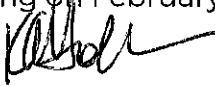


STAFF REPORT

TO: Planning Board – regular meeting on February 3, 2025
FROM: Kim Golden, P.E., City Engineer 
CC: Doug Kneupper, P.E., Consulting Engineer
DATE: January 30, 2025
RE: Lago Mar Pod 9 Section 2 – Final Plat revision to change street name

Background: Lago Mar Pod 9, Section 2 is part of a master-planned residential development that will ultimately contain approximately 4,000 lots. Pod 9 Section 2 subdivided 58.50 acres into 200 residential lots of 55ft and 60ft widths. The Final Plat for Lago Mar Pod 9, Sec 2 received approval from the Planning Board on December 5, 2022. Construction of the water, sanitary sewer, streets and drainage is complete and in the process of final inspection and acceptance.

The Final Plat has not yet been signed or recorded.

Requested Action: Approve a revision to the Final Plat to change the name of Beacon Shore Lane to Ocean Ritz Lane.

Staff Analysis and Recommendation: Pod 9 Section 2 is located in the northwest corner of the Lago Mar Subdivision. Beacon Point Subdivision is in development in the Lago Mar PUD and is located on the east side of I45. To avoid confusion for first responders, delivery services and the U. S. Postal Service, staff are recommending that street names which reference "Beacon" should be limited to the Beacon Point Subdivision. Pod 9 Section 2 has a street named Beacon Shore Lane. The Developer is proposing to change the name to Ocean Ritz Lane. Staff have vetted the proposed new name and find no conflicting or confusing names in the City's street name index.

Because the Final Plat for Pod 9 Section 2 has not yet been recorded, this name change can be made with minimal impact or confusion. No building permits have been issued for the sections.

Staff recommend approval of the name change from Beacon Shore Lane to Ocean Ritz Lane.

RESTRICTED RESERVE [A]
Restricted to Open Space,
Landscape, Incidental Utility
Purpose Only
0.13 AC
6,617 Sq. Ft.

RESTRICTED RESERVE [B]
Restricted to Open Space,
Landscape, Incidental Utility
Purpose Only
1.15 AC
63,263 Sq. Ft.

RESTRICTED RESERVE [C]
Restricted to Open Space,
Landscape, Incidental Utility
Purpose Only
5.81 AC
198,056 Sq. Ft.

RESTRICTED RESERVE [D]
Restricted to Open Space,
Landscape, Incidental Utility
Purpose Only
5.74 AC
32,060 Sq. Ft.

