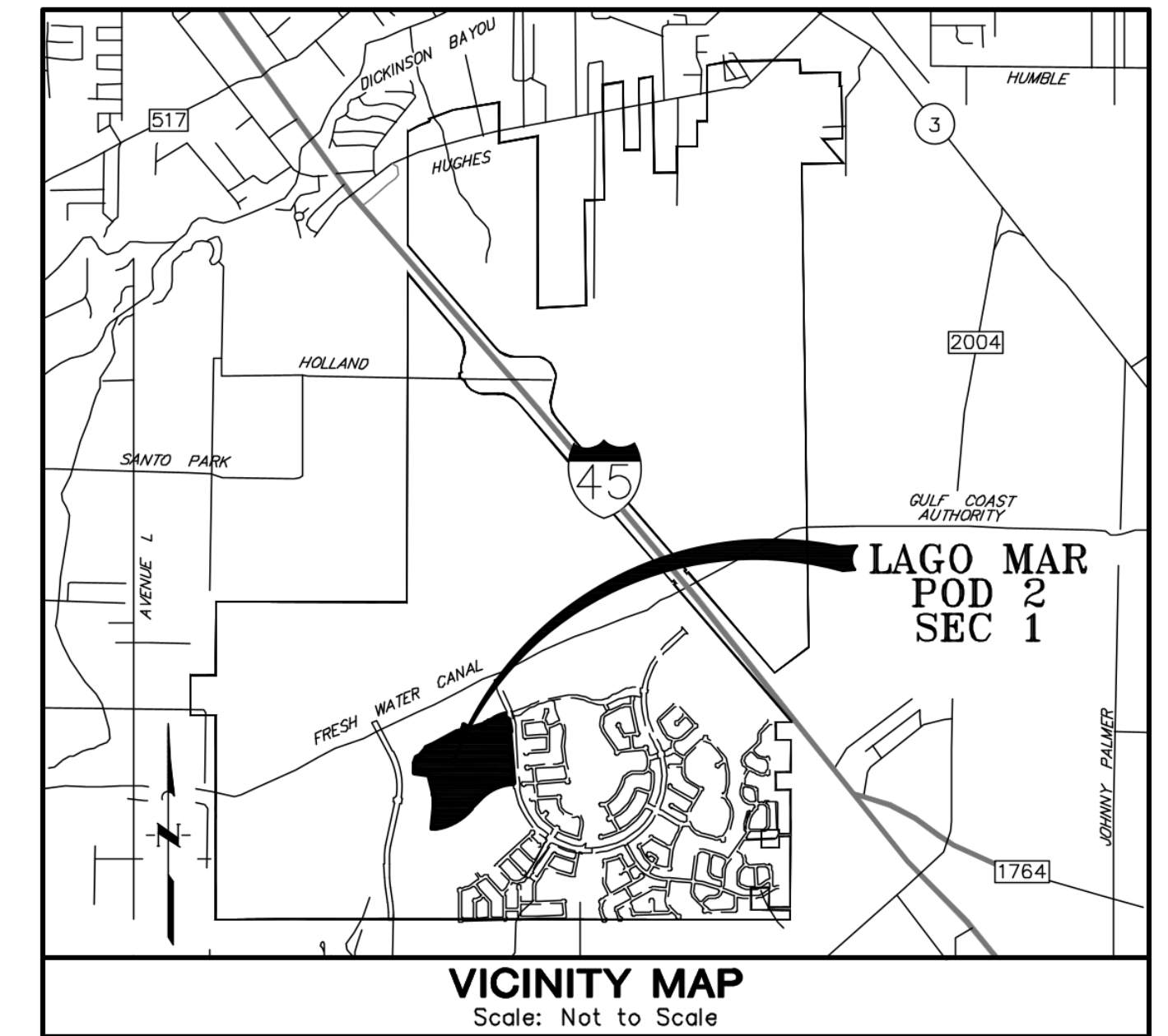
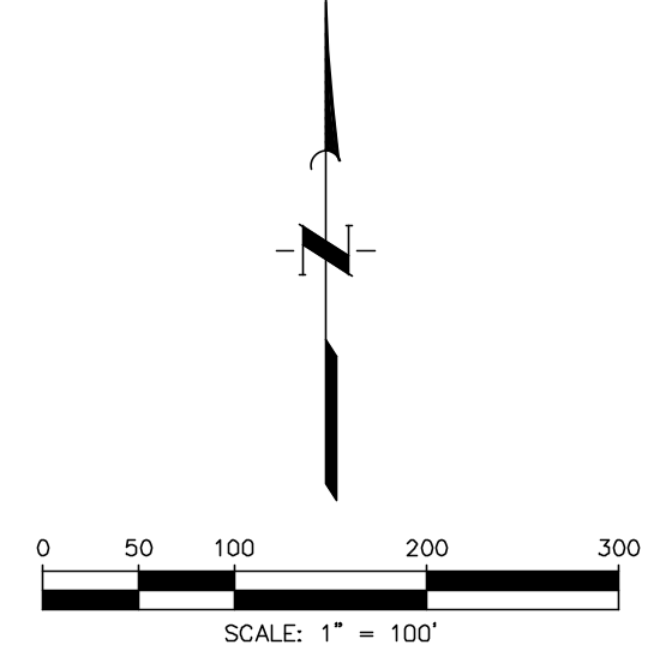


