAS; AS AFFECTED BY EASEMENT AND SUBORDINATION INSTRUMENT RECORDED IN/UNDER VOLUME 2451, PAGE 216 OF THE DEED RECORDS OF GALVESTON COUNTY, TEXAS.
15. A TEMPORARY CONSTRUCTION EASEMENT LOCATED ON SUBJECT PROPERTY GRANTED TO THE UNITED STATES OF AMERICA BY INSTRUMENT RECORDED IN/UNDER COUNTY CLERK'S FILE NO. 8641873 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF GALVESTON COUNTY, TEXAS.
16. A PERPETUAL PIPELINE RIGHT-OF-WAY EASEMENT LOCATED ON SUBJECT PROPERTY GRANTED TO THE UNITED STATES OF AMERICA BY INSTRUMENT RECORDED IN/UNDER COUNTY CLERK'S FILE NO. 8641874 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF GALVESTON COUNTY, TEXAS.
17. A PERPETUAL EASEMENT FOR INGRESS AND EGRESS GRANTED TO PROPERTY OWNERS, THEIR ASSIGNS AND HEIRS, IN INSTRUMENT RECORDED IN/UNDER COUNTY CLERK'S FILE NO. 9857107 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF GALVESTON COUNTY, TEXAS.
18. AN EASEMENT FOR PURPOSES OF ELECTRIC DISTRIBUTION FACILITIES LOCATED ON SUBJECT PROPERTY GRANTED TO CENTERPOINT ENERGY HOUSTON ELECTRIC, LLC AND CENTERPOINT ENERGY HOUSTON, A DIVISION OF CENTERPOINT ENERGY RESOURCES CORPORATION BY INSTRUMENT RECORDED IN/UNDER COUNTY CLERK'S FILE NO. 2004029835 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF GALVESTON COUNTY, TEXAS.
19. AN EASEMENT AND RIGHT-OF-WAY FOR PUBLIC ROAD PURPOSES LOCATED ON SUBJECT PROPERTY GRANTED TO THE CITY OF HITCHCOCK, TEXAS BY INSTRUMENT RECORDED IN/UNDER COUNTY CLERK'S FILE NO. 2005039869 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF GALVESTON COUNTY, TEXAS.
20. BLANKET EASEMENTS FOR PURPOSES OF ELECTRIC DISTRIBUTION AND COMMUNICATION FACILITIES LOCATED ON SUBJECT PROPERTY GRANTED TO CENTERPOINT ENERGY HOUSTON ELECTRIC, LLC BY INSTRUMENT RECORDED IN/UNDER COUNTY CLERK'S FILE NO. 2006004797 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF GALVESTON COUNTY, TEXAS.

FLAKES ADDITION PARTIAL REPLAT

A SUBDIVISION OF 3.2946 ACRES OF LAND LOCATED IN THE
WM JACK LEAGUE, ABSTRACT NO. 13, CITY OF HITCHCOCK,
GALVESTON COUNTY, TEXAS

ALSO BEING A PARTIAL REPLAT OF FLAKES ADDITION
RECORDED IN VOLUME 105, PAGE 24 OF THE DEED
RECORDS OF GALVESTON COUNTY, TEXAS

(PURPOSE OF THE PARTIAL REPLAT IS TO RESUBDIVIDE A
PORTION OF LOTS 49 AND 50 INTO TWO LOTS)

2 LOTS 1 BLOCK

DATE: AUGUST, 2020