

CALLED 24.35 ACRES
TO LAND TEJAS
TEXAS CITY, LTD.
CF No. 2006002502
GCOPR

CALLED 217.73 ACRES
TO LAND TEJAS LAGO MAR, LLC
BY SPECIAL WARRANTY DEED
CF No. 2013067172
GCOPR

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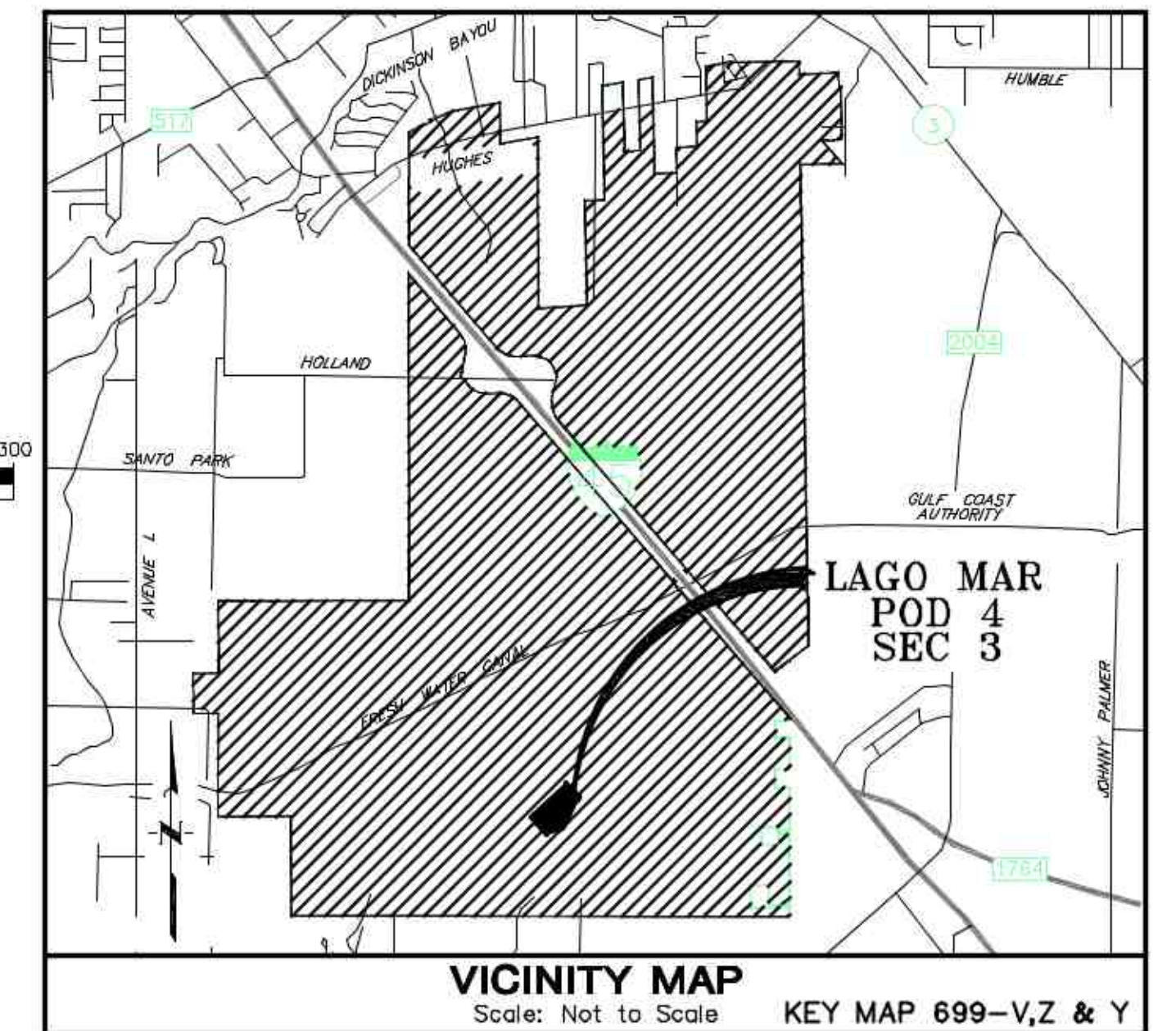
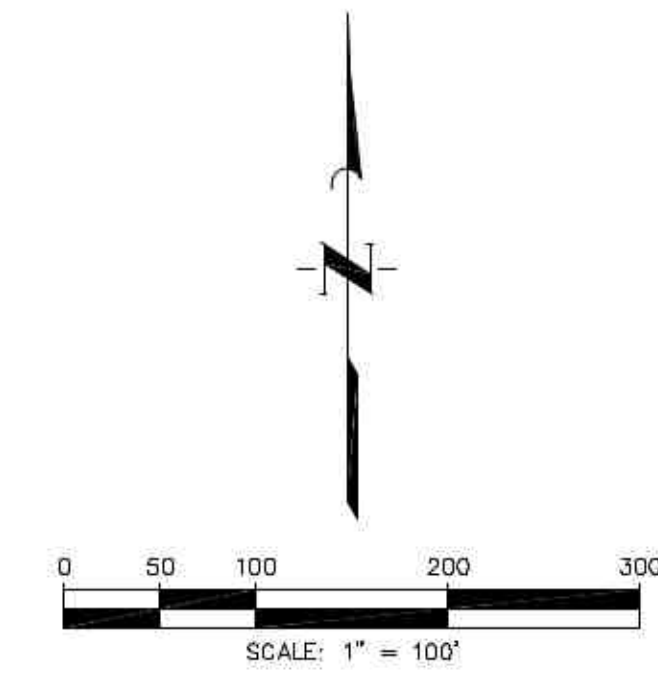
N: 13715586.48'
E: 3222412.13'

