

STATE OF TEXAS
COUNTY OF GALVESTON

KNOW ALL MEN BY THESE PRESENTS
WE, 101 ORANGE STREET LLC, A TEXAS LIMITED LIABILITY COMPANY, ACTING BY AND THROUGH KEVIN VOGT, SOLE MEMBER, HERINAFTER REFERRED TO AS OWNERS, OF A 0.2812 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING REPLAT OF LOTS 1 AND 2 BLOCK 59 DIVISION K COOK AND STEWART SUBDIVISION, DO HEREBY MAKE AND ESTABLISH SAID SUBDIVISION AND DEVELOPMENT PLAT OF SAID PROPERTY ACCORDING TO ALL LINES, DESIGNATIONS, DESIGNATIONS, RESTRICTIONS AND NOTATIONS ON SAID MAP AND DO HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, (EXCEPT THOSE DESIGNATED AS PRIVATE STREETS), ALLEYS, PARKS, WATER COURSES, DRAINS, MEASUREMENTS AND PUBLIC PLACES SHOWN THEREON FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED, AND I DO HEREBY BIND OURSELVES, OUR HEIRS, SUCCESSORS AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE TO THE LAND SO DEDICATED.

FURTHER, OWNER DOES HEREBY COVENANT AND AGREE THAT ALL OF THE PROPERTY WITHIN THE BOUNDARIES OF THIS PLAT AND ADJACENT TO ANY DRAINAGE EASEMENT, DITCH, GULLY, CREEK OR NATURAL DRAINAGE WAY SHALL HEREBY BE RESTRICTED TO KEEP SUCH DRAINAGE WAYS AND EASEMENTS CLEAR OF BUILDINGS, PLANTINGS AND OTHER OBSTRUCTIONS THAT ARE AN OBSTACLE TO THE OPERATIONS AND MAINTENANCE OF THE DRAINAGE FACILITY AND THAT SUCH ADJUTING PROPERTY SHALL NOT BE PERMITTED TO DRAIN DIRECTLY INTO THIS EASEMENT BY MEANS OF AN APPROVED DRAINAGE STRUCTURE

FURTHER, OWNER DOES HEREBY COVENANT AND AGREE THAT ALL OF THE PROPERTY WITHIN THE BOUNDARIES OF THIS PLAT SHALL BE RESTRICTED TO PROVIDE THE DRAINAGE STRUCTURES UNDER STREET, PRIVATE DRIVEWAYS, AND WALKWAYS SHALL BE SIZED AND SET AS SHOWN ON THE STREET AND DRAINAGE PLAN

FURTHER, OWNER DOES HEREBY CERTIFY AND COVENANT THAT HE HAS COMPLIED WITH OR WILL COMPLY WITH THE EXISTING GALVESTON COUNTY REGULATIONS HERETOFORE ON FILE WITH GALVESTON COUNTY ENGINEER AND ADOPTED BY THE COMMISSIONERS COURT OF GALVESTON COUNTY, EXCEPT AS SHOWN ON THIS PLAT AND ITS APPROVED CONSTRUCTION PLANS

IN TESTIMONY WHEREOF, 101 ORANGE STREET LLC, A TEXAS LIMITED LIABILITY COMPANY HAS CAUSED THIS SE PRESENTS TO BE SIGNED KEVIN VOGT, SOLE MEMBER, THEREUNTO AUTHORIZED, THIS 09 DAY OF APRIL, 2025.

101 ORANGE STREET LLC, A TEXAS LIMITED LIABILITY COMPANY
KEVIN VOGT, SOLE MEMBER

STATE OF TEXAS
COUNTY OF GALVESTON

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED KEVIN VOGT, SOLE MEMBER, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE ABOVE AND FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE HAS EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN AND HEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 9 DAY OF APRIL, 2025

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
DORINA L. ECKLES
Notary Public, State of Texas
Comm. Expires 05-25-2028
Notary ID: 13027022

WE, CAPITAL BANK, ACTING BY AND THROUGH KEN E. UNFRIED, SENIOR VICE PRESIDENT, OWNER AND HULDER OF A LIEN AGAINST THE PROPERTY DESCRIBED IN THE PLAT KNOWN AS REPLAT OF LOTS 1 AND 2 BLOCK 59 DIVISION K COOK AND STEWART SUBDIVISION, SAID LIEN BEING EVIDENCED BY INSTRUMENT OF RECORD IN THE CLERK'S FILE NO. 202305857 OF GALVESTON COUNTY, TEXAS, DO HEREBY CERTIFY IN ALL THINGS SUBORDINATE OUR INTEREST IN SAID PROPERTY TO THE PURPOSES 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 OWNER OF SAID LIEN AND HAVE NOT ASSIGNED THE SAME NOR ANY PART THEREOF.

