STATE OF TEXAS ()
COUNTY OF GALVESTON ()

KNOW ALL MEN BY THESE PRESENTS

THIS IS TO CERTIFY THAT WE, ROBERT BRACKNELL AND JERRY BRACKNELL, BEING THE LEGAL OWNERS OF THE LAND SHOWN ON THIS PLAT, BEING THE TRACT OF LAND AS CONVEYED BY DEED RECORDED UNDER CLERK'S FILE 2024052677 OF THE DEED RECORDS OF GALVESTON COUNTY, TEXAS, AND DESIGNATED HEREIN AS BLESSED ACRES IN THE CITY OF SANTA FE, TEXAS.

FURTHER, WE, ROBERT BRACKNELL AND JERRY BRACKNELL, DO HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES SHOWN ON THIS PLAT FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

FURTHER, WE, ROBERT BRACKNELL AND JERRY BRACKNELL, DO HEREBY CERTIFY THAT THIS REPLAT DOES NOT ATTEMPT TO AMEND OR REMOVE ANY COVENANTS OR RESTRICTIONS.

WITNESS OUR HANDS, THIS 10 DAY OF September, 2025.

ROBERT BRACKNELL JERRY BRACKNELL

IN ACCORDANCE WITH THE SUBDIVISION ORDINANCE OF THE CITY OF SANTA FE, TEXAS, SAID IN CONSIDERATION OF THE APPROVAL OF ROBERT BRACKNELL AND JERRY BRACKNELL, 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.

WITNESS OUR HANDS, THIS 10 DAY OF September, 2025.

ROBERT BRACKNELL JERRY BRACKNELL

THE STATE OF TEXAS
COUNTY OF GALVESTON

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED , ROBERT BRACKNELL AND JERRY BRACKNELL, OWNERS, KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 10 DAY OF September, 2025.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES 5-26-2028

DONNA L. ECKELS
Notary Public, State of Texas
Comm. Expires 05-26-2028
Notary ID 130679032

WE, DANIEL R. POPOVICH AND DEBBIE POPOVICH, OWNER AND HOLDER OF A LIEN AGAINST THE PROPERTY DESCRIBED IN THE PLAT OF BLESSED ACRES, SAID LIEN BEING EVIDENCED BY INSTRUMENT OF RECORD IN THE GALVESTON COUNTY CLERK'S FILE NO. 2024052678, BEING EXTENDED UNDER 2025019745, DO HEREBY CERTIFY IN ALL THINGS DO SUBORDINATE OLR 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.

DANIEL R. POPOVICH, INDIVIDUAL DEBBIE POPOVICH, INDIVIDUAL

STATE OF TEXAS
COUNTY OF GALVESTON

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED DANIEL R. POPOVICH AND DEBBIE POPOVICH, KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE 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 AS THE ACT AND DEED OF SAID CORPORATION.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 10 DAY OF September, 2025.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

DONNA L. ECKELS
Notary Public, State of Texas
Comm. Expires 05-26-2028
Notary ID 130679032

MY COMMISSION EXPIRES 5-26-2028

CITY OF SANTA FE, TEXAS APPROVED THIS 10TH DAY OF September, 2025, BLESSED ACRES AS A MINOR PLAT, BY THE COMMUNITY SERVICES DIRECTOR OF THE CITY OF SANTA FE, TEXAS, AS AUTHORIZED BY THE CITY OF SANTA FE CODE, AND SECTION 212.0065 OF THE TEXAS LOCAL GOVERNMENT CODE.

BY: GEORGIA ARGENTINE
COMMUNITY SERVICES DIRECTOR

I, TOBY PAUL COUCHMAN, 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 ALL 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.

TOBY PAUL COUCHMAN, RPLS
TEXAS REGISTRATION NO 5565

STATE OF TEXAS
TOBY PAUL COUCHMAN
5565
REGISTERED
PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS ()
COUNTY OF GALVESTON ()

