

STATE OF TEXAS:  
COUNTY OF GALVESTON:

THAT, Virgata One, LLC, owner of the property subdivided in the above and foregoing plat of JHH FIRESTONE, a Subdivision in the City of League City, Galveston County, Texas, do hereby make and establish said Subdivision according to the lines, lots, building lines, streets, reserves, notations and easements thereon shown and designate said Subdivision as JHH FIRESTONE, do hereby dedicate to the City of League City the use of all streets, drives, lanes, courts, and easements; do hereby reserve, save, except and hold privately all parks, all water courses, all drains (including sanitary and storm), and all common areas as shown here on forever; do hereby waive any claims for damages occasioned by the grades approved for the streets, or occasioned by the alteration of the surface of any portion of the streets to conform to such grades, and; do hereby bind ourselves, our successors, and assigns to warrant and forever defend the title to the land so dedicated.

FURTHER, Virgata One, LLC, owner of the property Subdivided in the above and foregoing plat of JHH FIRESTONE, have complied with, or will comply with, the existing regulations heretofore on file and adopted by the City of League City, Galveston County, Texas.

FURTHER, Virgata One, LLC, owner of the property Subdivided in the above and foregoing plat of JHH FIRESTONE, does hereby grant drainage rights to the City of League City through all the detention ponds of JHH FIRESTONE Subdivision for the purpose for the conveyance of storm water runoff.

IN TESTIMONY WHEREOF, the Virgata One, LLC, has caused these presents to be signed by James E. Peterson, its Manager, thereunto authorized this \_\_\_\_ day of \_\_\_\_\_, 2019.

Virgata One, LLC

BY: \_\_\_\_\_  
James E. Peterson, Manager

STATE OF TEXAS :  
COUNTY OF \_\_\_\_\_:

BEFORE ME, the undersigned authority, on this day personally appeared James E. Peterson, Manager of Virgata One, LLC, 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, and as the act and deed of said company.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this \_\_\_\_ day of \_\_\_\_\_, 2019.

Notary Public in and for the State of Texas \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_

THIS IS TO CERTIFY THAT THE CITY OF LEAGUE CITY PLANNING DEPARTMENT, GALVESTON COUNTY, TEXAS, HAVE APPROVED THIS JHH FIRESTONE AS SHOWN HEREON IN ACCORDANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE ORDINANCES OF THE CITY OF LEAGUE CITY AS HERETOFORE ADOPTED AND ON FILE WITH THE CITY OF LEAGUE CITY, AND HAS AUTHORIZED THE RECORDING OF SAID PLAT THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2019.

KRIS CARPENTER  
PLANNING MANAGER  
CITY OF LEAGUE CITY

DOUG TURNER  
CHAIRPERSON  
PLANNING AND ZONING COMMISSION

STATE OF TEXAS  
COUNTY OF \_\_\_\_\_

WE, PROSPERITY BANK, OWNER AND HOLDER OF A LIEN AGAINST THE PROPERTY DESCRIBED IN THE PLAT KNOWN AS JHH FIRESTONE, SAID LIEN BEING EVIDENCED BY INSTRUMENT OF RECORD IN THE CLERK'S FILE NOS. 2018075050 AND 2018075051 OF THE REAL PROPERTY RECORDS OF GALVESTON COUNTY, TEXAS, DO HEREBY 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 PLAT AND WE HEREBY CONFIRM THAT WE ARE THE PRESENT OWNERS OF SAID LIEN AND HAVE NOT ASSIGNED THE SAME NOR ANY PART THEREOF.