BY KEN E. UNFRIED, SENIOR VICE PRESIDENT

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED KEN E. UNFRIED, SENIOR VICE PRESIDENT, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN AND HEREIN STATED AS THE ACT AND DEED OF SAID CORPORATION.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 13 DAY OF March, 2025

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
ALESSANDRA TURKINA
Notary Public, State of Texas
Comm. Expires 03-18-2027
Notary ID: 13027022

WE HEREBY CERTIFY THAT THE ABOVE AND FOREGOING PLAT OF REPLAT OF LOTS 1 AND 2 BLOCK 59 DIVISION K COOK AND STEWART SUBDIVISION, WAS APPROVED BY THE CITY OF LA MARQUE, TEXAS, ON THE 09 DAY OF APRIL, 2025

BY AMY MILLER, INTERIM CITY MANAGER
CITY OF LA MARQUE, TEXAS

SURVEYOR'S CERTIFICATION
I, TOBY PAUL COUCHMAN, AM REGISTERED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT ALL BEARINGS, DISTANCES, AND OTHER ASSOCIATION BOUNDARY INFORMATION IS TRUE AND CORRECT, THAT THE ABOVE SUBDIVISION IS PLATTED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND, THAT ALL BLOCK CORNERS, LOT CORNERS, BOUNDARY CORNERS, ANGLE POINTS, POINTS OF CURVATURE AND OTHER POINTS OF REFERENCE HAVE BEEN MARKED WITH IRON RODS HAVING AN OUTSIDE DIAMETER OF NOT LESS THAN FIVE-EIGHTHS INCH, AND A LENGTH OF NOT LESS THAN THREE (3) FEET.

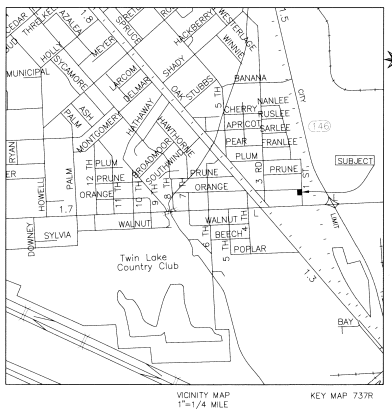
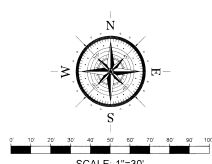
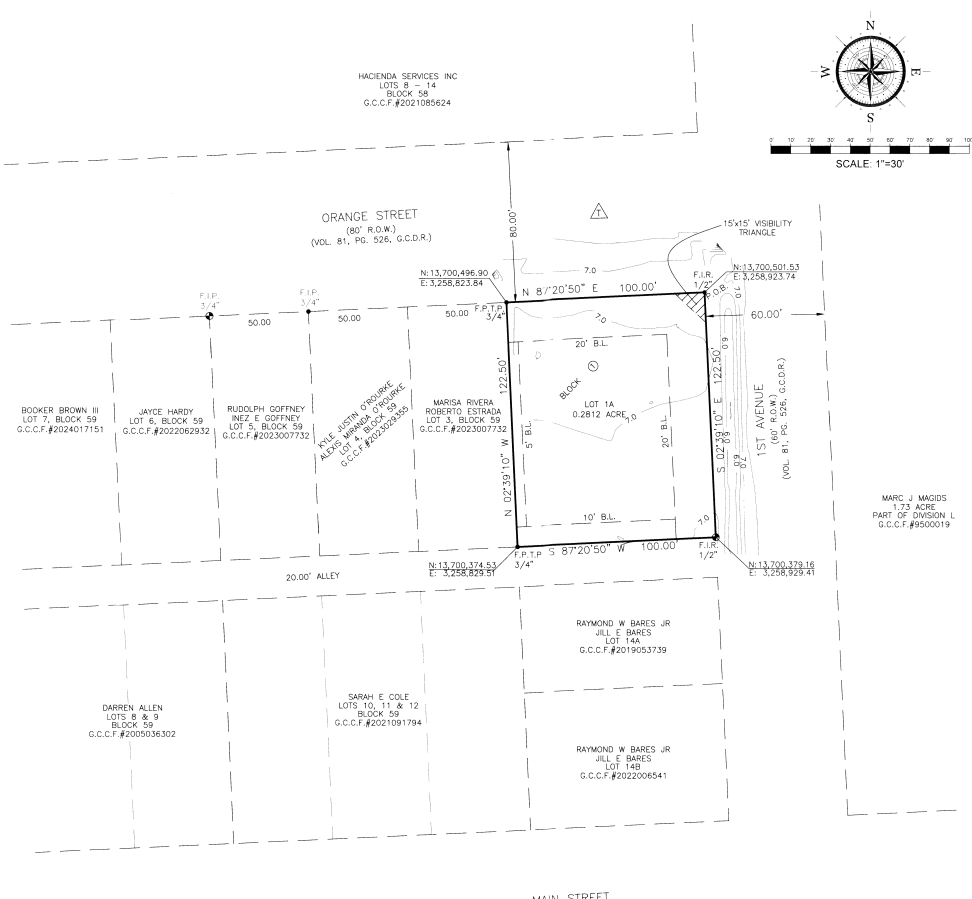
Toby Paul Couchman
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NUMBER 5565