LAGO MAR
POD 4 SEC 5
Instrument No.
GCMR

N: 13715144.21'
E: 3222817.95'

LAGO MAR
POD 4 SEC 1
Instrument No.
GCMR

LAGO MAR
POD 4 SEC 4
Instrument No.
GCMR



General Notes

- 1) AC "Acres"
BL "Building Line"
CF "Clerk's File"
GCCF "Galveston County Clerk's File"
Easmt "Easement"
FC "Film Code"
GCDR "Galveston County Deed Records"
GCOPR "Galveston County Official Public Records"
No. "Number"
POB "Point Of Beginning"
ROW "Right-of-Way"
SSE "Sanitary Sewer Easement"
Sq Ft "Square Feet"
Stm SE "Storm Sewer Easement"
UE "Utility Easement"
Vol. Pg "Volume and Page"
WLE "Waterline Easement"
..... "Set 5/8-inch Iron With Cap Stamped 'Cotton Surveying' as Per Certification"
- 2) Each lot is restricted to single-family residential uses only.
- 3) Each lot shall provide a minimum of two off-site parking spaces per unit. In those instances where a secondary unit is provided only one additional space shall be provided.
- 4) The lots in this subdivision are governed by a Homeowners Association requiring the payments of fees. Failure to pay such fees subjects you to attachment of a lien on your property by the association.
- 5) As of the date of the survey, according to the FEMA Map No. 4856140025C, the subject tract is situated within unshaded Zone C as areas of minimal flooding.
- 6) The coordinates shown hereon are Texas South Central Zone No. 4204 State Plane Grid Coordinates (NAD83) and may be brought to surface by applying the following combined scale factor: 0.99986706.
- 7) All bearings shown hereon are referenced to the Texas Coordinate System of 1983, South Central Zone, based on GPS observations. All distances are surface values and may be converted to grid by applying the combined adjustment factor 0.99986706.
- 8) Selling a portion of any lot within this addition by metes and bounds is a violation of state law and city ordinance and is subject to fines and withholding of utilities and building permits.

- A RESTRICTED RESERVE "A"**
Restricted to Landscape & Open Space
Purposes Only
0.5237 AC
22,811 Sq Ft
- B RESTRICTED RESERVE "B"**
Restricted to Landscape & Open Space
Purposes Only
0.3894 AC
16,963 Sq Ft
- C RESTRICTED RESERVE "C"**
Restricted to Landscape & Open Space
Purposes Only
0.0420 AC
1,831 Sq Ft