DARRELL W. HOWARD, et ux
CALLED S. 245 FEET OF
THE N₂ OF LOT 19
CF No. 2015073638
GCOPR

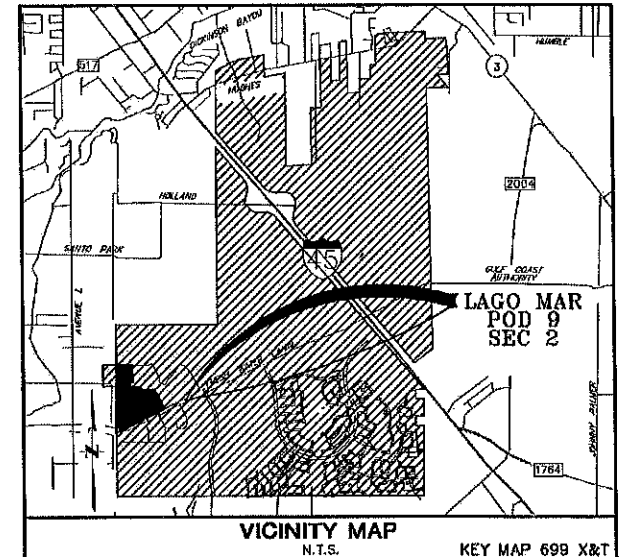
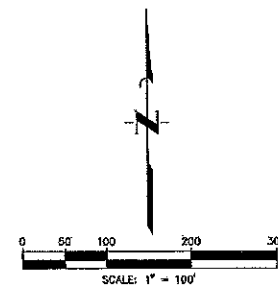
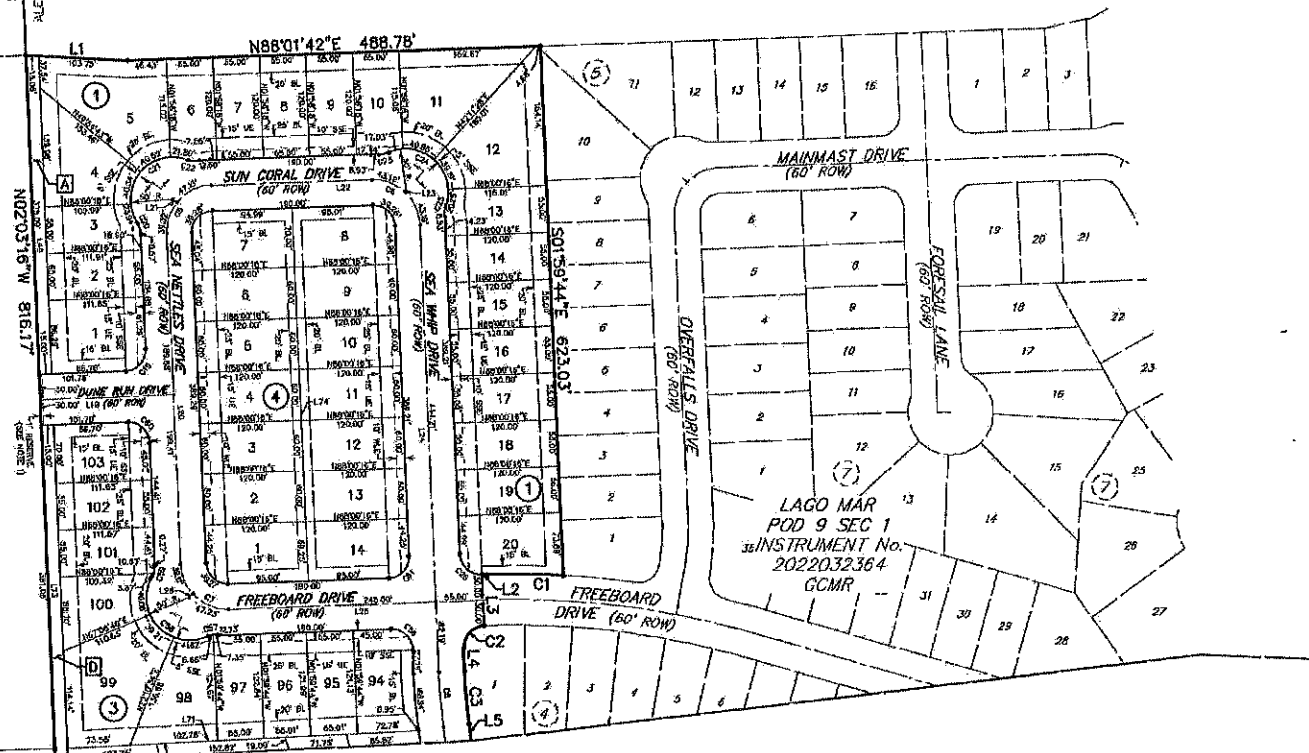
ROBERT ROSE
CALLED N. 163.33 FEET OF
THE S₂ OF LOT 19
CF No. 2009057719
GCOPR

JAMES DOUGLAS
BROWNING
CALLED S. 245 FEET
OF LOT 19
CF No. 2010089452
GCOPR

CALLED 526.69 ACRES
TO ASTRO LAGO MAR, LP
BY SPECIAL WARRANTY DEED
CF No. 2021092748
GCOPR

CALLED 50.25 ACRES
TO LCI HOMES-TEXAS, LLC
BY SPECIAL WARRANTY DEED
CF No. 2021000028
GCOPR

CITY OF SANTA FE
MARY AUSTIN LEAGUE ABSTRACT 1
ALEXANDER FARMER LEAGUE ABSTRACT 11
CITY OF TEXAS CITY



LEGEND:

AC "Acres"
BL "Building Line"
CF "Clerk's File"
Easmt "Easement"
GCOPR "Galveston County Deed Records"
GCOPR "Galveston County Map Records"
GCOPR "Galveston County Official Public Records"
H "Hundred"
ROW "Right-of-Way"
SSE "Sanitary Sewer Easement"
SSE "Square Feet"
SSE "Storm Sewer Easement"
UE "Utility Easement"
VLE "Variance Easement"
VLE "Set 3/4-inch Iron With Cap Stamped 'Quiddity Eng. Property Corner' as Per Certification"
VLE "Street Brack"

GENERAL NOTES:

- 1) A stop-foot reserve (1' reserve) has been dedicated to the private in fee as a buffer separation between the side or end of streets in subdivision plots 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 remain in the dedication, his heirs, assigns or successors.
- 2) Each lot is restricted to single-family residential use 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. 4817002500, dated August 15, 2018 the subject tract is situated within undated Zone X on areas determined to be suitable for 0.25 annual chance flood.
- 6) The coordinates shown herein are Texas Coordinate System of 1983, South Central Zone No. 4204, and may be converted by applying the combined scale factor 0.00000000.
- 7) All bearings shown herein are referenced to the Texas Coordinate System of 1983, South Central Zone, based on GPS observations. All distances are surface values.
- 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.
- 9) All of the property subdivided in the foregoing plat is within the incorporated boundaries of the City of Texas City, Texas.

