



GLEN COVE PARK

A RESUBDIVISION OF $\frac{1}{2}$ OF BLKS 11 & 12 AND ALL OF BLKS 13, 14, 17 THRU 20, 23 THRU 26, 29 THRU 32, 35 THRU 38, 41 & 42 OF GLEN COVE ADDITION IN THE J. G. ROST SURVEY, GALVESTON COUNTY, TEXAS, PLAT OF WHICH IS RECORDED IN VOL. 254, pg. 100, MAP RECORDS

STATE OF TEXAS
 COUNTY OF GALVESTON
 I, ROY M. PITNER JR., OWNER OF THE PROPERTY SUBDIVIDED IN THE ABOVE AND FOREGOING MAP OF GLEN COVE PARK, DO HEREBY MAKE SUBDIVISION OF SAID PROPERTY ACCORDING TO THE LINES, STREETS, LOTS, ALLEYS, PARKS, BUILDING LINES AND EASEMENTS THEREIN SHOWN, AND DEDICATE SAID SUBDIVISION AS GLEN COVE PARK, IN THE JOHN G. ROST SURVEY, GALVESTON COUNTY, TEXAS, AND DEDICATE TO PUBLIC USE AS SUCH THE STREETS, ALLEYS, AND EASEMENTS SHOWN THEREON FOREVER AND DO HEREBY WAIVE ANY CLAIMS FOR DAMAGES OCCASIONED BY THE ESTABLISHING OF GRADES AS APPROVED FOR THE STREETS AND ALLEYS DEDICATED OR OCCASIONED BY THE ALTERATION OF THE SURFACE OF ANY PORTION OF STREETS OR ALLEYS TO CONFORM TO SUCH GRADES, AND DO HEREBY BIND MYSELF, MY HEIRS AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE TO THE LAND SO DEDICATED.

I, MARGARET E. WATSON, OWNER AND HOLDER OF A LIEN UPON SAID PROPERTY, DO HEREBY RATIFY AND CONFIRM SAID SUBDIVISION AND DEDICATION, AND DO HEREBY IN ALL THINGS SUBORDINATE TO SAID SUBDIVISION AND DEDICATION THE LIEN AGAINST SAID LAND OWNED AND HELD BY ME.

THERE IS ALSO DEDICATED FOR UTILITIES AN UNOBTSTRUCTED AERIAL EASEMENT FIVE (5) FEET WIDE FROM A PLANE TWENTY (20) FEET ABOVE THE GROUND UPWARD LOCATED ADJACENT TO ALL EASEMENTS SHOWN HEREON.

FURTHER, I DO HEREBY DEDICATE FOREVER TO THE PUBLIC A STRIP OF LAND FIFTEEN (15) FEET WIDE ON EACH SIDE OF THE CENTERLINE OF ANY AND ALL GULLIES, RAVINES, DRAWS, SLOUGHS, OR OTHER NATURAL DRAINAGE COURSES LOCATED IN SAID SUBDIVISION AS EASEMENTS FOR DRAINAGE PURPOSES, GIVING GALVESTON COUNTY AND/OR ANY OTHER PUBLIC AGENCY THE RIGHT TO ENTER UPON SAID EASEMENTS AT ANY AND ALL TIMES FOR THE PURPOSE OF CONSTRUCTING AND/OR MAINTAINING DRAINAGE WORK AND/OR STRUCTURES.

FURTHER, ALL OF THE PROPERTY IN THE ABOVE AND FOREGOING MAP SHALL BE RESTRICTED IN ITS USE, WHICH RESTRICTIONS SHALL RUN WITH THE TITLE OF THE PROPERTY AND SHALL BE ENFORCEABLE, AT THE OPTION OF GALVESTON COUNTY, BY GALVESTON COUNTY, OR ANY CITIZENS THEREFORE BY INJUNCTION AS FOLLOWS:

1. THE DRAINAGE OF SEPTIC TANKS INTO ROAD, STREET, ALLEY, OR OTHER PUBLIC DITCHES, EITHER DIRECTLY OR INDIRECTLY, IS STRICTLY PROHIBITED.
2. DRAINAGE STRUCTURES UNDER PRIVATE DRIVEWAYS SHALL HAVE A NET DRAINAGE OPENING AREA OF SUFFICIENT SIZE TO PERMIT THE FREE FLOW OF WATER WITHOUT BACKWATER AND SHALL BE A MINIMUM OF ONE AND THREE-QUARTERS (1-3/4) SQUARE FEET (18" DIAMETER PIPE CULVERT), OR BRIDGES, MUST BE USED FOR DRIVEWAYS AND/OR WALKS.
3. PARK SHOWS IS DEDICATED TO USE AND ENJOYMENT OF PERSONS OWNING LOTS IN GLEN COVE PARK AND TRACTS SHOWN ON ORIGINAL GLEN COVE ADDITION PLAT, EXCLUSIVELY.

WITNESS OUR HAND THIS _____ DAY OF _____, A.D. 1951.

MARGARET E. WATSON ROY M. PITNER, JR.

STATE OF TEXAS
 COUNTY OF HARRIS
 BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ROY M. PITNER JR., 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 PURPOSE AND CONSIDERATION THEREIN SET FORTH.
 GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, A.D. 1951.

NOTARY PUBLIC IN AND FOR HARRIS COUNTY, TEXAS

STATE OF TEXAS
 COUNTY OF MONTGOMERY
 BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED MARGARET E. WATSON, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT SHE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN SET FORTH.
 GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, A.D. 1951.

NOTARY PUBLIC IN AND FOR MONTGOMERY COUNTY, TEXAS

THIS IS TO CERTIFY THAT I, ROY M. PITNER JR., A REGISTERED ENGINEER OF THE STATE OF TEXAS, HAVE PLATTED THE ABOVE SUBDIVISION FROM AN ACTUAL SURVEY ON THE GROUND AND THAT ALL BLOCK CORNERS, ANGLE POINTS, AND POINTS OF CURVE ARE PROPERLY MARKED WITH _____ AND THAT THIS PLAT CORRECTLY REPRESENTS THAT SURVEY BY ME.

ROY M. PITNER, JR. ENGINEER, TEXAS REGISTRATION No. 5982

STATE OF TEXAS
 COUNTY OF GALVESTON
 THIS IS TO CERTIFY THAT THE ABOVE AND FOREGOING PLAT AND SUBDIVISION COMPLIES WITH ALL THE RULES AND REGULATIONS OF THE COMMISSIONERS COURT OF GALVESTON COUNTY IN EFFECT THIS DATE.

STATE OF TEXAS
 COUNTY OF GALVESTON
 I, _____ CLERK OF THE COUNTY COURT OF GALVESTON COUNTY, TEXAS DO HEREBY CERTIFY THAT THE WITHIN INSTRUMENT WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR REGISTRATION IN MY OFFICE ON _____ O'CLOCK _____ M., AND DULY RECORDED ON SEPT 5, 1951 AT _____ O'CLOCK _____ M., IN VOL. 254-A PAGE 64, OF RECORD OF MAPS FOR SAID COUNTY.
 WITNESS MY HAND AND SEAL OF OFFICE AT GALVESTON THIS _____ DAY OF _____ 1951 A.D.

COUNTY CLERK COURT, GALVESTON COUNTY, TEXAS