THE STATE OF TEXAS
COUNTY OF GALVESTON
I, DIGNITY D. SULLIVAN, COUNTY CLERK, GALVESTON COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE WRITTEN INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE ON July 14, 2025 at 3:00 O'CLOCK P.M. AND DULY RECORDED ON July 14, 2025 at 3:00 O'CLOCK P.M. IN INSTRUMENT NUMBER 2025032201 GALVESTON COUNTY RECORDS.

WITNESS MY HAND AND SEAL OF OFFICE, AT GALVESTON, TEXAS, THE DAY AND DATE LAST ABOVE WRITTEN.
DIGNITY D. SULLIVAN, COUNTY CLERK
GALVESTON COUNTY, TEXAS
BY Leah P. Priebe, COUNTY CLERK

2025032201



BENCHMARK
NBS BM PID: AW5678, NAVD83 2001 ADJUSTMENT. THE STATION IS A PUNCH MARK IN THE TOP OF A STAINLESS STEEL ROD DRIVEN INTO THE GROUND AND INSIDE A 1-INCH PVC PIPE THAT IS 20 FEET LONG FILLED WITH GREASE THAT IS ENCASED IN A 6-INCH PVC PIPE WITH A LOGO CAP STAMPED "NCS50 80 1986". THE ROD IS RECESSED 8 CM BELOW THE GROUND SURFACE. ELEVATION 5.44
I.B.M. NO. 1
A MAG NAIL SET IN THE APPROXIMATE CENTERLINE OF ORANGE STREET LOCATED NORTH 46°30'27" EAST - 64.2 FEET FROM THE NORTHWEST CORNER OF SUBJECT TRACT. ELEVATION 7.65, NAVD 88, 2001 ADJ

- GENERAL NOTES:
1. THIS PLAT WAS PREPARED TO MEET THE REQUIREMENTS OF THE STATE OF TEXAS, GALVESTON COUNTY AND THE CITY OF LA MARQUE. THIS PLAT WAS PREPARED FROM INFORMATION PROVIDED BY TEXAS AMERICAN TITLE COMPANY, OF NUMBER 2791024-07834, DATED JANUARY 8, 2025, WITH AN EFFECTIVE DATE OF DECEMBER 29, 2024.
 2. BUILDING PERMITS WILL NOT BE ISSUED UNTIL ALL STORM DRAINAGE IMPROVEMENTS WHICH MAY INCLUDE DETENTION PONDS, HAVE BEEN CONSTRUCTED.
 3. ALL CONSTRUCTION SHALL COMPLY WITH THE CITY OF LA MARQUE SPECIFICATIONS.
 4. THE COORDINATES SHOWN HEREON ARE SOUTH CENTRAL ZONE NO. 4204, TEXAS STATE PLANE GRID COORDINATES (NAD 83) AND MAY BE BROUGHT TO THE SURFACE BY APPLYING AN AVERAGE COMMINED SCALE FACTOR OF 1.0001206.