LAGO MAR POD 9 SEC 2

A SUBDIVISION OF 58.51 ACRES OF LAND

OUT OF THE

ALEXANDER FARMER LEAGUE, A-11

TEXAS CITY, GALVESTON COUNTY, TEXAS

200 LOTS 4 RESERVES 5 BLOCKS

SEPTEMBER 2024

OWNER
LCI HOMES-TEXAS, LLC
a Texas Limited Liability Company
1450 LAKE ROBBINS DRIVE, STE 430
THE WOODLANDS, TX 77380

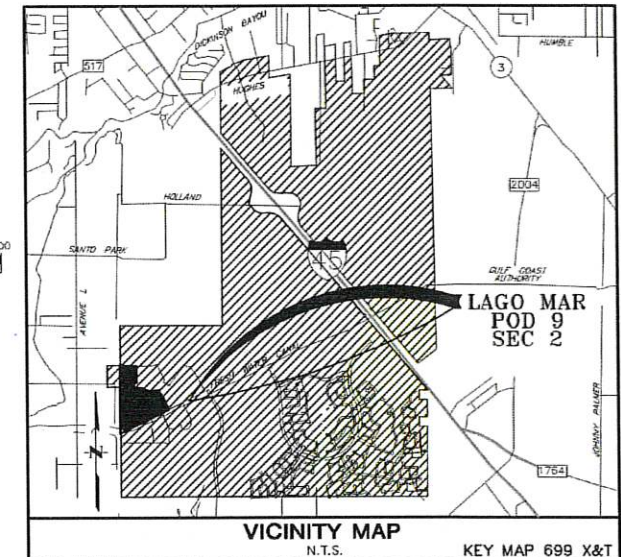
ENGINEER/PLANNER/SURVEYOR:
 **QUIDDITY**
Quiddity Engineering, LLC
1450 Lake Robbins Drive, Suite 430
The Woodlands, TX 77380
630-999-9999
630-999-9999

RESTRICTED RESERVE (A)
Restricted to Open Space,
Landscape, Incidental Utility
Purposes Only
0.13 AC
5,817 Sq. Ft.

RESTRICTED RESERVE (B)
Restricted to Open Space,
Landscape, Incidental Utility
Purposes Only
1.45 AC
63,263 Sq. Ft.

RESTRICTED RESERVE (C)
Restricted to Open Space,
Landscape, Incidental Utility
Purposes Only
3.81 AC
166,056 Sq. Ft.

RESTRICTED RESERVE (D)
Restricted to Open Space,
Landscape, Incidental Utility
Purposes Only
0.74 AC
32,060 Sq. Ft.



LEGEND:

- AC "Acres"
- BL "Building Line"
- CF "Clerk's File"
- Esmt "Easement"
- OCDR "Galveston County Deed Records"
- OCMR "Galveston County Map Records"
- GCOPR "Galveston County Official Public Records"
- No "Number"
- ROW "Right-of-Way"
- SSE "Sanitary Sewer Easement"
- Sq Ft "Square Feet"
- Stm SE "Storm Sewer Easement"
- UE "Utility Easement"
- WLE "Waterline Easement"
- "Set 3/4-inch Iron With Cop Stamped 'Quiddity Eng. Property Corner' as Per Certification"
- "Street Break"

GENERAL NOTES:

- 1) A one-foot reserve (1' reserve) has been dedicated to the private in fee as a buffer separation between the side or end of streets in subdivision plots 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 thereof shall revert to and remain in the dedicant, his heirs, assigns or successors.
- 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. 461870240G, 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.
- 6) 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 0.99986708.
- 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.
- 8) Setting 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.
- 9) All of the property subdivided in the foregoing plat is within the incorporated boundaries of the City of Texas, Texas.

LAGO MAR POD 9 SEC 2

A SUBDIVISION OF 58.51 ACRES OF LAND
OUT OF THE
ALEXANDER FARMER LEAGUE, A-11
TEXAS CITY, GALVESTON COUNTY, TEXAS
200 LOTS 4 RESERVES 5 BLOCKS
SEPTEMBER 2024

OWNER
LOI HOMES-TEXAS, LLC
a Texas Limited Liability Company
1450 LAKE ROBBINS DRIVE, STE. 430
THE WOODLANDS, TX 77380