**RESTRICTED RESERVE B**  
 Restricted to Landscape &  
 Open Space Purposes Only  
 2.12 AC  
 92,592 Sq Ft



- General Notes:
- AC . . . . . "Acres"
  - BL . . . . . "Building Line"
  - CF . . . . . "Clerk's File"
  - Esmt . . . . . "Easement"
  - Ft . . . . . "Found 3/4-inch Iron Rod (With Cap Stamped 'Jones/Carter Property Corner')"
  - GCDR . . . . . "Galveston County Deed Records"
  - GCMR . . . . . "Galveston County Map Records"
  - GCOPR . . . . . "Galveston County Official Public Records"
  - No . . . . . "Number"
  - ROW . . . . . "Right-of-Way"
  - SSE . . . . . "Sanitary Sewer Easement"
  - Sq Ft . . . . . "Square Feet"
  - Strm SE . . . . . "Storm Sewer Easement"
  - UE . . . . . "Utility Easement"
  - Vol . Pg . . . . . "Volume and Page"
  - WLE . . . . . "Waterline Easement"
  - Ⓚ . . . . . "Block Number"
  - . . . . . "Set 3/4-inch Iron Rod (With Cap Stamped 'Quiddity Eng. Property Corner')"
  - . . . . . "Street Name Break"


- 1) Each lot is restricted to single-family residential uses only.
- 2) 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.
- 3) 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.
- 4) As of the date of the survey, according to the FEMA Map No. 4816702240C, dated August 15, 2019 the subject tract is situated within unshaded Zone X as areas determined to be outside the 0.2% annual chance flood.
- 5) The coordinates shown hereon are Texas Coordinate System of 1983, South Central Zone No. 4204, and may be converted by applying the combined scale factor 0.99986705.
- 6) 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.
- 7) 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.
- 8) All of the property subdivided in the foregoing plot is within the incorporated boundaries of the City of Texas City, Texas.
- 9) All lots will have a 5 ft Utility Easement (UE) for all above ground facilities adjacent to each side lot line. Above ground facilities to include electrical, gas, cable, water, and sanitary.
- 10) A one-foot reserve (1' reserve) has been dedicated to the public in fee as a buffer separation between the side or end of streets in subdivision plats where such streets abut adjacent acreage tracts, the condition of such dedication being that when the adjacent property is subdivided in a recorded plat, the one-foot reserve shall thereupon become vested in the public for street right-of-way purposes and the title fee thereto shall revert to and rest in the dedicator, his heirs, assigns or successors.

