

STATE OF TEXAS  
COUNTY OF GALVESTON

This is to certify that, We, Clint Mann and Matt Mann, owners of Tomahawk Development, LLC, are the legal owners of the land shown on this plat, being the tract of land conveyed unto us by the deed recorded under Galveston County Clerk File No. 2024003740 of the Official Public Records of Galveston County, Texas, and Designated herein as **SANTA FE VILLAGES**, a subdivision in the City of Santa Fe, Texas.

FURTHER, We, the undersigned, do hereby DEDICATE to the use of public forever, all streets, alleys, parks, watercourses, drains, easements and public places shown on this plat for the purpose and consideration therein expressed.

IN TESTIMONY WHEREOF, Tomahawk Development, LLC, has caused these presents to be signed by Clint Mann.

attested to by Matt Mann, thereunto authorized, this \_\_\_\_\_ day of \_\_\_\_\_ 2025.

Tomahawk Development, LLC

By: \_\_\_\_\_  
Clint Mann

By: \_\_\_\_\_  
Matt Mann

In accordance with the Subdivision Ordinance of the City of Santa Fe, and in consideration of the approval of **SANTA FE VILLAGES**, Tomahawk Development, LLC, does hereby waive any and all claims for damages against the City of Santa Fe, Galveston County, Texas, occasioned by the establishment of grades or the alteration of the surface of any portion of existing streets and alleys to conform to the grades established in the above-named subdivision.

By: \_\_\_\_\_  
Clint Mann

By: \_\_\_\_\_  
Matt Mann

STATE OF \_\_\_\_\_

COUNTY OF \_\_\_\_\_

BEFORE ME, the undersigned authority, on this day personally appeared Clint Mann, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed and in the capacity therein and herein stated, and as the act and deed of said corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the \_\_\_\_\_ day of \_\_\_\_\_, 2025, A.D.

Notary Public in and for  
The State of \_\_\_\_\_

Printed Name of Notary / Expires

STATE OF \_\_\_\_\_

COUNTY OF \_\_\_\_\_

BEFORE ME, the undersigned authority, on this day personally appeared Matt Mann, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed and in the capacity therein and herein stated, and as the act and deed of said corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the \_\_\_\_\_ day of \_\_\_\_\_, 2025, A.D.

Notary Public in and for  
The State of \_\_\_\_\_

Printed Name of Notary / Expires

SURVEYOR'S CERTIFICATION  
STATE OF TEXAS

I, Michael R. O'Dell, 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 on boundary corners, angle points, points of curvature and other points of reference have been marked with iron (or other objects of a permanent nature) pipes or rods having an outside diameter of not less than five eighths (5/8) inch and a length of not less than three (3) feet; and that the plat boundary corners have been tied to the Texas Coordinate System of 1983, South Central Zone in accordance with the Subdivision and Development ordinance of the City of Santa Fe, Texas.

Michael R. O'Dell  
Registered Professional Land Surveyor  
State of Texas No. 4942

Date

Approved by the GALVESTON COUNTY DRAINAGE DISTRICT No. 1

Commissioner \_\_\_\_\_ Date \_\_\_\_\_

Commissioner \_\_\_\_\_ Date \_\_\_\_\_

Commissioner \_\_\_\_\_ Date \_\_\_\_\_

The above signatures are valid for one year only. If construction has not commenced in that time, re-approval by the DISTRICT is required.

STATE OF TEXAS

Approved this \_\_\_\_\_ day of \_\_\_\_\_, 2025, by the Santa Fe  
Planning Commission of the City of Santa Fe, Texas.

By: \_\_\_\_\_  
Chairperson

By: \_\_\_\_\_  
Secretary

GENERAL NOTES

1) Abbreviations, unless otherwise stated, are as follows:

- B.L. - Building Line
- C.M. - Control Monument
- D.C.L. - Directional Control Line
- D.E. - Drainage Easement
- DOC - Document
- ESMT - Easement
- FND - Found
- G.C.C.F. - Galveston County Clerk's File
- G.C.D.R. - Galveston County Deed Records
- G.C.M.R. - Galveston County Map Records
- IP - Iron Pipe
- IR - Iron Road
- IRC - Iron Rod Capped
- NO. - Number
- PG. - Page
- R.O.W. - Right-of-Way
- SQ.FT. - Square Feet
- U.E. - Utility Easement
- VOL. - Volume

2) The bearings and grid coordinates shown hereon are Texas South Central Zone No. 4204 State Plane Grid Coordinates (NAD 83) and may be brought to the surface by applying the following combined scale factor - 0.99989317.

3) Buildings, fences and other structures shall not be erected in City of Santa Fe or Galveston County Drainage District No. 1 Rights-of-way or Drainage easements. Permanent structures are prohibited in utility easements except surface parking lots, drives and non-permanent landscaping.