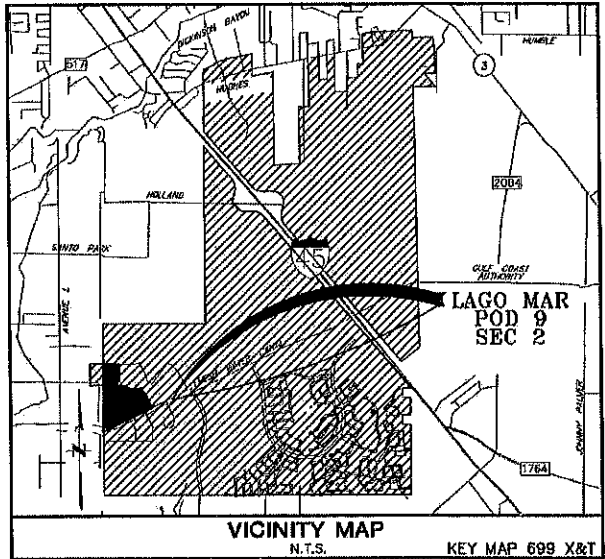
ENGINEER/PLANNER/SURVEYOR:
QUIDDITY
Quiddity Engineering, LLC
Texas Board of Professional Engineers and Land Surveyors
Registration No. 1-23790 & 23843-238
8200 Wood Lough South, Suite 250 • Houston, TX 77055 • 713.773.1337

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S87°06'12"E	118.80'
L2	S88°00'16"W	5.44'
L3	S01°56'44"E	60.00'
L4	S01°56'44"E	27.19'
L5	S08°37'00"E	20.19'
L6	S68°14'16"E	157.87'
L7	S84°43'37"E	47.98'
L8	S81°20'27"E	48.04'
L9	S77°53'17"E	48.82'
L10	S74°38'58"E	100.01'
L11	S73°49'35"E	150.00'
L12	S81°43'30"E	109.49'
L13	N68°53'13"E	128.78'
L14	N77°19'48"E	128.82'
L15	N66°59'02"E	45.86'
L16	S22°36'44"E	166.85'
L17	S23°47'08"E	121.88'
L18	N62°02'56"E	32.59'
L19	S88°00'16"W	156.73'
L20	N01°59'44"W	389.29'
L21	N51°02'22"W	6.05'
L22	N08°01'42"E	190.00'
L23	N43°00'59"E	1.55'
L24	S01°59'44"E	528.40'
L25	S88°00'16"W	300.00'
L26	S47°12'08"W	8.21'
L27	S06°37'00"E	178.23'
L28	N73°05'03"W	164.06'
L29	N19°53'22"W	48.87'
L30	S27°57'04"E	255.62'
L31	N82°02'56"E	0.58'
L32	N82°58'28"E	61.35'
L33	N27°57'04"W	278.82'
L34	S62°02'56"W	0.58'
L35	N18°10'27"E	68.20'
L36	N02°54'35"E	70.04'
L37	S27°57'04"E	215.13'
L38	N72°14'06"W	64.88'
L39	S61°19'35"W	752.42'
L40	N28°40'24"W	8.00'
L41	N28°40'24"W	390.90'
L42	N61°19'35"E	218.01'
L43	N73°18'44"W	1.22'
L44	S27°57'04"E	268.07'

LINE TABLE		
LINE	BEARING	DISTANCE
L45	N82°02'58"E	4.82'
L46	N30°33'57"E	113.05'
L47	S01°57'50"E	436.53'
L48	S39°32'58"E	71.29'
L49	N02°03'16"W	373.80'
L50	N62°02'56"E	120.00'
L51	S62°03'06"W	1,014.91'
L52	N27°57'04"W	472.27'
L53	N78°07'38"E	125.83'
L54	N68°35'49"E	123.33'
L55	N27°57'04"W	638.88'
L56	N17°06'38"W	107.07'
L57	S81°18'13"E	182.31'
L58	S74°49'20"E	123.36'
L59	N72°56'59"W	19.00'
L60	N27°57'04"W	135.36'
L61	S27°57'04"E	135.13'
L62	S17°03'01"W	19.80'
L63	S62°03'08"W	807.22'
L64	S62°02'56"W	1,804.98'
L65	N01°58'41"W	839.74'
L66	N87°55'10"E	189.28'
L67	S81°19'38"W	304.78'
L68	N86°58'46"E	111.75'
L69	S08°02'10"W	111.71'
L70	N01°58'41"W	745.34'
L71	S87°06'50"W	414.13'
L72	S17°20'28"E	176.11'
L73	S02°03'18"E	380.69'
L74	S04°58'44"E	430.25'
L75	N81°18'38"E	255.00'
L76	S58°02'08"W	62.78'
L77	N02°50'21"E	80.97'
L78	S27°57'04"E	226.04'
L79	S17°08'05"E	102.44'
L80	S02°24'48"E	78.59'
L81	S02°54'35"W	80.24'
L82	S77°13'48"E	147.28'
L83	S87°11'30"E	116.30'
L84	N82°32'32"E	118.32'
L85	N72°17'04"E	115.92'
L86	N81°14'26"E	134.43'
L87	S01°57'50"E	403.00'
L88	N81°19'38"E	244.21'