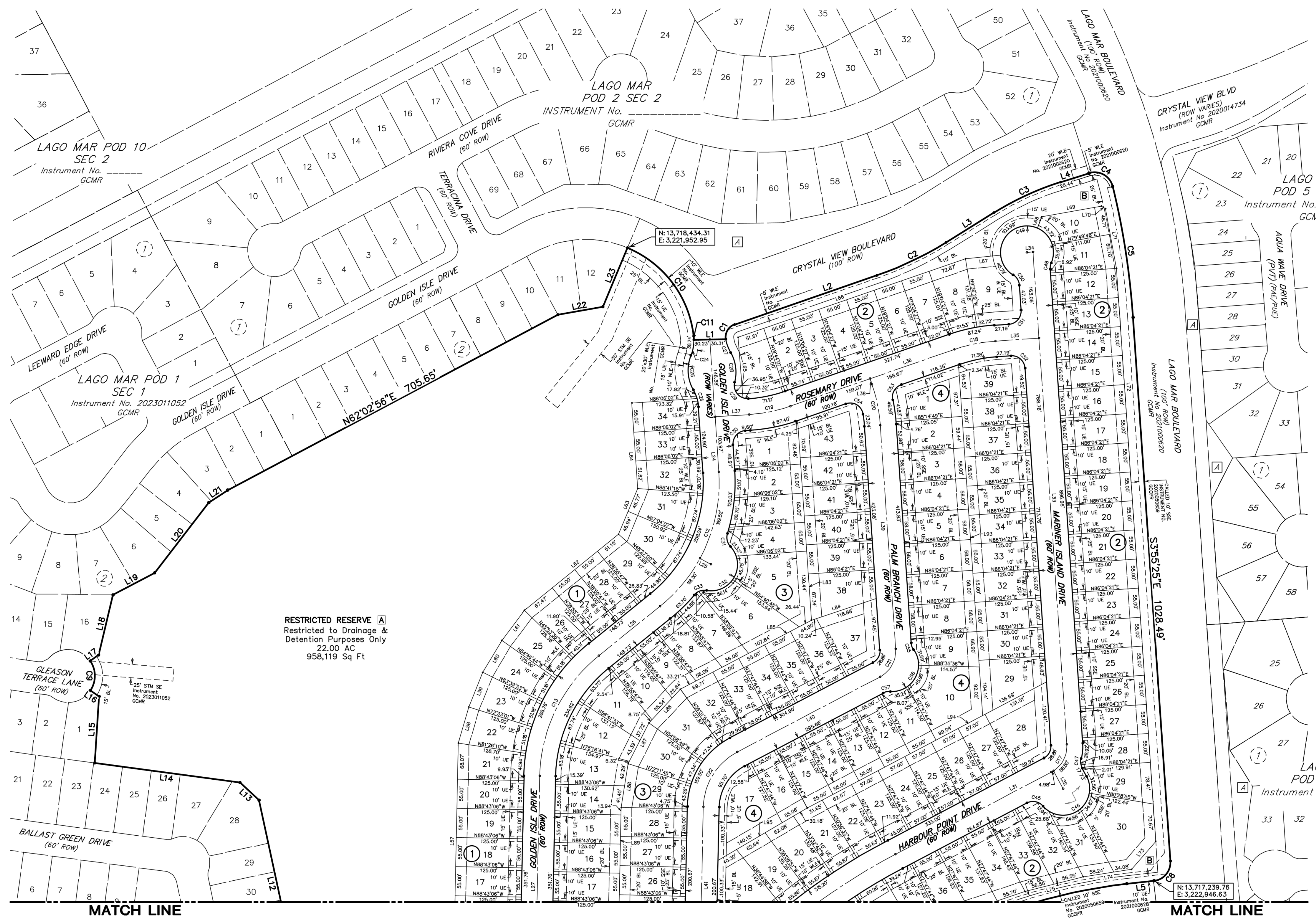


# LAGO MAR POD 2 SEC 1

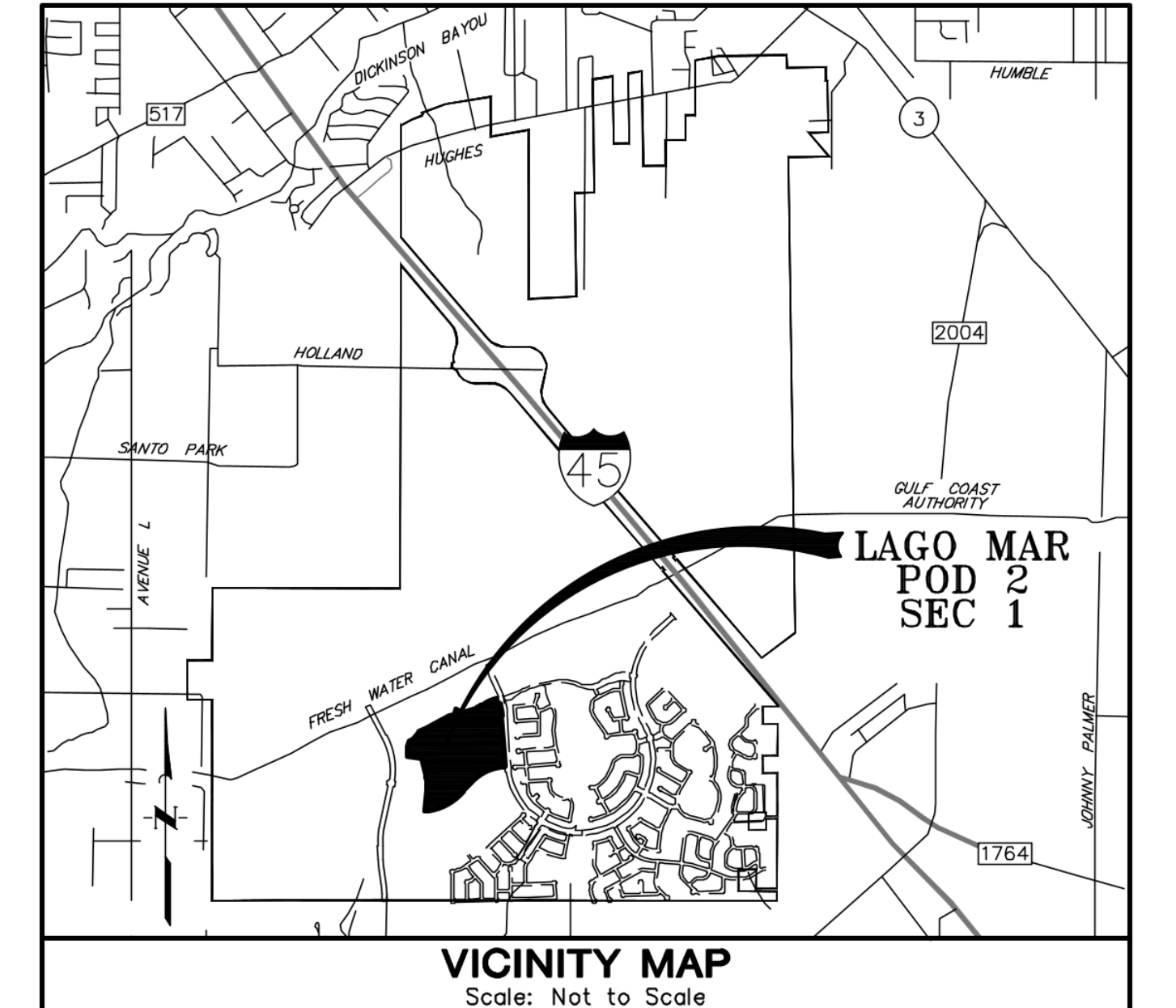
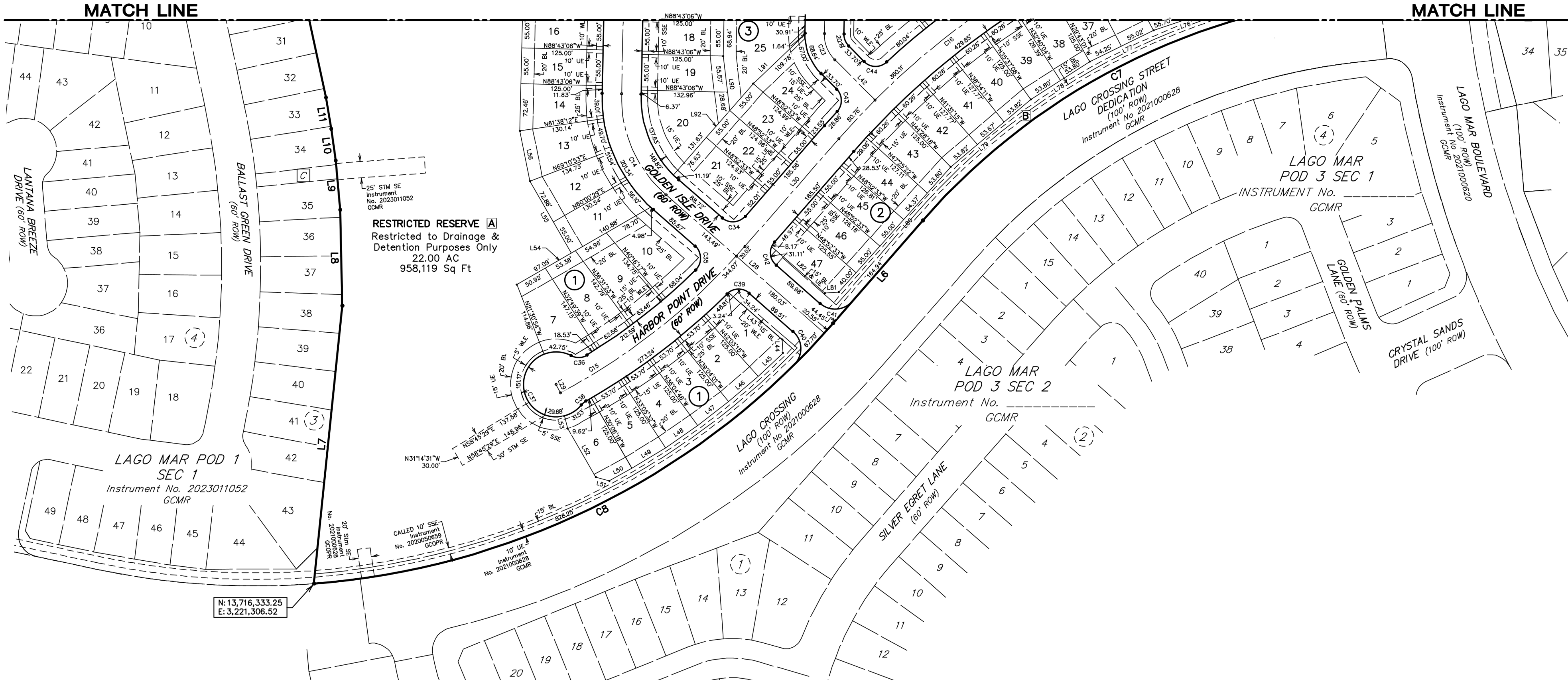
A SUBDIVISION OF 61.77 ACRES OF LAND  
 OUT OF THE  
 ALEXANDER FARMER LEAGUE, A-11  
 TEXAS CITY, GALVESTON COUNTY, TEXAS  
 163 LOTS      2 RESERVES      4 BLOCKS  
 JUNE 2023