KNOW ALL MEN BY THESE PRESENTS

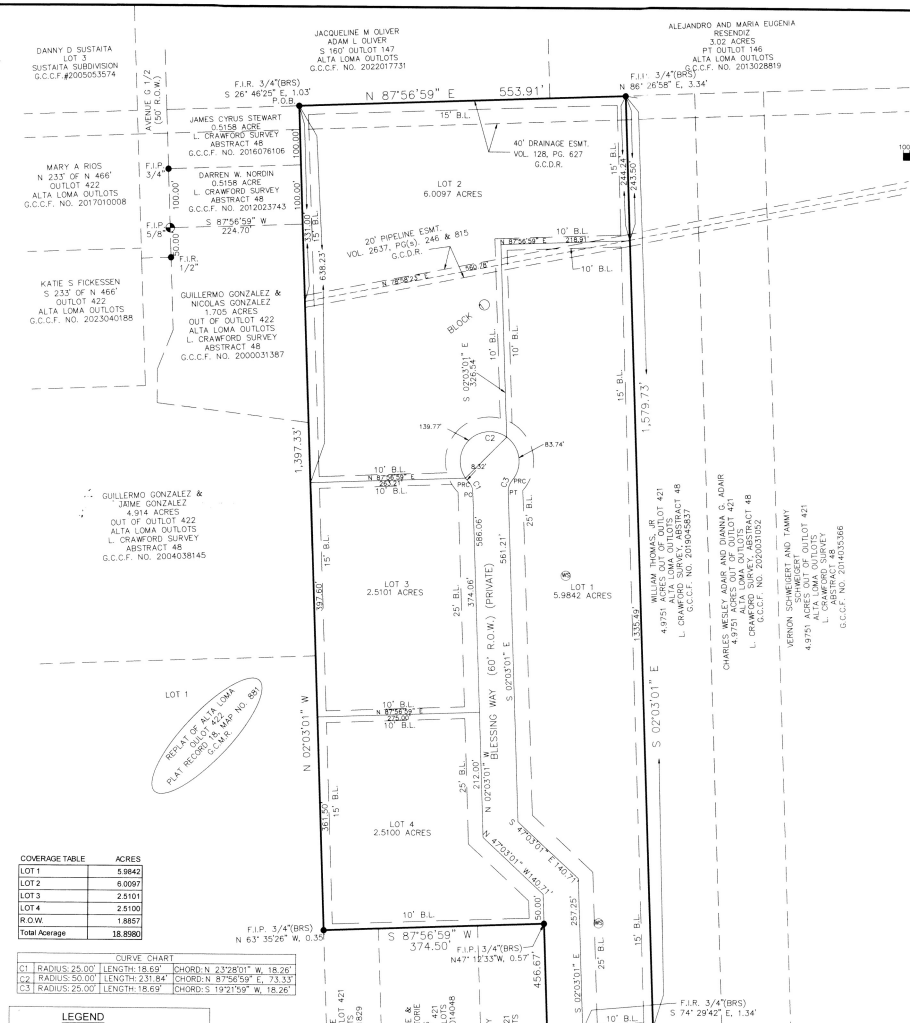
I, DWIGHT D. SULLIVAN, COUNTY CLERK, GALVESTON COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE WRITTEN INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE ON SEPTEMBER 10 2025, AT 2:01 O'CLOCK P. M. AND DULY RECORDED ON SEPTEMBER 10 2025 AT 2:01 O'CLOCK P. M. IN INSTRUMENT NUMBER 2025042515 GALVESTON COUNTY RECORDS.

WITNESS MY HAND AND SEAL OF OFFICE, AT GALVESTON, TEXAS, THE DAY AND DATE LAST ABOVE WRITTEN.

DWIGHT D. SULLIVAN, COUNTY CLERK
GALVESTON COUNTY, TEXAS

BY: DEPUTY

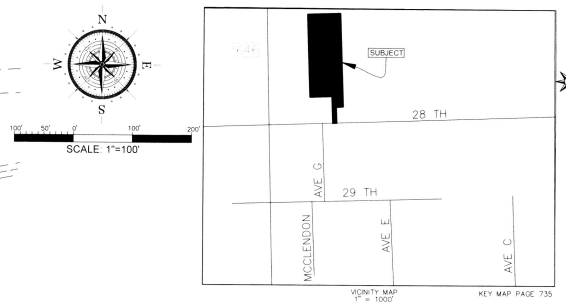
2025042515



COVERAGE TABLE	ACRES
LOT 1	5.9842
LOT 2	6.0097
LOT 3	2.5101
LOT 4	2.5100
R.O.W.	1.8857
Total Acerage	18.8980

CURVE CHART			
C1	RADIUS: 25.00'	LENGTH: 18.69'	CHORD: N 23°28'01" W, 18.26'
C2	RADIUS: 50.00'	LENGTH: 231.84'	CHORD: N 87°56'59" E, 73.33'
C3	RADIUS: 25.00'	LENGTH: 18.69'	CHORD: S 19°21'59" W, 18.26'