LINE	BEARING	DISTANCE
L1	S31°26'32"W	87.80'
L2	S28°24'10"W	350.65'
L3	S31°26'32"W	327.39'
L4	S5°20'57"E	60.00'
L5	N6°15'47"W	60.00'
L6	S26°02'13"W	31.37'
L7	N42°32'26"W	800.33'
L8	N46°42'22"E	1225.77'
L9	N26°02'13"E	50.00'
L10	N42°32'26"E	274.35'
L11	N87°55'02"W	17.03'
L12	N46°42'22"E	944.21'
L13	N43°17'38"W	474.86'
L14	N43°17'38"W	317.44'
L15	N58°33'28"W	61.80'
L16	N43°17'38"W	269.44'
L17	N46°42'22"E	9.53'
L18	N32°21'16"E	128.62'
L19	N43°17'38"W	107.63'
L20	N01°50'49"E	20.00'
L21	N88°59'48"E	20.00'
L22	N50°36'38"W	222.89'
L23	N06°27'22"W	21.52'
L24	N37°15'15"E	98.88'
L25	N73°22'29"E	16.88'
L26	N38°17'45"W	24.94'
L27	S27°18'03"W	263.70'
L28	N58°33'28"W	56.76'
L29	N43°17'38"W	307.54'
L30	N43°17'38"W	320.87'
L31	N57°03'53"W	63.51'
L32	N58°33'28"W	64.75'
L33	N31°26'32"E	246.26'
L34	S79°05'49"W	14.60'
L35	S46°42'22"W	110.22'
L36	N89°01'07"E	147.03'
L37	N43°17'38"W	463.80'

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH	TANGENT
C1	1500.00'	05°16'06"	137.93'	S41°19'15"E	137.88'	69.01'
C2	1565.00'	11°02'40"	301.67'	S49°28'38"E	301.20'	151.30'
C3	25.00'	86°26'30"	37.72'	S11°48'43"E	34.24'	23.49'
C4	500.00'	03°02'22"	26.52'	S29°55'21"W	26.52'	13.27'
C5	500.00'	03°02'22"	26.52'	S29°55'21"W	26.52'	13.27'
C6	220.00'	05°12'51"	20.02'	S34°02'58"W	20.01'	10.02'
C7	280.00'	66°59'30"	337.16'	S71°09'09"W	337.15'	192.41'
C8	25.00'	79°36'40"	34.74'	S69°50'34"W	32.01'	20.81'
C9	470.00'	10°14'48"	84.06'	S31°09'38"W	83.94'	42.14'
C10	250.00'	100°48'10"	439.84'	N87°03'28"E	385.26'	302.21'
C11	55.00'	89°14'48"	85.67'	N02°04'58"E	77.27'	54.28'
C12	300.00'	15°15'50"	79.92'	N50°55'33"W	79.88'	40.20'
C13	25.00'	87°39'04"	34.74'	N09°44'55"W	34.62'	24.00'
C14	25.00'	38°26'58"	16.78'	N61°45'55"W	16.46'	8.72'
C15	50.00'	166°08'43"	144.99'	N02°04'58"E	99.27'	411.53'
C16	25.00'	38°26'58"	16.78'	N65°55'51"E	16.46'	8.72'
C17	25.00'	42°50'00"	18.69'	N25°17'22"E	18.26'	9.81'
C18	50.00'	258°12'11"	225.32'	S47°01'33"E	77.60'	61.52'
C19	25.00'	125°22'11"	54.70'	S19°23'27"W	44.42'	48.41'
C20	25.00'	52°40'33"	22.98'	S69°37'54"E	22.18'	12.38'
C21	50.00'	263°19'15"	229.79'	S35°41'27"W	74.71'	56.20'
C22	25.00'	30°38'42"	13.37'	N27°58'17"W	13.21'	6.85'
C23	25.00'	90°00'00"	39.27'	N88°17'38"W	35.36'	25.00'
C24	25.00'	90°00'00"	39.27'	S01°42'22"W	35.36'	25.00'
C25	25.00'	93°02'22"	40.60'	N74°58'21"E	36.28'	26.36'
C26	25.00'	90°00'00"	39.27'	S13°33'28"E	35.36'	25.00'
C27	25.00'	90°00'00"	39.27'	N88°17'38"W	35.36'	25.00'
C28	25.00'	90°00'00"	39.27'	S01°42'22"W	35.36'	25.00'
C29	25.00'	42°50'00"	18.69'	S64°42'38"E	18.26'	9.81'
C30	50.00'	265°40'01"	231.84'	S46°42'22"W	73.33'	53.93'
C31	25.00'	42°50'00"	18.69'	N21°52'38"W	18.26'	9.81'
C32	25.00'	90°00'00"	39.27'	N88°17'38"W	35.36'	25.00'

