

- General Notes
- 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"
 - GCDPR "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"
- Each lot is restricted to single-family residential uses only.
 - 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.
 - 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.
 - 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.
 - 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.
 - 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.
 - 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
 0.0619 AC
 2,697 Sq Ft
- B RESTRICTED RESERVE "B"**
 Restricted to Landscape & Open Space
 Purposes Only
 0.2717 AC
 11,835 Sq Ft
- C RESTRICTED RESERVE "C"**
 Restricted to Landscape & Open Space
 Purposes Only
 0.0897 AC
 3,907 Sq Ft

LAGO MAR POD 4 SEC 4

A SUBDIVISION OF 12.20 ACRES OF LAND
 OUT OF THE
 ALEXANDER FARMER LEAGUE, A-11
 TEXAS CITY, GALVESTON COUNTY, TEXAS

51 LOTS 3 RESERVES 3 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

ENGINEER/SURVEYOR:

 J.C. JONES-CARTER

CALLED 396.70 ACRES
 TO LAND TEJAS LAGO MAR, LLC
 BY SPECIAL WARRANTY DEED
 CF No. 2013067172
 GCOPR

LAGO MAR
 POD 4 SEC 3
 Instrument No.
 GCMR

LAGO MAR
 POD 4 SEC 1
 Instrument No.
 GCMR

LAGO MAR
 POD 4 SEC 1
 Instrument No.
 GCMR

LAGO MAR
 POD 4 SEC 2
 Instrument No.
 GCMR

LAGO MAR
 POD 6 SEC 1
 Instrument No.
 GCMR

LAGO MAR
 POD 6 SEC 2
 Instrument No.
 GCMR

LAGO MAR
 BOULEVARD
 (CALLED 100' ROW)
 Instrument No.
 GCMR

LAGO MAR
 POD 7 SEC 1
 Instrument No. 2016073786
 GCMR

LAGO MAR
 POD 4 SEC 1
 Instrument No.
 GCMR

LINE	BEARING	DISTANCE
L1	S82°48'49"E	135.44'
L2	S68°03'57"E	99.31'
L3	S71°10'44"E	98.62'
L4	S74°44'00"E	98.62'
L5	S78°26'42"E	81.16'
L6	S90°31'04"E	60.00'
L7	S83°45'20"E	71.75'
L8	S15°10'19"E	132.72'
L9	S63°31'12"W	64.70'
L10	N82°26'33"W	123.10'
L11	N79°28'24"W	51.98'
L12	N78°11'55"W	52.43'
L13	N76°50'08"W	52.43'
L14	N75°28'22"W	52.43'
L15	N73°25'43"W	104.85'
L16	N70°42'10"W	104.85'
L17	N68°39'30"W	52.43'
L18	N67°15'10"W	55.71'
L19	N64°48'37"W	87.83'
L20	N31°26'32"E	90.60'
L21	N58°33'28"W	60.00'
L22	N58°33'25"W	87.00'
L23	N31°26'32"E	25.55'
L24	N15°33'28"W	21.21'
L25	N31°26'32"E	186.59'
L26	N32°47'10"E	52.49'
L27	N34°57'02"E	302.18'
L28	N31°26'32"E	122.41'
L29	N74°20'25"E	22.00'
L30	N31°26'32"E	188.48'
L31	N34°57'02"E	212.57'
L32	N15°38'31"W	5.83'
L33	N09°28'56"E	402.19'
L34	N35°04'04"W	12.00'
L35	N66°00'42"W	52.53'
L36	N80°31'04"W	127.00'
L37	N25°3'23"E	130.92'
L38	N58°16'39"W	112.00'
L39	N67°21'47"W	124.34'
L40	N70°53'37"W	109.41'
L41	N74°11'55"W	109.41'
L42	N77°43'53"W	124.48'

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH	TANGENT
C1	25.00'	90°00'05"	39.27'	S76°26'32"W	35.36'	25.00'
C2	2000.00'	03°30'30"	122.46'	N33°11'47"E	122.44'	61.25'
C3	55.00'	78°11'49"	75.05'	N74°02'56"E	69.37'	44.69'
C4	1747.00'	13°39'54"	418.66'	N73°41'06"W	415.67'	209.32'
C5	55.00'	91°34'56"	87.91'	N55°16'24"E	78.85'	56.54'
C6	2047.00'	11°56'54"	426.88'	N72°57'41"W	426.11'	212.22'
C7	300.00'	105°58'31"	57.47'	N61°29'58"W	57.38'	28.82'
C8	25.00'	91°05'43"	39.75'	N77°54'57"E	35.69'	25.48'
C9	25.00'	32°18'04"	14.09'	S83°00'58"E	13.91'	7.24'
C10	50.00'	158°30'43"	138.58'	N54°52'42"E	97.91'	240.91'
C11	25.00'	32°51'36"	14.34'	N06°58'51"W	14.14'	7.37'
C12	25.00'	91°51'46"	40.08'	S55°24'49"W	35.93'	25.83'
C13	25.00'	33°52'33"	14.64'	N50°11'25"W	14.43'	7.53'
C14	50.00'	144°29'26"	126.09'	S74°20'09"W	85.24'	156.18'
C15	25.00'	32°51'36"	14.34'	S18°31'14"W	14.14'	7.37'
C16	25.00'	91°41'34"	40.01'	S10°53'45"E	35.87'	25.75'
C17	25.00'	88°15'03"	38.51'	N34°38'35"W	34.81'	24.25'