CURVE TABLE					
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	1030.00'	4°56'18"	69.25'	N89°30'09"W	89.65'
C2	25.00'	80°09'00"	39.27'	S43°00'18"W	35.36'
C3	770.00'	4°37'15"	62.10'	S84°18'22"E	82.10'
C4	830.00'	1°08'38"	16.58'	N08°54'03"E	16.68'
C5	65.00'	80°01'28"	86.42'	N43°00'59"E	77.80'
C6	55.00'	89°08'34"	88.37'	S48°58'01"E	77.77'
C7	35.00'	80°00'00"	86.39'	N46°59'44"W	77.78'
C8	800.00'	4°37'16"	64.02'	S04°16'22"E	64.50'
C9	800.00'	4°32'13"	593.03'	S85°35'50"W	580.38'
C10	800.00'	3°22'26"	548.78'	N87°10'44"E	539.01'
C11	500.00'	12°03'42"	105.26'	S21°51'13"E	105.08'
C12	320.00'	30°56'32"	172.81'	S12°29'18"E	170.72'
C13	300.00'	13°15'52"	69.45'	N09°32'31"E	69.30'
C14	300.00'	30°51'39"	107.72'	N12°31'14"W	108.43'
C15	200.00'	89°18'40"	31.64'	S10°41'16"W	281.09'
C16	65.00'	89°18'40"	85.70'	N16°41'18"E	77.29'
C17	150.00'	116°42'34"	365.64'	S60°19'07"E	255.38'
C18	100.00'	66°17'33"	116.70'	S31°10'57"W	109.38'
C19	25.00'	80°00'00"	39.27'	N43°00'18"E	35.36'
C20	25.00'	31°58'08"	13.95'	N17°35'49"W	13.77'
C21	50.00'	145°04'58"	198.81'	S38°57'38"W	95.39'
C22	25.00'	31°58'08"	13.95'	S84°29'56"E	13.77'
C23	25.00'	28°16'41"	12.35'	N79°53'05"E	12.23'
C24	50.00'	134°33'48"	117.43'	S48°58'01"E	92.24'
C25	25.00'	28°16'41"	12.35'	S08°08'33"W	12.23'
C26	25.00'	80°00'00"	39.27'	S48°59'44"E	35.36'
C27	25.00'	80°18'42"	37.59'	S49°46'21"E	34.20'
C28	25.00'	88°52'19"	37.91'	N28°59'08"E	34.38'
C29	25.00'	43°35'38"	18.02'	S49°44'52"E	18.57'
C30	50.00'	28°53'21"	23.83'	S61°17'00"W	23.34'
C31	25.00'	42°03'45"	18.35'	N06°50'12"W	17.94'
C32	25.00'	85°51'45"	37.46'	S59°16'18"E	34.08'
C33	25.00'	56°19'42"	37.66'	S46°08'49"W	34.20'
C34	25.00'	43°35'38"	18.02'	N49°44'52"W	18.57'
C35	50.00'	28°53'21"	23.83'	N81°17'00"E	23.34'