OWNER  
**ASTRO LAGO MAR LP**  
 a Delaware limited partnership  
 2450 FONDREN ROAD, SUITE 210  
 HOUSTON, TEXAS 77063  
 (713) 783-6702

ENGINEER/SURVEYOR/PLANNER:  
 **QUIDDITY**  
6330 West Loop South, Suite 150 • Bellaire, TX 77401 • 713.773.5317  
 SHEET 1 OF 3

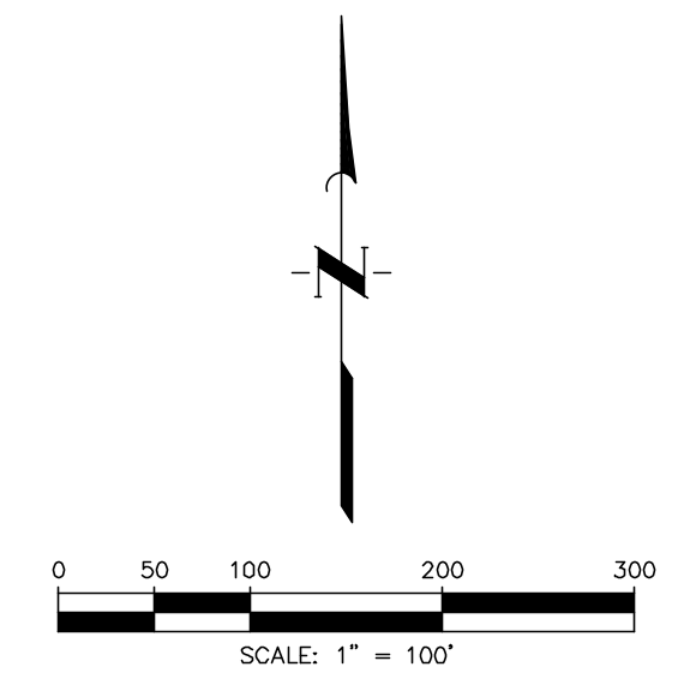


**RESTRICTED RESERVE B**  
 Restricted to Landscape &  
 Open Space Purposes Only  
 2.12 AC  
 92,592 Sq Ft



- General Notes:**
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  - BL . . . . . "Building Line"
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Line	Bearing	Distance
L1	N88°52'41"E	60.54'
L2	N70°55'33"E	284.03'
L3	N58°09'21"E	106.28'
L4	N72°38'32"E	56.41'
L5	S83°28'10"W	51.74'
L6	S41°07'27"W	209.39'
L7	N05°49'26"E	429.34'
L8	N01°16'29"W	147.43'
L9	N05°14'18"W	76.11'
L10	N07°53'11"W	49.13'
L11	N09°38'06"W	49.13'
L12	N12°13'45"W	318.55'
L13	N47°16'39"W	49.12'
L14	N82°19'33"W	276.73'
L15	N03°54'11"E	125.81'
L16	N56°30'16"W	20.00'
L17	N55°15'18"E	20.00'
L18	N13°25'41"E	116.35'
L19	N62°04'59"E	88.75'
L20	N37°40'25"E	167.21'
L21	N56°00'30"E	43.10'
L22	N79°50'10"E	86.40'
L23	N22°41'58"E	120.45'
L24	N03°53'58"W	250.35'
L25	N61°31'26"W	236.63'
L26	N51°04'13"E	148.73'
L27	N01°16'54"E	351.76'
L28	N48°52'33"W	323.52'
L29	S27°59'05"E	14.49'
L30	N41°09'16"E	220.51'
L31	N62°12'16"E	333.00'
L32	N27°47'44"W	38.48'

Line	Bearing	Distance
L33	N03°55'39"W	931.82'
L34	S86°04'21"W	11.41'
L35	N86°04'21"E	82.19'
L36	N70°55'33"E	327.74'
L37	N86°06'02"E	64.60'
L38	N19°04'27"W	11.37'
L39	N03°55'39"W	423.08'
L40	N62°12'16"E	304.90'
L41	N01°16'54"E	200.67'
L42	N44°59'23"W	87.49'
L43	N48°52'33"W	109.73'
L44	N02°32'33"W	20.71'
L45	S46°39'30"W	51.90'
L46	N49°26'22"E	60.21'
L47	N52°25'36"E	60.21'
L48	N56°30'16"W	60.21'
L49	N58°24'05"E	60.21'
L50	N60°53'16"E	40.02'
L51	S73°55'34"E	21.65'
L52	N30°06'18"W	86.36'
L53	N14°44'52"W	20.00'
L54	N60°00'29"E	237.97'
L55	N29°59'31"W	127.86'
L56	N11°16'46"W	78.47'
L57	N01°16'54"E	470.53'
L58	N15°59'25"E	70.88'
L59	N21°53'33"E	70.49'
L60	N30°46'42"E	70.49'
L61	N36°56'11"E	70.84'
L62	N51°04'13"E	228.62'
L63	N22°37'42"E	93.72'
L64	N03°53'58"W	161.62'