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 4, 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 of 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 and of 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 4 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 4 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 12.20 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 and a portion of a called 153.7 acre tract of land (Takedown Tract 1) to Trez Capital (2015) Corporation by Deed of Trust (with Security Agreement) recorded in Clerk's File No. 201607784, both of the Galveston County Official Public Records; said 12.20 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 3/4-inch iron rod (with cap stamped Jones/Carter Property Corner) at the southernmost southwest corner of Lago Mar Boulevard, plat of which is recorded in Instrument No. 2918044731 of the Galveston County Map Records, same being the northeast corner of proposed Lago Mar Pod 4 Sec 1, and being a southeast corner of proposed Lago Mar Boulevard Extension No 1 South, said found 3/4-inch iron rod being at the beginning of a curve to the right, from said found 3/4-inch iron rod, a found 3/4-inch iron rod (with cap stamped Jones/Carter Property Corner) bears North 87°07'10" East, 73.11 feet and North 01°32'32" West, 100.00 feet;

THENCE, along a north line of proposed Lago Mar Pod 4 Sec 1, being common with a south line of proposed Lago Mar Boulevard Extension No 1 South and along the arc of said curve to the right having a radius of 1585.00 feet, a central angle of 07°40'56", an arc length of 209.84 feet, and a long chord bearing North 87°42'03" West, 209.68 feet to a point;

THENCE, South 15°10'19" East, continuing along a south line of proposed Lago Mar Boulevard Extension No 1 South, 24.93 feet to the POINT OF BEGINNING of the herein described tract;

THENCE, along a northerly boundary of proposed Lago Mar Pod 4 Sec 1, the following seventeen (17) courses and distances:

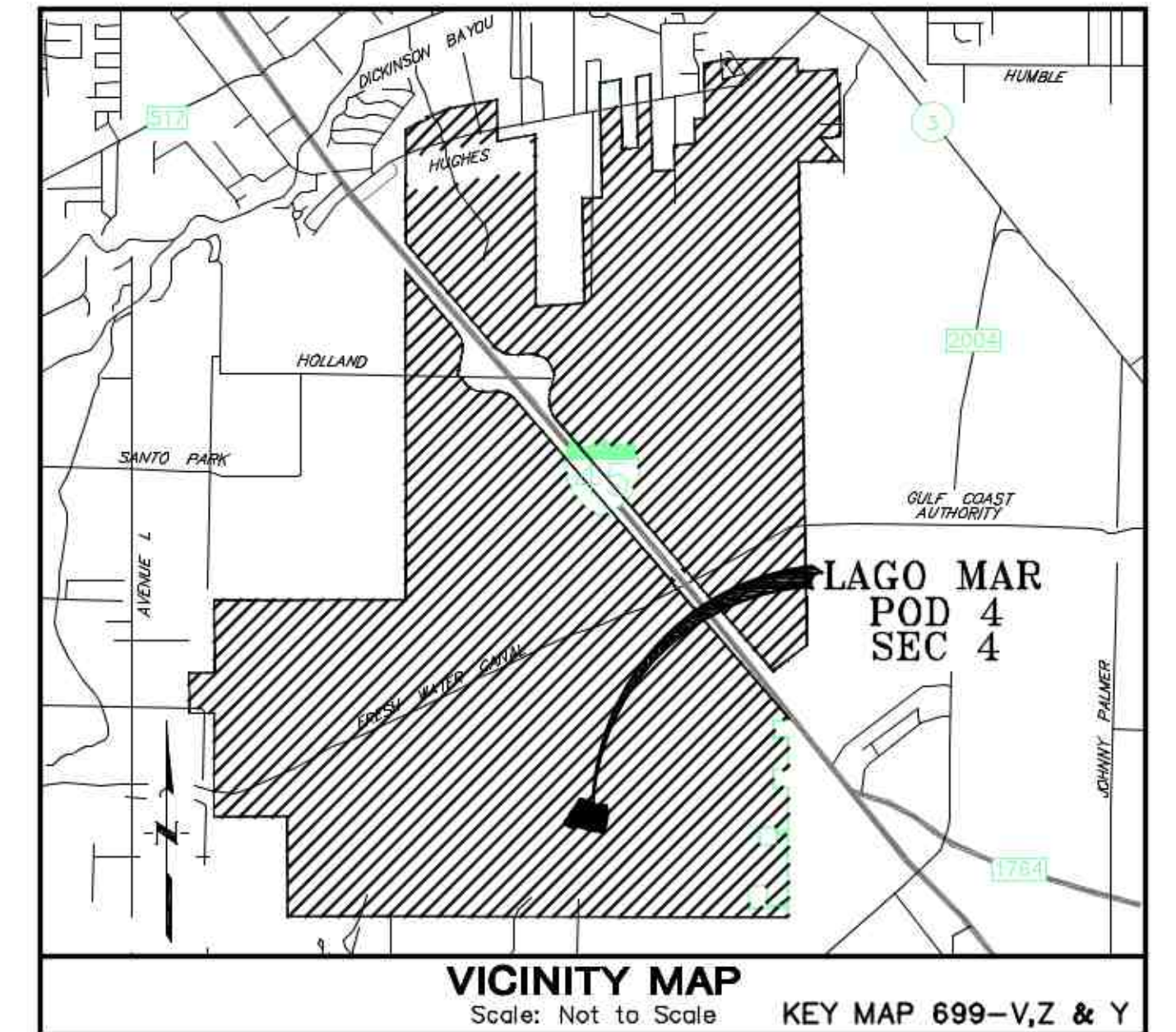
1. South 15°10'19" East, 132.72 feet to a point for corner;
2. South 09°28'56" West, 447.78 feet to a point for corner;
3. South 53°31'12" West, 64.70 feet to a point for corner;
4. North 82°28'33" West, 123.10 feet to a point for corner;
5. North 79°28'24" West, 51.98 feet to a point for corner;
6. North 78°11'55" West, 52.43 feet to a point for corner;
7. North 76°50'09" West, 52.43 feet to a point for corner;
8. North 75°28'22" West, 52.43 feet to a point for corner;
9. North 73°25'43" West, 104.85 feet to a point for corner;
10. North 70°42'10" West, 104.85 feet to a point for corner;
11. North 68°39'30" West, 52.43 feet to a point for corner;
12. North 67°15'10" West, 55.71 feet to a point for corner;
13. North 64°46'37" West, 87.83 feet to a point for corner;
14. South 31°26'32" West, 90.60 feet to a point for corner;
15. North 58°33'28" West, 60.00 feet to a point at the beginning of a non-tangent curve to the right;
16. Along the arc of said non-tangent curve to the right having a radius of 25.00 feet, a central angle of 90°00'05", an arc length of 39.27 feet, and a long chord bearing South 76°26'32" West, 35.38 feet to a point for corner;
17. North 58°33'25" West, 87.00 feet to a point for corner in an easterly line of proposed Lago Mar Boulevard Extension No 1 South;

THENCE, along the boundary of proposed Lago Mar Boulevard Extension No 1 South, the following fourteen (14) courses and distances:

1. North 31°26'32" East, 25.55 feet to a point for corner;
2. North 13°33'28" West, 21.21 feet to a point for corner;
3. North 31°26'32" East, 186.59 feet to a point for corner;
4. North 32°47'10" East, 52.49 feet to a point for corner;
5. North 34°57'02" East, 302.18 feet to a point for corner;
6. North 31°29'39" East, 122.41 feet to a point for corner;
7. North 74°20'25" East, 22.00 feet to a point for corner;
8. South 62°48'48" East, 135.44 feet to a point for corner;
9. South 68°03'57" East, 99.31 feet to a point for corner;
10. South 71°10'44" East, 98.62 feet to a point for corner;
11. South 74°44'00" East, 98.62 feet to a point for corner;
12. South 78°26'42" East, 81.16 feet to a point for corner;
13. South 80°31'04" East, 60.00 feet to a point for corner;
14. South 83°45'20" East, 71.75 feet to the POINT OF BEGINNING, CONTAINING 12.20 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, 2009017891, 2009057691, 2010036380, 2013067984, 2015013139, 2015039976, 2015074112, and 2016022088 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 4

A SUBDIVISION OF 12.20 ACRES OF LAND
OUT OF THE
ALEXANDER FARMER LEAGUE, A-11
TEXAS CITY, GALVESTON COUNTY, TEXAS

51 LOTS 3 RESERVES 3 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:



Texas Board of Professional Engineers Registration No. 1-418
Texas Board of Professional Land Surveying Registration No. 22042-00
1628 Ross Lane South, Suite 100 - Houston, TX 77056 - 713.271.9100