LEGAL DESCRIPTION
A TRACT CONTAINING 0.2812 ACRE OF LAND, BEING ALL OF LOTS 1 AND 2 IN BLOCK 59 OF DIVISION K OF COOK AND STEWART, A SUBDIVISION IN GALVESTON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 81, PAGE 536 OF THE DEED RECORDS OF GALVESTON COUNTY, TEXAS, SAID 0.2812 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2-INCH IRON ROD FOUND AT THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF ORANGE STREET, BASED ON A WIDTH OF 80.00 FEET, WITH THE WEST RIGHT-OF-WAY LINE OF 1ST AVENUE, BASED ON A WIDTH OF 80.00 FEET.
THENCE SOUTH 02°39'10" EAST, ALONG THE WEST RIGHT-OF-WAY LINE OF SAID 1ST AVENUE, A DISTANCE OF 122.50 FEET, TO A 1/2-INCH IRON ROD FOUND, FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT, SAID POINT BEING ALSO THE INTERSECTION OF SAID WEST RIGHT-OF-WAY LINE WITH THE NORTH LINE OF A 20-FOOT WIDE ALLEY.
THENCE SOUTH 87°29'50" WEST, ALONG THE NORTH LINE OF SAID ALLEY, A DISTANCE OF 100.00 FEET, TO A 3/4-INCH PINCHED TOP PIPE FOUND, FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, SAID POINT BEING ALSO THE SOUTHEAST CORNER OF LOT 3 OF SAID BLOCK 59. AS CONVEYED TO MARISA RIVERA BY AFFIDAVIT FILED UNDER GALVESTON COUNTY CLERK'S FILE NUMBER 2023007732.
THENCE NORTH 02°39'10" WEST, ALONG THE COMMON LINE WITH SAID LOT 3, A DISTANCE OF 122.50 FEET, TO A 3/4-INCH PINCHED TOP PIPE FOUND, IN THE SOUTH RIGHT-OF-WAY LINE OF SAID ORANGE STREET, FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT.
THENCE NORTH 87°29'50" EAST, ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 100.00 FEET, RETURNING TO THE POINT OF BEGINNING AND CONTAINING 0.2812 ACRE OF LAND.

LEGEND	
G.C.C.F. = GALVESTON COUNTY CLERK'S FILE	
G.C.D.R. = GALVESTON COUNTY DEED RECORD	
P.O.B. = POINT OF BEGINNING	
VOL. PG. = VOLUME/PAGE	
R.O.W. = RIGHT-OF-WAY	
B.L. = BUILDING LINE	
F.I.P. = FOUND IRON PIPE	
F.I.R. = FOUND IRON ROD	
F.P.T.P. = FOUND PINCHED TOP PIPE	
INC. = INCORPORATED	
LLC = LIMITED LIABILITY CORPORATION	
● = PROPERTY CORNER	
⊙ = CONTROL MONUMENT	
△ = TEMPORARY PROJECT BENCHMARK (T.B.M.)	

REPLAT OF LOTS 1 AND 2 BLOCK 59 DIVISION K COOK AND STEWART

A SUBDIVISION OF 0.2812 ACRES, BEING LOTS ONE (1) AND TWO (2), IN BLOCK FIFTY NINE (59), OF DIVISION K, COOK AND STEWART, A SUBDIVISION IN GALVESTON COUNTY, TEXAS.

ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED UNDER VOLUME 81, PAGE 536, OF THE DEED RECORDS OF GALVESTON COUNTY, TEXAS.

CITY OF LA MARQUE, TEXAS

1 LOT 1 BLOCK

MARCH 2025

PRO-SURV
SURVEYING & MAPPING SERVICES
P.O. BOX 1366
FRIENDSWOOD, TX 77544
PHONE: 281-946-1113
ORDERS@PROSURV.NET
TFEELS FROM NO. 2025-1000

Owner
101 ORANGE STREET LLC,
A TEXAS LIMITED LIABILITY COMPANY.
402 HUDDAWMEADOW DR.
LEAGUE CITY, TEXAS 77573
PHONE: 281-678-2000