LEGEND
G.C.D.R. = GALVESTON COUNTY DEED RECORDS
G.C.M.R. = GALVESTON COUNTY MAP RECORDS
G.C.C.F. = GALVESTON COUNTY CLERKS FILE
R.O.W. = RIGHT OF WAY
P.O.B. = POINT OF BEGINNING
B.L. = BUILDING LINE
F.I.P. = FOUND IRON PIPE
F.I.R. = FOUND IRON ROD
VOL. / V. = VOLUME
PG. / P. = PAGE
ESMT = EASEMENT
BRS = BEARS
P.C. = POINT OF CURVATURE
P.T. = POINT OF TANGENCY
P.R.C. = POINT OF REVERSE CURVE
● = PROPERTY CORNER
= CONTROL MONUMENT
△ = TEMPORARY PROJECT BENCHMARK
(WS) = WELL SITE



GENERAL NOTES

1. THIS PLAT WAS PREPARED FROM INFORMATION PROVIDED BY TEXAS AMERICAN TITLE COMPANY, GF NUMBER 2791025-01270, EFFECTIVE DATE OF SEPTEMBER 1, 2025 AND DATED SEPTEMBER 9, 2025

2. THE SUBJECT PROPERTY SHOWN HEREON IS LOCATED IN ZONE X, ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP NUMBER 48167C0360G, REVISED 8-15-2019. ALL FLOOD INFORMATION NOTED ON THE PLAT REFLECTS THE STATUS PER THE FEMA FIRM MAP THAT IS EFFECTIVE AT THE TIME THAT THE PLAT IS RECORDED. FLOOD PLAIN STATUS IS SUBJECT TO CHANGE AS FEMA FIRM MAPS ARE UPDATED.

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.

5. PLANTINGS, FLOWER BEDS, OTHER LANDSCAPING OR FILL MATERIALS ARE NOT 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.

6. ALL LOT DRAINAGE WILL BE TYPE A. LOT DRAINS FROM BACK TO FRONT, UNLESS OTHERWISE APPROVED BY THE GALVESTON COUNTY DRAINAGE DISTRICT NO. 1 OR THE CITY OF SANTA FE AND SHOWN ON THE APPROVED DRAINAGE PLAN.

7. ALL OF THE PROPERTY SUBDIVIDED IN THE FOREGOING PLAT IS WITHIN THE INCORPORATED BOUNDARIES OF THE CITY OF SANTA FE, TEXAS.

8. NO PROPOSED DEVELOPMENT WITHIN THIS PLATTED BOUNDARY SHALL IMPEDE THE NATURAL FLOW OF SURFACE RUNOFF, NOR CAUSE THE FLOODING OF ADJACENT PROPERTIES.

9. THE SUBJECT PROPERTY SHOWN HEREON IS LOCATED IN THE THE AIR ZONING DISTRICT.

10. BENCHMARK: NGS MONUMENT HGCSD 56, NAVD88, ELEVATION 22.30 FEET. TEMPORARY BENCHMARK IS A SET MAG NAIL THAT BEARS SOUTH 35°17'57" EAST 39.11 FEET FROM THE SOUTHWEST CORNER OF SUBJECT SUBDIVISION. ELEVATION 21.41'

11. BASIS OF BEARINGS: TEXAS STATE PLANE GRID COORDINATE SYSTEM, SOUTH CENTRAL ZONE 4204.

12. UNLOCATED PIPELINE EASEMENT(S) AFFECTING THE SUBJECT PROPERTY GRANTED TO HUMBLE OIL & REFINING COMPANY, AS SET FORTH BY INSTRUMENT(S): FILED FOR RECORD UNDER VOLUME 751, PAGE 16, OF THE DEED RECORDS OF GALVESTON COUNTY, TEXAS.

13. UNLOCATED PIPELINE EASEMENT(S) AFFECTING THE SUBJECT PROPERTY GRANTED TO PEOPLES GULF COAST NATURAL GAS PIPELINE COMPANY, AS SET FORTH BY INSTRUMENT(S): FILED FOR RECORD UNDER VOLUME 1791, PAGE 626 AND VOLUME 1791, PAGE 627, OF THE DEED RECORDS OF GALVESTON COUNTY, TEXAS, AND BEING CONVEYED TO NATURAL GAS PIPELINE COMPANY OF AMERICA BY INSTRUMENT(S): FILED FOR RECORD UNDER VOLUME 1401, PAGE 67, OF THE DEED RECORDS OF GALVESTON COUNTY, TEXAS.