CURVE TABLE					
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C36	25.00'	42°03'45"	18.35'	S06°55'12"E	17.94'
C37	25.00'	88°18'42"	37.88'	S40°58'53"E	34.20'
C38	25.00'	80°41'39"	39.57'	S81°31'12"W	35.57'
C39	25.00'	72°53'43"	31.81'	N39°47'14"W	29.70'
C40	50.00'	180°00'00"	157.08'	N17°48'54"E	100.00'
C41	25.00'	72°53'43"	31.81'	N71°18'02"E	29.70'
C42	25.00'	32°51'38"	14.34'	N44°53'48"E	14.14'
C43	60.00'	284°03'18"	230.43'	S18°36'20"E	74.28'
C44	25.00'	51°11'43"	22.34'	S88°55'28"W	21.60'
C45	25.00'	80°00'00"	39.27'	S18°16'38"W	35.36'
C46	25.00'	87°44'08"	38.28'	N72°32'27"W	34.65'
C47	25.00'	74°26'14"	32.48'	S67°47'04"W	30.24'
C48	25.00'	42°50'00"	18.59'	S08°08'57"W	18.26'
C49	50.00'	288°40'01"	231.84'	N59°28'03"W	73.33'
C50	25.00'	42°50'00"	18.69'	N51°58'57"E	18.26'
C51	25.00'	74°26'14"	32.48'	N08°39'10"W	30.24'
C52	25.00'	61°03'41"	28.64'	N05°01'08"W	25.40'
C53	60.00'	180°00'00"	167.08'	S84°27'01"W	100.00'
C54	25.00'	76°48'37"	33.61'	S73°57'17"E	31.06'
C55	25.00'	88°18'42"	37.88'	S38°32'22"W	34.20'
C56	25.00'	80°00'00"	39.27'	N45°59'44"W	35.36'
C57	25.00'	32°05'51"	14.01'	S80°32'02"W	13.82'
C58	50.00'	145°28'03"	128.92'	N42°47'52"W	95.46'
C59	25.00'	32°05'51"	14.01'	N13°52'14"E	13.82'
C60	25.00'	80°00'00"	39.27'	N45°59'44"W	35.36'
C61	25.00'	80°00'00"	39.27'	S43°00'18"W	35.36'
C62	25.00'	89°18'39"	38.97'	S28°28'48"E	35.14'
C63	25.00'	80°00'00"	39.27'	S73°40'24"E	35.36'
C64	25.00'	80°00'00"	39.27'	N18°19'36"E	35.36'
C65	25.00'	28°01'41"	12.23'	N58°31'32"E	12.11'
C66	50.00'	133°42'13"	118.80'	N19°41'10"E	91.95'
C67	25.00'	28°01'41"	12.23'	S36°08'00"E	12.11'
C68	25.00'	38°58'18"	15.13'	S09°27'59"E	15.85'
C69	50.00'	265°04'44"	231.32'	N58°28'44"E	73.88'
C70	25.00'	48°06'34"	20.99'	N52°00'21"W	20.38'



LAGO MAR POD 9 SEC 2

A SUBDIVISION OF 58.51 ACRES OF LAND
OUT OF THE
ALEXANDER FARMER LEAGUE, A-11
TEXAS CITY, GALVESTON COUNTY, TEXAS
200 LOTS 4 RESERVES 5 BLOCKS
SEPTEMBER 2024

OWNER
LGI HOMES-TEXAS, LLC
a Texas Limited Liability Company
1450 LAKE ROBBINS DRIVE, STE 430
THE WOODLANDS, TX 77380

ENGINEER/PLANNER/SURVEYOR:
QUIDDITY
Surveying & Planning, LLC
2000 West Loop South, Suite 1500
Houston, Texas 77057
713.771.1339
www.quiddity.com

STATE OF TEXAS §
COUNTY OF GALVESTON §

That LQI Homes-Texas, LLC, a Texas Limited Liability Company acting herein by and through its duly authorized officers, does hereby adopt this plat designating the herein above described property as LAGO MAR POD 9 SEC 2, 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 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 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.

LQI Homes-Texas, LLC, a Texas Limited Liability Company does hereby bind itself, 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 platting ordinances, rules, regulations, and resolutions of the City of Texas City.

To the best of my knowledge, there are no liens against this property.

WITNESS MY HAND THIS _____ DAY OF _____, 202__.

LQI Homes-Texas, LLC
a Texas Limited Liability Company

By: _____
Signature
Printed Name
Position

ATTEST:

Signature
Name
Position

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 _____, authorized signer of LQI Homes-Texas, 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 _____, 202__.

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 _____, authorized signer of LQI Homes-Texas, LLC, a Texas Limited Liability Company, 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 _____, 202__.

Notary Public in and for the State of Texas

Print Name

My commission expires: _____

It is understood that if the final plans for LAGO MAR POD 9 SEC 2 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, its changes shall be made in construction plans without the consent in writing of the City Engineer being first had and obtained.

Owner _____ Developer _____

Witnesses: _____

On the _____ of _____, 20__.

On the _____ day of _____, 202__, 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

KNOW ALL MEN BY THESE PRESENTS: I, the undersigned Steven Jones, a Registered Professional Land Surveyor in the State of Texas, hereby certify that this plat is true and correctly made under my supervision 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.

Steven Jones
Registered Professional Land Surveyor
Texas Registration No. 6317

KNOW ALL MEN BY THESE PRESENTS: I, the undersigned Ian M. Stewart, a Professional Engineer Registered in the State of Texas, hereby certify that proper engineering consideration has been given to these plans and all engineering aspects are in compliance with City and State engineering regulations and laws.