LAGO MAR POD 4 SEC 3

A SUBDIVISION OF 17.67 ACRES OF LAND
OUT OF THE
ALEXANDER FARMER LEAGUE, A-11
TEXAS CITY, GALVESTON COUNTY, TEXAS

80 LOTS 3 RESERVES 2 BLOCKS
DECEMBER 2018

OWNER:
LAND TEJAS LAGO MAR, LLC,
a Texas limited liability company
2450 FONDREN ROAD, SUITE 210
HOUSTON, TEXAS 77063
(713) 783-6702

PLANNER/ENGINEER/SURVEYOR:
J|C JONES | CARTER
Texas Board of Professional Engineers Registration No. 4,418
Texas Board of Professional Land Surveying Registration No. 52861-03
4428 Reed Line Road, Suite 100 - Houston, TX 77041-7103

STATE OF TEXAS §
COUNTY OF GALVESTON §

That MREC LT LAGO MAR OPERATING LLC, a Delaware limited liability company, and Land Tejas Lago Mar, LLC, a Texas limited liability company acting herein by and through their duly authorized officers, does hereby adopt this plat designating the herein above described property as LAGO MAR POD 4 SEC 3, an addition to the City of Texas City, Texas and does hereby dedicate, in fee simple to the public use forever, the streets, alleys, and public use areas, shown hereon, and does hereby dedicate the easements shown on the plat for the purposes indicated to the public use forever, said dedications being free and clear of all liens and encumbrances except as shown herein. No buildings, fences, trees, shrubs or other improvements shall be constructed or placed upon, over, or across the easements on said plat. Utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to a particular utility or utilities, said use by public utilities being subordinate to the public's and City of Texas City's use thereof. The City of Texas City and any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other improvements or growths which in any way endanger or interfere with the construction, maintenance or efficiency of its respective system on any of these easements. The City of Texas City and any public utility shall at all times have the right of ingress and egress to and from and upon any said easement for the purpose of using, constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or part of its respective system without the necessity at any time of procuring the permission of anyone.

MREC LT LAGO MAR OPERATING LLC, a Delaware limited liability company, and Land Tejas Lago Mar, LLC, a Texas limited liability company does hereby bind themselves, its successors and assigns to forever warrant and defend all and singular the above described streets, alleys, easements and rights unto the public against every person whomsoever lawfully claiming or to claim the same or any part thereof. This plat approved subject to all plotting ordinances, rules, regulations, and resolutions of the City of Texas City.

WITNESS MY HAND THIS _____ DAY OF _____, 2018.

MREC LAGO MAR OPERATING LLC,
a Delaware limited liability company

By: Land Tejas Lago Mar, LLC,
a Texas limited liability company,
as Managing Member

By: Grover Lago Mar, LLC,
a Texas limited liability company,
Co-Manager

By: _____
Jerald A. Turbott, Manager

By: Brende Lago Mar, LLC,
a Texas limited liability company,
Co-Manager

By: _____
Al P. Brende, Manager

STATE OF TEXAS §
COUNTY OF _____ §

BEFORE ME, the undersigned authority, a Notary Public in and for the said County and State on this day personally appeared Jerald A. Turbott, Manager of Grover Lago Mar, LLC, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2018.

Notary Public in and for the State of Texas

Print Name

My commission expires: _____

STATE OF TEXAS §
COUNTY OF _____ §

BEFORE ME, the undersigned authority, a Notary Public in and for the said County and State on this day personally appeared Al P. Brende, Manager of Brende Lago Mar, LLC, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2018.

Notary Public in and for the State of Texas

Print Name

My commission expires: _____

On the _____ day of _____, 2018, this plat was duly approved by the Planning Board of the City of Texas City.

Signed: _____
Secretary of the City of Texas City Planning Board

Signed: _____
Chairman of the City of Texas City Planning Board

It is understood that if the final plans for LAGO MAR POD 4 SEC 3 are approved by the City Engineer and Planning Board of the City of Texas City, the undersigned will in all things comply with all provisions of such plat and construction plans and will duly perform all construction called for therein, fully and completely. No changes shall be made in construction plans without the consent in writing of the City Engineer being first had and obtained.