14. ALL ENCOMPASSED PROPERTIES HAVE A ZONING BOARD OF ADJUSTMENT VARIANCE GRANTED AS BOA-241202. CITY OF SANTA FE CODE OF ORDINANCES: CHAPTER 8: SUBDIVISIONS. CODE OF ORDINANCES: SECTION 8.3: STREETS: SUBSECTION 8.3.1: GENERAL REQUIREMENTS: SUBSECTION A(2): STREET OR HIGHWAY MUST BE SUITABLY IMPROVED AS REQUIRED BY REGULATIONS. TO BUILD ON AN UNIMPROVED STREET.

15. THE ROAD EASEMENT AND ALL ASSOCIATED MAINTENANCE WILL BE MAINTAINED EXCLUSIVELY BY THE PROPERTY OWNER(S) OR HOA UNTIL SUCH TIME THAT THE ROAD HAS BEEN IMPROVED IN ACCORDANCE WITH CITY OF SANTA FE CONSTRUCTION STANDARDS AND SPECIFICATIONS. UPON COMPLETION OF PERMITTED AND INSPECTED IMPROVEMENTS, A REQUEST FOR ACCEPTANCE BY THE CITY OF SANTA FE MAY BE INITIATED BY THE PROPERTY OWNER(S) OR HOA.

PROPERTY DESCRIPTION

18.8980 ACRES OF LAND, SITUATED IN THE L. CRAWFORD SURVEY, ABSTRACT 48, BEING OUT OF AND PART OF OUTLOT 421, OF ALTA LOMA OUTLOTS, GALVESTON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 113, PAGE 39, OF THE MAP RECORDS OF GALVESTON COUNTY, TEXAS, SAID 18.8980 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A POINT FOR CORNER FROM WHICH A 3/4 INCH IRON PIPE FOUND, BEARS SOUTH 26°46'25" EAST, A DISTANCE OF 1.03 FEET, IN THE SOUTH LINE OF THE SOUTH 160 FEET OF OUTLOT 147, CONVEYED TO JACQUELINE M. OLIVER BY DEED RECORDED IN CLERK'S FILE NUMBER 2022017731, MARKING THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT AND THE NORTH EAST CORNER OF 0.5158 ACRE TRACT CONVEYED TO JAMES CYRUS STEWART BY DEED RECORDED UNDER CLERK'S FILE NUMBER 2016076106;

THENCE, NORTH 87°56'59" EAST, ALONG THE COMMON LINE OF SAID OLIVER TRACT AND 3.02 ACRES CONVEYED TO ALEJANDRO RESENDIZ AND MARIA EUGENIA RESENDIZ, BY DEED RECORDED UNDER CLERK'S FILE NUMBER 2013028819, A DISTANCE OF 553.91 FEET, TO A POINT FOR CORNER FROM WHICH A 3/4 INCH IRON PIPE FOUND, BEARS NORTH 86°26'58" EAST, A DISTANCE OF 3.34 FEET, MARKING THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT AND THE NORTHWEST CORNER OF A 4.9755 ACRES CONVEYED TO WILLIAM THOMAS, JR. BY DEED, AS RECORDED UNDER CLERK'S FILE NUMBER 2019045837;

THENCE, SOUTH 02°03'01" EAST, ALONG THE COMMON LINE OF SAID WILLIAM THOMAS, JR. TRACT, A DISTANCE OF 1,579.73 FEET, TO A POINT FOR CORNER FROM WHICH A 3/4 INCH IRON ROD FOUND, BEARS NORTH 09°26'33" EAST, A DISTANCE OF 1.62 FEET, IN THE WEST LINE OF SAID WILLIAM THOMAS, JR. TRACT, MARKING THE MOST EASTERLY SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT AND THE NORTHEAST CORNER OF A 0.7700 ACRE TRACT, CONVEYED TO ROBERT W. FREDA BY DEED RECORDED UNDER CLERK'S FILE NUMBER 2003061453;

THENCE, SOUTH 87°56'59" WEST, ALONG THE COMMON LINE OF SAID FREDA TRACT, A DISTANCE OF 119.41 FEET, TO A POINT FOR CORNER FROM WHICH A 3/4 INCH IRON ROD FOUND, BEARS SOUTH 74°29'42" EAST, A DISTANCE OF 1.34 FEET, MARKING AN INNER CORNER OF THE HEREIN DESCRIBED TRACT AND THE NORTHWEST CORNER OF SAID FREDA TRACT;