Line	Bearing	Distance
L65	N04°39'22"W	114.66'
L66	N70°55'33"E	454.48'
L67	N84°05'08"E	66.51'
L68	N21°29'56"E	22.68'
L69	N79°48'48"E	114.42'
L70	N56°27'07"W	9.11'
L71	N10°23'15"W	114.40'
L72	N03°55'39"W	1084.08'
L73	N40°14'50"E	70.03'
L74	N81°23'51"E	92.31'
L75	N75°39'31"E	113.10'
L76	N71°17'35"E	111.40'
L77	N63°54'18"E	109.27'
L78	N57°19'56"E	107.60'
L79	N49°57'17"E	161.30'
L80	N41°48'32"E	258.18'
L81	N86°07'27"E	21.21'
L82	N48°52'33"W	108.78'
L83	N03°55'39"W	377.93'
L84	N71°34'01"E	129.12'
L85	N62°12'16"E	279.60'
L86	N43°03'42"E	86.92'
L87	N26°50'43"E	86.43'
L88	N09°04'32"E	83.74'
L89	N01°16'54"E	233.94'
L90	N06°57'06"W	84.25'
L91	N46°20'50"E	109.78'
L92	N41°07'27"E	186.63'
L93	N03°55'39"W	663.66'
L94	N62°12'16"E	510.73'
L95	N59°34'36"E	195.21'

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH	TANGENT
C1	25.00'	80°05'27"	34.95'	N30°52'49"E	32.17'	21.01'
C2	650.00'	12°46'12"	144.87'	N64°32'27"E	144.57'	72.74'
C3	550.00'	14°29'11"	139.06'	N65°23'57"E	138.89'	69.90'
C4	35.00'	93°32'01"	57.14'	S60°35'28"E	51.00'	37.23'
C5	1450.00'	9°54'02"	250.56'	S08°52'26"E	250.24'	125.59'
C6	35.00'	87°23'35"	53.39'	S39°46'22"W	48.36'	33.44'
C7	1020.00'	42°20'43"	753.84'	S62°17'48"W	736.80'	395.07'
C8	1180.00'	44°30'04"	916.49'	S63°22'29"W	893.63'	482.76'
C9	50.00'	68°14'25"	59.55'	N00°37'29"W	56.09'	33.88'
C10	205.00'	61°04'52"	218.54'	S36°45'36"E	208.34'	120.95'
C11	75.00'	5°05'52"	6.67'	S03°40'15"E	6.67'	3.34'
C12	300.00'	54°58'11"	287.82'	N23°35'07"E	276.91'	156.07'
C13	300.00'	49°47'19"	260.69'	N26°10'33"E	252.57'	139.22'
C14	200.00'	50°09'27"	175.08'	N23°47'50"W	169.55'	93.60'
C15	1000.00'	20°51'40"	364.09'	N51°35'05"E	362.09'	184.09'
C16	1200.00'	21°03'00"	440.87'	N51°40'46"E	438.40'	222.95'
C17	55.00'	66°07'55"	63.48'	N29°08'19"E	60.02'	35.81'
C18	300.00'	15°08'49"	79.31'	N78°29'57"E	79.08'	39.89'
C19	300.00'	15°10'29"	79.45'	N78°30'47"E	79.22'	39.96'
C20	300.00'	15°08'49"	79.31'	N11°30'03"W	79.08'	39.89'
C21	55.00'	66°07'55"	63.48'	N29°08'19"E	60.02'	35.81'
C22	120.00'	60°55'22"	127.60'	N31°44'35"E	121.67'	70.58'
C23	55.00'	46°16'17"	44.42'	N21°51'15"W	43.22'	23.50'
C24	75.00'	28°04'06"	36.74'	S07°48'53"W	36.38'	18.75'
C25	75.00'	51°35'25"	67.53'	S03°56'47"E	65.27'	36.25'
C26	75.00'	25°50'31"	33.83'	S16°49'14"E	33.54'	17.21'
C27	75.00'	20°37'00"	26.99'	S19°28'24"E	26.84'	13.64'
C28	75.00'	44°07'49"	57.77'	N07°42'59"W	56.35'	30.40'
C29	25.00'	108°20'08"	47.27'	S39°49'08"E	40.54'	34.82'
C30	25.00'	90°00'00"	39.27'	S41°06'02"W	35.36'	25.00'