MREC LAGO MAR OPERATING LLC,
a Delaware limited liability company

By: Land Tejas Lago Mar, LLC,
a Texas limited liability company,
as Managing Member

By: Grover Lago Mar, LLC,
a Texas limited liability company,
Co-Manager

By: _____
Jerald A. Turbott, Manager

By: Brende Lago Mar, LLC,
a Texas limited liability company,
Co-Manager

By: _____
Al P. Brende, Manager

Witnesses: _____

On the _____ of _____, 2018.

This is to certify that all improvements to LAGO MAR POD 4 SEC 3 Subdivision have been completed and accepted by the City of Texas City, Texas, and this subdivision plat is ready for the City Secretary to file said plat in the County Clerk's office.

Mayor, City of Texas City, Texas

STATE OF TEXAS §
COUNTY OF GALVESTON §

A METES & BOUNDS description of a certain 17.67 acre tract of land situated in the Alexander Farmer League, Abstract No. 11 in Galveston County, Texas, being out of a called 217.73 acre tract of land conveyed to Land Tejas Lago Mar, LLC by Special Warranty Deed recorded in Clerk's File No. 2013067172, a called 24.35 acre tract of land conveyed to Land Tejas Texas City, Ltd. by Special Warranty Deed with Vendor's Lien recorded in Clerk's File No. 2006002502 and a portion of a called 153.7 acre tract of land (Take-down Tract 1) to Trez Capital (2015) Corporation by Deed of Trust (with Security Agreement) recorded in Clerk's File No. 2016077844, all of the Galveston County Official Public Records; said 17.67 acre tract being more particularly described as follows with all bearings being based on the Texas Coordinate System, South Central Zone, NAD 83:

COMMENCING at a found 5/8-inch iron rod (with cap stamped Brown & Gay) in the south line of said Alexander Farmer League, Abstract 11, same being the north line of the adjoining J. R. Pace League, Abstract 181, for the southeast corner of said called 217.73 acre tract, same being the southwest corner of the adjoining residue of a called 375.95 acre tract of land conveyed to MREC LT Lago Mar Operating, LLC by Special Warranty Deed recorded in Clerk's File No. 2013067170 of the Galveston County Official Public Records, said found iron rod also being in the north line of a called 9.618 acre tract (Tract 2) conveyed to Alpha Invesco Corporation recorded in Clerk's File No. 2011006773 of the Galveston County Official Public Records, from which a found 5/8 inch iron rod (with cap stamped Brown & Gay) at the southeast corner of said called 375.95 acre tract bears North 88°02'42" East, 3,760.06 feet;

THENCE, South 88°02'42" West, along the south line of said called 217.73 acre tract and the south line of said Alexander Farmer League, Abstract 11, same being the north line of said J. R. Pace League, Abstract 181, for the southeast corner of said called 375.95 acre tract, and the north line of a called 5.00 acre tract of land conveyed to Charles Anson Brown recorded under Clerk's File No. 201485202 of the Galveston County Official Public Records, 350.87 feet to a point;

THENCE, North 01°57'21" West, 258.97 feet to a point in a south line of proposed Lago Mar Pod 4 Sec 1;

THENCE, South 87°55'44" West, along the south lines of proposed Lago Mar Pod 4 Sec 1 and proposed Lago Mar Pod 4 Sec 2, in all a total distance of 1399.48 feet to a point at the southwest corner of proposed Lago Mar Pod 4 Sec 1;

THENCE, along the westerly boundary of proposed Lago Mar Pod 4 Sec 1, the following five (5) courses and distances:

- 1. North 01°10'58" West, 616.34 feet to a point;
- 2. North 10°42'38" West, 111.54 feet to a point;
- 3. North 14°26'04" East, 103.83 feet to a point;
- 4. North 63°57'47" West, 19.99 feet to a point;
- 5. North 26°02'13" East, 28.48 feet to the POINT OF BEGINNING of the herein described tract;

THENCE, North 63°57'47" West, 60.00 feet to a point for corner;

THENCE, South 26°02'13" West, 31.37 feet to a point at the beginning of a curve to the right;

THENCE, along the arc of said curve to the right having a radius of 470.00 feet, a central angle of 107°4'49", an arc length of 84.06 feet, and a long chord bearing South 31°09'38" West, 83.94 feet to

THENCE, North 42°32'26" West, 600.33 feet to a point for corner;

THENCE, North 46°42'22" East, 1225.77 feet to a point at the beginning of a non-tangent curve to the left;