THENCE, SOUTH 02°03'01" EAST, ALONG THE COMMON LINE OF SAID FREDA TRACT, A DISTANCE OF 274.27 FEET, TO A POINT FOR CORNER FROM WHICH A 3/4 INCH IRON ROD FOUND, BEARS SOUTH 80°17'53" WEST, A DISTANCE OF 1.53 FEET, IN THE WEST LINE OF SAID FREDA TRACT AND BEING IN THE NORTH LINE OF A 10' RIGHT-OF-WAY EASEMENT, AS RECORDED IN VOLUME 775, PAGE 650, IN THE DEED RECORDS OF GALVESTON COUNTY, TEXAS, MARKING THE MOST SOUTHERLY SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 87°56'59" WEST, ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SAID 10' EASEMENT, A DISTANCE OF 60.00 FEET, TO A POINT FOR CORNER, FROM WHICH A 1/2 INCH IRON PIPE FOUND, BEARS SOUTH 86°35'36" WEST, A DISTANCE OF 1.27 FEET, IN THE EAST LINE OF A 1.770 ACRE TRACT, AS CONVEYED TO TRACY MARIE CLAY BY DEED, RECORDED UNDER CLERK'S FILE NUMBER 2003027399, MARKING THE MOST SOUTHERLY SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 02°03'01" WEST, ALONG THE COMMON LINE OF SAID CLAY TRACT, A DISTANCE OF 456.67 FEET, TO A POINT FOR CORNER, FROM WHICH A 3/4 INCH IRON PIPE FOUND, BEARS NORTH 47°12'33" WEST, A DISTANCE OF 0.57 FEET, MARKING AN INNER CORNER OF THE HEREIN DESCRIBED TRACT AND THE NORTHEAST CORNER OF SAID CLAY TRACT;

THENCE, SOUTH 87°56'59" WEST, ALONG THE COMMON LINE OF SAID CLAY TRACT, 1.770 ACRES CONVEYED TO CARRIE COUTORIE AND PATRICK D. COUTORIE BY DEED, AS RECORDED UNDER CLERK'S FILE NUMBER 2010074948 AND A 0.985 ACRE TRACT CONVEYED TO GILBERT E. O'BALLE BY DEED, AS RECORDED UNDER CLERK'S FILE NUMBER 2022031829, A DISTANCE OF 374.50 FEET, TO A POINT FOR CORNER FROM WHICH A 3/4 INCH IRON PIPE FOUND, BEARS NORTH 43°35'26" WEST, A DISTANCE OF 0.35 FEET, IN THE EAST LINE OF LOT 1 OF REPLAT OF ALTA LOMA OUTLOT 422, AS RECORDED IN PLAT RECORD 16, MAP NO. 881, MAP RECORDS OF GALVESTON COUNTY, TEXAS, MARKING THE MOST WESTERLY SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT AND THE NORTHWEST CORNER OF O'BALLE TRACT;

THENCE, NORTH 02°03'01" WEST, ALONG THE COMMON LINE OF SAID LOT 1 OF THE REPLAT OF ALTA LOMA OUTLOT 422, 4.914 ACRES CONVEYED TO GUILLERMO GONZALEZ AND JAIME GONZALEZ BY DEED RECORDED UNDER CLERK'S FILE NUMBER 2004038145, A 1.705 ACRE TRACT CONVEYED TO GUILLERMO GONZALEZ AND NICOLAS GONZALEZ BY DEED, AS RECORDED UNDER CLERK'S FILE NUMBER 2000031387, A 0.5158 ACRE TRACT CONVEYED TO DARREN W. NORDIN BY DEED, AS RECORDED UNDER CLERK'S FILE NUMBER 2012023743 AND SAID STEWART TRACT, A DISTANCE OF 1,397.33 FEET RETURNING TO THE POINT OF BEGINNING, CONTAINING WITHIN THESE CALLS 18.8980 ACRES OF LAND.

BLESSED ACRES

A SUBDIVISION OF 18.8980 ACRES OF LAND, SITUATED IN THE L. CRAWFORD SURVEY, ABSTRACT 48, BEING OUT OF AND PART OF OUTLOT 421, OF ALTA LOMA OUTLOTS, GALVESTON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THERE OF RECORDED IN VOLUME 113, PAGE 39, OF THE MAP RECORDS OF GALVESTON COUNTY, TEXAS

CITY OF SANTA FE
GALVESTON COUNTY, TEXAS

REASON FOR REPLAT: TO CREATE 4 RESIDENTIAL LOTS, AND A 60-FOOT PRIVATE ACCESS ROAD

4 LOTS 1 BLOCK

SEPTEMBER 2025

SD-250821

PRO-SURV
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OWNERS
ROBERT BRACKNELL
JERRY BRACKNELL
12507 D BAR DRIVE
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