4) The detention and drainage facilities are to be maintained by the property owner(s) or property owner(s) association.

5) No building permit shall be issued for any lot within this subdivision until a detention and drainage plan has been approved by the Galveston County Drainage District No. 1 or the City of Santa Fe.

6) Additional drainage easements may be required at the time a drainage plan is submitted to Galveston County Drainage District No. 1 for approval.

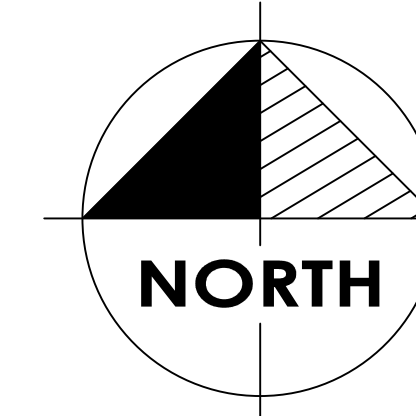
7) Plantings, flower beds, other landscaping fill materials or not are permitted in side lot drainage swales or drainage/detention easements. Maintenance of side lot drainage swales or detention easements are the responsibility of the property owner.

8) All lot drainage will be Type A, lot drains from back to front, unless otherwise approved by Galveston County Drainage District No. 1 or the City of Santa Fe and shown on the approved drainage plan.

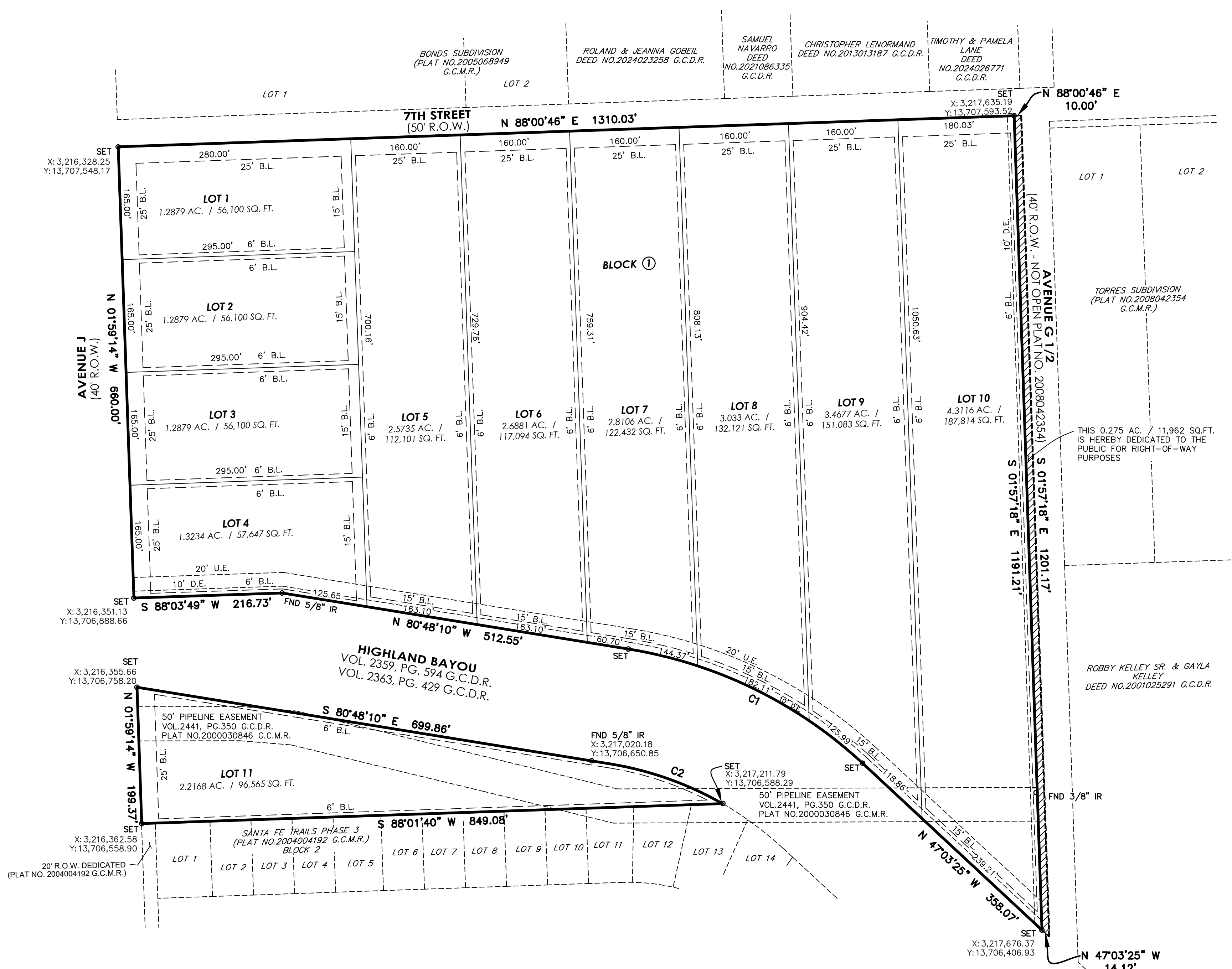
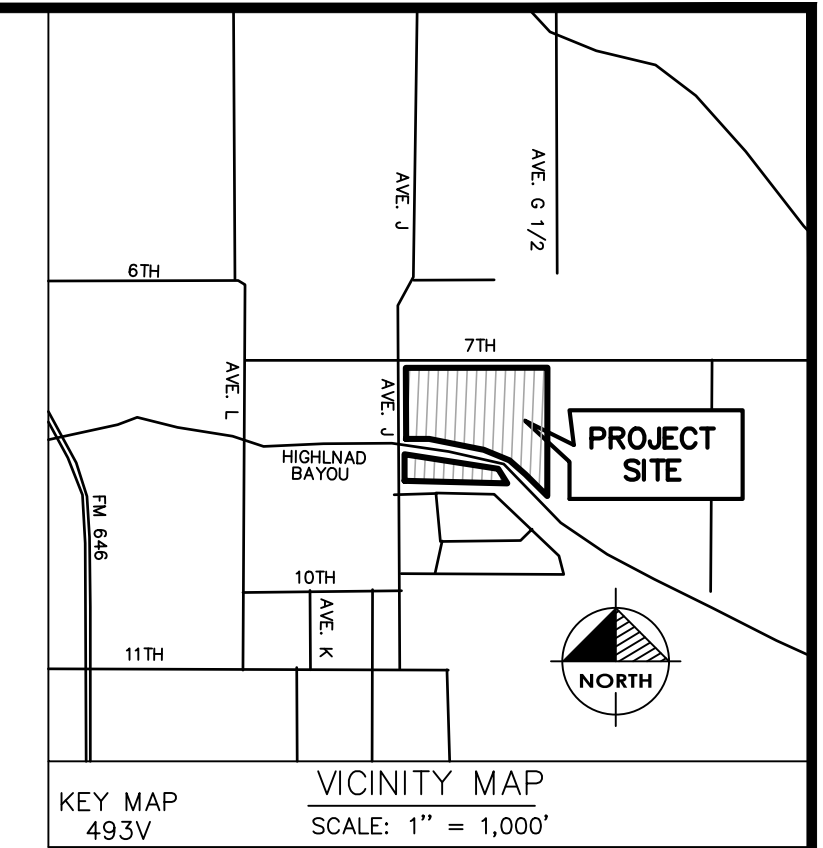
9) This property is subject to the Zoning Ordinances of the City of Santa Fe.