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH	TANGENT
C31	25.00'	59°38'13"	26.02'	S12°52'38"E	24.86'	14.33'
C32	50.00'	142°20'37"	124.22'	N28°28'34"E	94.65'	146.64'
C33	25.00'	59°38'13"	26.02'	S69°49'46"W	24.86'	14.33'
C34	25.00'	89°58'11"	39.26'	N86°08'21"E	35.35'	24.99'
C35	25.00'	94°35'08"	41.27'	N01°34'59"W	36.74'	27.09'
C36	25.00'	59°12'15"	25.83'	N87°52'09"E	24.70'	14.20'
C37	50.00'	258°21'16"	225.46'	S11°42'21"E	77.52'	61.36'
C38	25.00'	21°18'48"	9.30'	S49°46'25"W	9.25'	4.70'
C39	25.00'	85°53'37"	37.48'	S88°10'39"W	34.07'	23.27'
C40	35.00'	94°17'06"	57.60'	N01°44'00"W	51.31'	37.72'
C41	35.00'	90°00'00"	54.98'	N86°07'27"E	49.50'	35.00'
C42	25.00'	90°01'49"	39.28'	S03°51'39"E	35.36'	25.01'
C43	25.00'	87°29'18"	38.17'	N01°14'44"W	34.57'	23.93'
C44	25.00'	87°29'18"	38.17'	S88°44'02"E	34.57'	23.93'
C45	25.00'	77°06'05"	33.64'	N79°14'41"W	31.16'	19.92'
C46	50.00'	167°06'05"	145.82'	N55°45'19"E	99.37'	442.34'
C47	25.00'	43°21'40"	18.92'	S06°06'54"E	18.47'	9.94'
C48	25.00'	27°41'41"	12.08'	S09°55'12"W	11.97'	6.16'
C49	50.00'	262°09'27"	228.78'	S72°41'19"W	75.38'	57.36'
C50	25.00'	54°27'46"	23.76'	N31°09'32"W	22.88'	12.87'
C51	25.00'	90°00'00"	39.27'	N41°04'21"E	35.36'	25.00'
C52	25.00'	90°00'00"	39.27'	N48°55'39"W	35.36'	25.00'
C53	25.00'	82°56'28"	38.19'	S29°27'19"W	33.11'	22.10'
C54	25.00'	100°15'26"	43.75'	N58°56'44"W	38.37'	29.93'
C55	25.00'	31°33'32"	13.77'	S19°42'25"E	13.60'	7.06'
C56	50.00'	129°15'00"	112.79'	N29°08'19"E	90.35'	105.42'
C57	25.00'	31°33'32"	13.77'	S77°59'02"W	13.60'	7.06'


# LAGO MAR

## POD 2 SEC 1

A SUBDIVISION OF 61.77 ACRES OF LAND  
 OUT OF THE  
 ALEXANDER FARMER LEAGUE, A-11  
 TEXAS CITY, GALVESTON COUNTY, TEXAS

**163 LOTS      2 RESERVES      4 BLOCKS**  
**JUNE 2023**

OWNER  
**ASTRO LAGO MAR LP**  
 a Delaware limited partnership  
 2450 FONDREN ROAD, SUITE 210  
 HOUSTON, TEXAS 77063  
 (713) 783-6702

ENGINEER/SURVEYOR/PLANNER:  
 **QUIDDITY**  
6330 West Loop South, Suite 150 • Dallas, TX 75241 • 713.775.3373  
 SHEET 2 OF 3

STATE OF TEXAS §  
COUNTY OF GALVESTON §

That ASTRO LAGO MAR LP, a Delaware limited partnership, by Astro Lago Mar GP LLC a Delaware limited liability company, its General Partner, by Melanie Ohi, Authorized Signer, acting herein by and through their duly authorized officers, does hereby adopt this plat designating the herein above described property as LAGO MAR POD 2 SEC 1, an addition to the City of Texas City, Texas and does hereby dedicate, in fee simple to the public use forever, the streets, alley, 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 plot. 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 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.

ASTRO LAGO MAR LP, a Delaware limited partnership 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 whosoever lawfully claiming or to claim the same or any part thereof. This plat approved subject to all platting ordinances, rules, regulations, and resolutions of the City of Texas City.

WITNESS MY HAND THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.

ASTRO LAGO MAR LP  
a Delaware limited partnership  
By: Astro Lago Mar GP LLC  
a Delaware limited liability company  
its General Partner  
By: Melanie Ohi, Authorized Signer

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 Melanie Ohi, Authorized Signer of Astro Lago Mar GP 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 \_\_\_\_\_, 2023.

Notary Public in and for the State of Texas \_\_\_\_\_

Print Name \_\_\_\_\_

My commission expires: \_\_\_\_\_

On the \_\_\_\_\_ day of \_\_\_\_\_, 2023, 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 2 SEC 1 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.