THENCE, along the arc of said non-tangent curve to the left having a radius of 1500.00 feet, a central angle of 05°16'06", an arc length of 137.93 feet, and a long chord bearing South 41°19'15" East, 137.88 feet to a point at the beginning of a compound curve to the left;

THENCE, along the arc of said compound curve to the left having a radius of 1565.00 feet, a central angle of 11°02'40", an arc length of 301.67 feet, and a long chord bearing South 49°28'38" East, 301.20 feet to a point at the beginning of a reverse curve to the right;

THENCE, along the arc of said reverse curve to the right having a radius of 25.00 feet, a central angle of 88°26'30", an arc length of 37.72 feet, and a long chord bearing South 11°46'43" East, 34.24 feet to a point for corner;

THENCE, South 31°26'32" West, 87.60 feet to a point at the beginning of a curve to the left;

THENCE, along the arc of said curve to the left having a radius of 500.00 feet, a central angle of 03°02'22", an arc length of 26.52 feet, and a long chord bearing South 29°55'21" West, 26.52 feet to a point for corner;

THENCE, South 28°24'10" West, 350.65 feet to a point at the beginning of a curve to the right;

THENCE, along the arc of said curve to the right having a radius of 500.00 feet, a central angle of 03°02'22", an arc length of 26.52 feet, and a long chord bearing South 29°55'21" West, 26.52 feet to a point for corner;

THENCE, South 31°26'32" West, 327.39 feet to a point at the beginning of a curve to the right;

THENCE, along the arc of said curve to the right having a radius of 220.00 feet, a central angle of 05°12'51", an arc length of 20.02 feet, and a long chord bearing South 34°02'58" West, 20.01 feet to a point for corner;

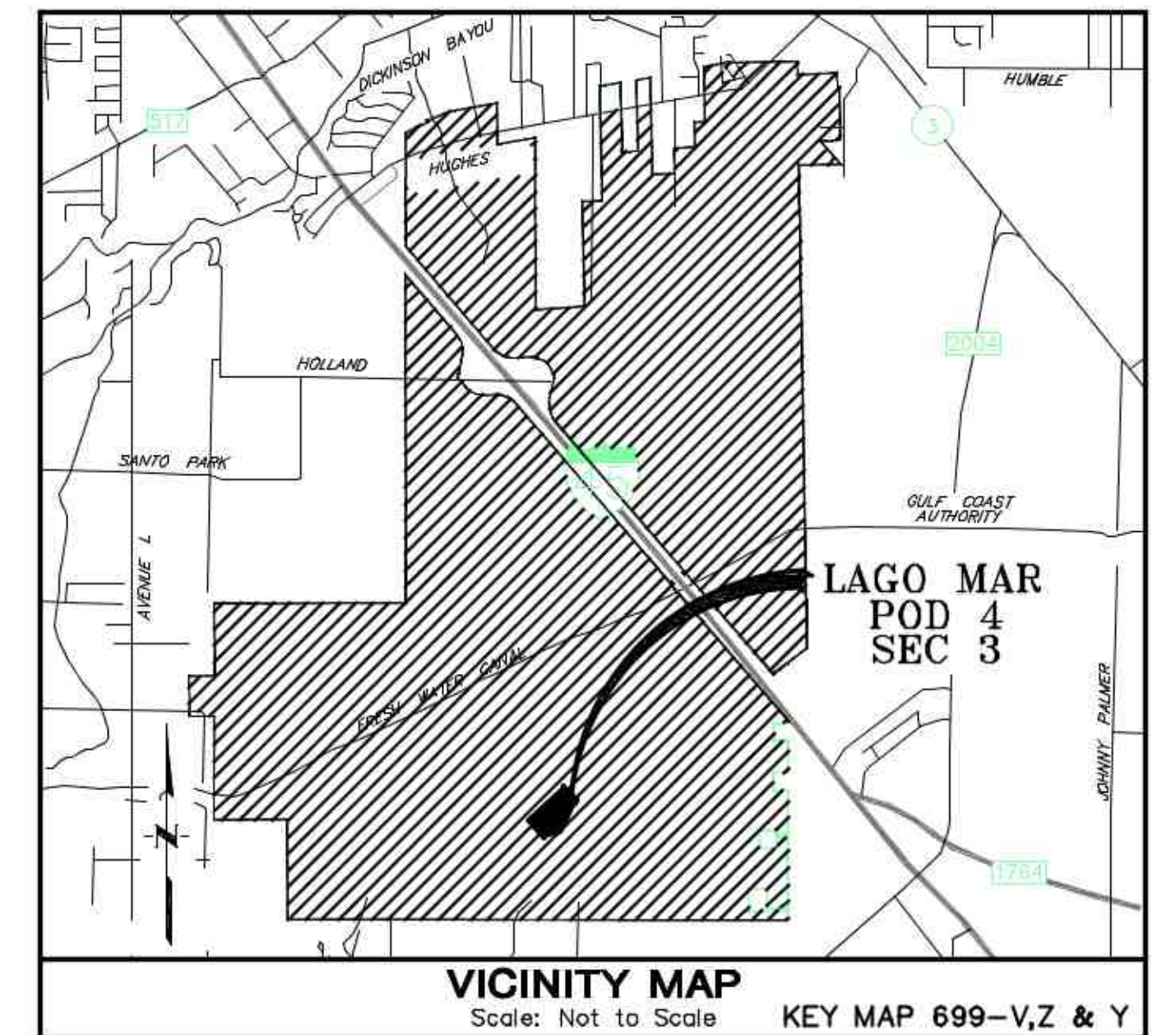
THENCE, South 53°20'37" East, 60.00 feet to a point at the beginning of a non-tangent curve to the right;