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	487.96'	175.45'	174.51'	S 68°32'06" E
C2	657.96'	385.80'	380.30'	S 62°02'17" E



GRAPHIC SCALE: 1" = 100'



I, Dwight D. Sullivan, County Clerk of Galveston County, Texas, do hereby certify that the within instrument was filed for record in my office on \_\_\_\_\_, 20\_\_\_\_, at \_\_\_\_\_ o'clock \_\_\_\_\_M., and duly recorded on \_\_\_\_\_, 20\_\_\_\_, at \_\_\_\_\_ o'clock \_\_\_\_\_M., under Galveston County Clerk's File No. \_\_\_\_\_.

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

By: \_\_\_\_\_  
Dwight D. Sullivan  
County Clerk of Galveston County, Texas

By: \_\_\_\_\_  
Deputy

**SANTA FE VILLAGES**

A SUBDIVISION OF 26.0481 AC. / 1,134,655,236 SQ. FT. OF LAND, BEING ALL OF LOTS 186 & 177, AND PART OF LOTS 187 & 178, ALTA LOMA SUBDIVISION, VOL. 113, PG. 9 G.C.M.R., SITUATED IN THE E.T. MITCHELL SURVEY, ABSTRACT NO. 149, CITY OF SANTA FE, GALVESTON COUNTY, TEXAS.

ZONE = R-1 SINGLE FAMILY RESIDENTIAL DISTRICT

1 BLOCK 12 LOTS  
February 2025

Owners  
**Tomahawk Development, LLC**  
2525 PEBBLE LODGE LN  
FRIENDSWOOD TX, 77546

Surveyor  
**AXIOM**  
AXIOM LAND SURVEYING, LLC  
1304 Langham Creek Drive, Suite 140,  
Houston, TX 77084  
(832) 775-3180  
www.AxiomLS.net  
TBPELS FIRM #10194789

Prepared By  
**BEACON**  
LAND SERVICES  
1304 Langham Creek Dr. STE. 410  
Houston, TX 77084