Ian M. Stewart
Registered Professional Land Surveyor
Texas Registration No. 135583

STATE OF TEXAS §
COUNTY OF GALVESTON §

A METES & BOUNDS description of a certain 58.51 acre tract of land situated in the Alexander Farmer League, Abstract No. 11, Abstract No. 11 in Galveston County, Texas, being out of a called 111.49 acre tract of land conveyed to LQI Homes - Texas, LLC by Special Warranty Deed recorded in instrument No. 2022001484 of the Galveston County Official Public Records (OCCPR) and a called 20.25 acre tract of land conveyed to LQI Homes - Texas, LLC by Special Warranty Deed recorded in instrument No. 2022000026 OCCPR; said 58.51 acre tract being more particularly described as follows with all bearings being based on the Texas Coordinate System of 1983, South Central Zone:

BEGINNING at a found 3/4-inch iron rod (with cap stamped "Jones Carter Property Corner") at the southwest corner of Lago Mar Pod 9 Sec 1, plot of which is recorded in instrument No. 2022032364 Galveston County Map Records (OCMR), and being in the south line of said called 111.49 acre tract, and being in the north line of Lago Mar Pod 9 Sec 8, plot of which is recorded in instrument No. 2022006268 OCCMR;

THENCE, South 01°55'14" West, along the north line of said Lago Mar Pod 9 Sec 8, Lago Mar Pod 9 Sec 8A, plot of which is recorded in instrument No. 2022006268 OCCMR, and Lago Mar Pod 9 Sec 9B, plot of which is recorded in instrument No. 2022033004 OCCMR, to the northwest corner of said Lago Mar Pod 9 Sec 9B, 9220.41 feet to a found 6/8-inch iron rod (with cap stamped "Jones & Carter Property Corner") at a southwest corner of said called 111.49 acre tract and being in the west line of the MacGregor's Subdivision, plot of which is recorded in Volume 92, Page 467 of the Galveston County Deed Records (OCCR);

THENCE, North 01°55'41" West, along a west line of said called 111.49 acre tract, being common with the east line of said MacGregor's Subdivision, at 120.87 feet passing a 1/2-inch iron rod found 0.30 feet right of said line, at 1,081.88 feet passing a 5/8-inch iron rod found 0.37 feet left of said line, at 1,411.17 feet pass a 1/2-inch pinched top iron pipe found on said line, and continuing a total distance of 1,733.29 feet to a found 1/2-inch iron rod for corner, being the southwest corner of Lot 21 of said MacGregor's Subdivision, being the northeast corner of Lot 23 and the northeast corner of an adjoining tract being called the North 160 feet of Lot 23 recorded under Clarke (The No. 9405569) OCCPR, from which a found 5/8-inch iron rod (with cap stamped "Horn's") bears South 40°25'46" West, 0.91 feet, and a found 5/8-inch iron rod bears South 38°35'56" West, 2.94 feet;

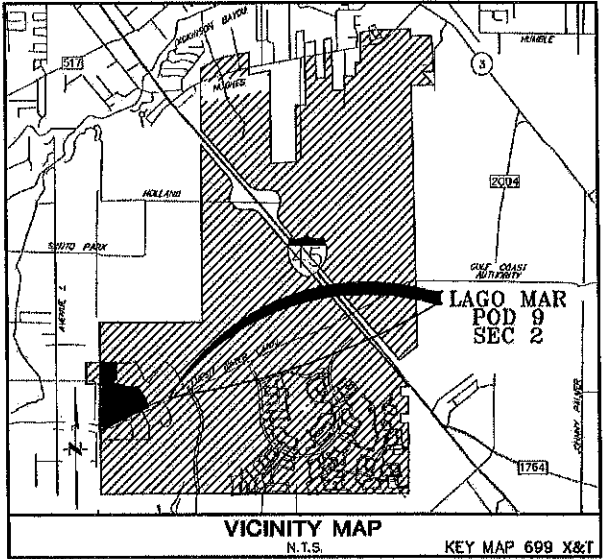
THENCE, North 02°03'18" West, passing a found 5/8-inch iron rod (with cap stamped "Jones Carter Property Corner") at a southwest corner of the aforementioned called 50.25 acre tract, now continuing along a west line of said called 50.25 acre tract, in all a total distance of 816.17 feet to a found 3/4-inch iron rod (with cap stamped "Quiddity Eng Property Corner") for corner;

THENCE, South 87°05'12" East, 116.80 feet to a found 3/4-inch iron rod (with cap stamped "Quiddity Eng Property Corner") for corner;

THENCE, North 88°01'42" East, 488.78 feet to a found 3/4-inch iron rod (with cap stamped "Jones Carter Property Corner") at a northwest corner of the aforementioned Lago Mar Pod 9 Sec 1;

THENCE, along the west line of said Lago Mar Pod 9 Sec 1, the following twenty-three (23) courses and distances:

1. South 01°58'44" East, 693.03 feet to a found 3/4-inch iron rod (with cap stamped "Jones Carter Property Corner") at the beginning of a non-tangent curve to the left;
2. Along the arc of said non-tangent curve to the left having a radius of 1036.00 feet, a central angle of 04°59'18", an arc length of 89.88 feet, and a long chord bearing North 89°50'05" West, 89.65 feet to a found 3/4-inch iron rod (with cap stamped "Jones Carter Property Corner") for corner;
3. South 88°00'36" West, 5.44 feet to a found 3/4-inch iron rod (with cap stamped "Jones Carter Property Corner") for corner;
4. South 01°59'44" East, 60.08 feet to a found 3/4-inch iron rod (with cap stamped "Jones Carter Property Corner") at the beginning of a non-tangent curve to the left;
5. Along the arc of said non-tangent curve to the left having a radius of 25.05 feet, a central angle of 90°00'00", an arc length of 38.27 feet, and a long chord bearing South 43°00'18" West, 35.36 feet to a found 3/4-inch iron rod (with cap stamped "Jones Carter Property Corner") for corner;
6. South 01°58'44" East, 27.19 feet to a found 3/4-inch iron rod (with cap stamped "Jones Carter Property Corner") at the beginning of a curve to the left;
7. Along the arc of said curve to the left having a radius of 770.00 feet, a central angle of 04°37'16", an arc length of 62.10 feet, and a long chord bearing South 04°15'22" East, 62.09 feet to a found 3/4-inch iron rod (with cap stamped "Jones Carter Property Corner") for corner;
8. South 06°37'00" East, 20.15 feet to a found 3/4-inch iron rod (with cap stamped "Jones Carter Property Corner") for corner;
9. South 08°14'13" East, 157.97 feet to a found 3/4-inch iron rod (with cap stamped "Jones Carter Property Corner") for corner;
10. South 84°43'37" East, 47.88 feet to a found 3/4-inch iron rod (with cap stamped "Jones Carter Property Corner") for corner;
11. South 81°20'27" East, 48.04 feet to a found 3/4-inch iron rod (with cap stamped "Jones Carter Property Corner") for corner;
12. South 77°53'17" East, 45.62 feet to a found 3/4-inch iron rod (with cap stamped "Jones Carter Property Corner") for corner;
13. South 74°38'58" East, 100.01 feet to a found 3/4-inch iron rod (with cap stamped "Jones Carter Property Corner") for corner;
14. South 73°49'33" East, 150.00 feet to a found 3/4-inch iron rod (with cap stamped "Jones Carter Property Corner") for corner;
15. South 81°43'30" East, 109.49 feet to a found 3/4-inch iron rod (with cap stamped "Jones Carter Property Corner") for corner;
16. North 88°53'13" East, 128.78 feet to a found 3/4-inch iron rod (with cap stamped "Jones Carter Property Corner") for corner;
17. North 77°19'48" East, 128.87 feet to a found 3/4-inch iron rod (with cap stamped "Jones Carter Property Corner") for corner;
18. North 58°56'02" East, 45.86 feet to a found 3/4-inch iron rod (with cap stamped "Jones Carter Property Corner") for corner;
19. South 22°36'44" East, 186.85 feet to a found 3/4-inch iron rod (with cap stamped "Jones Carter Property Corner") at the beginning of a non-tangent curve to the left;
20. Along the arc of said non-tangent curve to the left having a radius of 830.00 feet, a central angle of 01°08'36", an arc length of 16.50 feet, and a long chord bearing North 66°54'55" East, 16.58 feet to a found 3/4-inch iron rod (with cap stamped "Jones Carter Property Corner") for corner;
21. South 23°47'08" East, 121.88 feet to a found 3/4-inch iron rod (with cap stamped "Jones Carter Property Corner") for corner;
22. North 62°02'58" East, 32.59 feet to a found 3/4-inch iron rod (with cap stamped "Jones Carter Property Corner") for corner;
23. South 27°57'04" East, 521.81 feet to the **POINT OF BEGINNING**, CONTAINING 58.51 acres of land in Galveston County, Texas.



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 Plot Record _____, instrument 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

This is to certify that all improvements to LAGO MAR POD 9 SEC 2 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.

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

LAGO MAR POD 9 SEC 2

A SUBDIVISION OF 58.51 ACRES OF LAND

OUT OF THE

ALEXANDER FARMER LEAGUE, A-11

TEXAS CITY, GALVESTON COUNTY, TEXAS

200 LOTS 4 RESERVES 5 BLOCKS

SEPTEMBER 2024

OWNER
LQI HOMES-TEXAS, LLC
a Texas Limited Liability Company
1450 LAKE ROBBINS DRIVE, STE 430
THE WOODLANDS, TX 77380

ENGINEER/PLANNER/SURVEYOR
QUIDDITY
Quiddity Engineering, LLC
Texas Professional Engineering and Land Surveying
Engineer No. T-20206 & T-20207
Surveyor No. T-20206 & T-20207
1500 West Loop South, Suite 200 • Houston, TX 77057 • 281.779.5557

SHEET 4 OF 4