THENCE, along the arc of said non-tangent curve to the right having a radius of 280.00 feet, a central angle of 88°59'30", an arc length of 337.18 feet, and a long chord bearing South 71°09'09" West, 317.15 feet to a point at the beginning of a reverse curve to the left;

THENCE, along the arc of said reverse curve to the left having a radius of 25.00 feet, a central angle of 79°36'40", an arc length of 34.74 feet, and a long chord bearing South 85°50'34" West, 32.01 feet to the POINT OF BEGINNING, CONTAINING 17.67 acres of land in Galveston County, Texas.

KNOWN ALL MEN BY THESE PRESENTS: I, the undersigned Martin G. Hicks, a Registered Professional Land Surveyor in the State of Texas, hereby certify that this plat is true and correctly made under my supervision and in compliance with City and State survey regulations and laws and made on the ground and that the corner monuments were properly placed under my supervision.

Martin G. Hicks
Registered Professional Land Surveyor
Texas Registration No. 4387



We, InterBank, owners and holder of liens against the property described in the plat known as Lago Mar Boulevard Street Dedication, said lien being evidenced by instrument of record in the Clerk's File No. 2007054214, 2008060356, 2009017991, 2009057691, 2010036380, 2013067964, 2015013139, 2015039976, 2015074112, and 2016022089 of the Official Public Records of Real Property of Galveston County, Texas, do hereby in all things subordinate our interest in said property to the purpose and effects of said plat and the dedications and restrictions shown herein to said subdivision plat and we hereby confirm that we are the present owners of said liens and have not assigned the same nor any part thereof.

By: _____
Kelly P. Covender
Senior Vice President

STATE OF TEXAS §
COUNTY OF _____ §

BEFORE ME, the undersigned authority, a Notary Public in and for the said County and State on this day personally appeared Kelly P. Covender, Senior Vice President, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2018.

Notary Public in and for the State of Texas

Print Name

My commission expires: _____

STATE OF TEXAS §
COUNTY OF GALVESTON §

I, Dwight D. Sullivan, County Clerk, Galveston County Texas, do hereby certify that the written instrument was filed for record in my office on _____, 20____, at _____ o'clock, _____ m, and duly recorded on _____, 20____, at _____ o'clock, _____ m, in Plat Record _____, Map Number _____ Galveston County Map Records.

Witness my hand and seal of office, at Galveston County, Texas the day and date last above written.

Dwight D. Sullivan
Galveston County, Texas

By _____ Deputy

LAGO MAR POD 4 SEC 3

A SUBDIVISION OF 17.67 ACRES OF LAND
OUT OF THE
ALEXANDER FARMER LEAGUE, A-11
TEXAS CITY, GALVESTON COUNTY, TEXAS

80 LOTS 3 RESERVES 2 BLOCKS
DECEMBER 2018

OWNER:
LAND TEJAS LAGO MAR, LLC,
a Texas limited liability company
2450 FONDREN ROAD, SUITE 210
HOUSTON, TEXAS 77063
(713) 783-6702

PLANNER/ENGINEER/SURVEYOR:



SHEET 2 OF 2