ASTRO LAGO MAR LP,  
a Delaware limited partnership  
By: Astro Lago Mar GP LLC  
a Delaware limited liability company  
its General Partner  
By: Melanie Ohi, Authorized Signer

Witnesses:  
\_\_\_\_\_  
\_\_\_\_\_

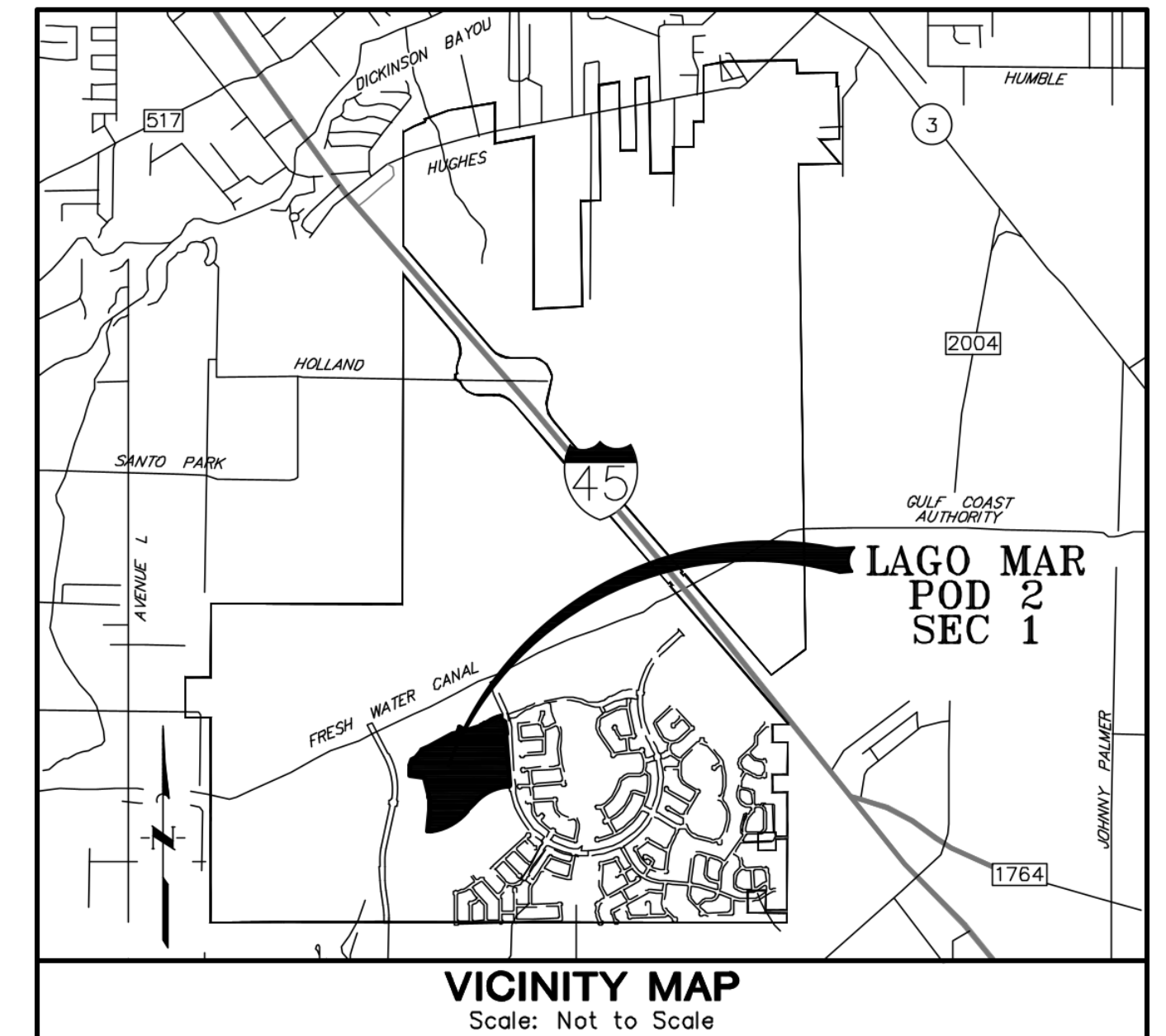
On the \_\_\_\_\_ of \_\_\_\_\_, 2023.

This is to certify that all improvements to LAGO MAR POD 2 SEC 1 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.

Dedrick D. Johnson, Mayor, City of Texas City, 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



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 Instrument # \_\_\_\_\_, 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 2 SEC 1

A SUBDIVISION OF 61.77 ACRES OF LAND  
OUT OF THE  
ALEXANDER FARMER LEAGUE, A-11  
TEXAS CITY, GALVESTON COUNTY, TEXAS

163 LOTS      2 RESERVES      4 BLOCKS  
JUNE 2023

OWNER  
ASTRO LAGO MAR LP  
a Delaware limited partnership  
2450 FONDREN ROAD, SUITE 210  
HOUSTON, TEXAS 77063  
(713) 783-6702

ENGINEER/SURVEYOR/PLANNER:  
 **QUIDDITY**  
6330 West Loop South, Suite 150 • Bellaire, TX 77401 • 713.777.5337

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