BY: \_\_\_\_\_ ATTEST: \_\_\_\_\_  
SIGNATURE SIGNATURE  
PRINT NAME & TITLE PRINT NAME & TITLE

STATE OF TEXAS  
COUNTY OF \_\_\_\_\_

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED \_\_\_\_\_, OF PROSPERITY BANK, 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, AND AS THE ACT AND DEED OF SAID BANKING ASSOCIATION.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2019.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS \_\_\_\_\_  
MY COMMISSION EXPIRES: \_\_\_\_\_

#### NOTES:

- 1.) BEARINGS AND COORDINATES SHOWN HEREON ARE SURFACE, BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, (NO. 4204, NAD 83), AS OBTAINED FROM THE NOS C.O.R.S. SYSTEM, AND MAY BE CONVERTED TO GRID BY MULTIPLYING BY THE FOLLOWING COMBINED SCALE FACTOR OF 0.99997082542.
- 2.) ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP FOR HARRIS COUNTY, TEXAS AND INCORPORATED AREAS, COMMUNITY PANEL NO. 48167-C-0038 G, EFFECTIVELY DATED 08/15/2019, THIS PROPERTY LIES IN ZONE "X", AN AREA DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN.
- 3.) ALL RODS SET ARE 5/8" IRON RODS WITH CAPS STAMPED: T.E.A.M. - 281-491-2525.
- 4.) THE HEREIN SUBDIVIDED TRACT OR PARCEL OF LAND LIES ENTIRELY WITHIN THE INCORPORATED LIMITS OF THE CITY OF LEAGUE CITY, TEXAS.
- 5.) THE HEREIN SUBDIVIDED TRACT OR PARCEL OF LAND LIES WITHIN THE CLEAR CREEK INDEPENDENT SCHOOL DISTRICT.
- 6.) IN THE ABSENCE OF A HYDROLOGIC AND HYDRAULIC STUDY, THE DEFAULT MAXIMUM PERCENT OF IMPERVIOUS COVER SHALL BE THAT FROM THE MASTER DRAINAGE PLAN WHEREIN THE DESIGN PERCENTAGE OF IMPERVIOUS COVER IS 55 PERCENT.
- 7.) NO PRE OR POST DEVELOPED STORM WATER FLOWS SHALL BE DIVERTED ONTO ADJACENT PROPERTIES. ANY PRE-EXISTING CONDITIONS SHALL BE ACCOMMODATED.
- 8.) ALL LANDSCAPING AND STRUCTURES, INCLUDING FENCES, AT INTERSECTIONS SHALL CONFORM TO THE CITY OF LEAGUE CITY AND AASHTO SITE DISTANCE REQUIREMENTS FOR MOTORISTS.
- 9.) DRIVEWAY REQUIREMENTS FOR THE LOCATIONS, WIDTHS, AND OFFSET FROM AN INTERSECTION AND ANY EXISTING DRIVEWAYS OR PROPOSED DRIVEWAYS, SHALL CONFORM TO THE MOST CURRENT GENERAL DESIGN AND CONSTRUCTION STANDARDS OF THE CITY OF LEAGUE CITY.
- 10.) THERE ARE NO VISIBLE OR APPARENT PIPELINES WITHIN THE LIMITS OF THIS SUBDIVISION.
- 11.) THERE IS HEREBY DEDICATED AN UNOBSTRUCTED AERIAL EASEMENT 5 FEET WIDE UPWARD FROM A PLANE 20 FEET ABOVE THE GROUND ADJACENT TO ALL UTILITY EASEMENTS, EXCEPT AS OTHERWISE SHOWN HEREON. EASEMENTS MAY BE FENCED BY THE BUILDER, APPLICANT OR SUBSEQUENT PROPERTY OWNER. FLATWORK, LANDSCAPING AND FENCING ONLY ARE PERMITTED IN PUBLIC UTILITY EASEMENTS. THE CITY OR FRANCHISE UTILITY COMPANIES SHALL HAVE THE RIGHT TO REMOVE SAID FLATWORK, LANDSCAPING OR FENCING FOR THE PURPOSES OF INSTALLATION, OPERATION, AND MAINTENANCE INTO THE EASEMENTS, AND SHALL NOT BEAR THE RESPONSIBILITY FOR REPLACEMENT.
- 12.) A STORMWATER (SWQ) PERMIT MUST BE OBTAINED BEFORE ISSUANCE OF ANY CONSTRUCTION PERMIT FOR A STRUCTURE. ALL STRUCTURAL OR NON-STRUCTURAL CONTROLS ON OR FOR THE PARCEL(S) MAY NOT BE CHANGED FROM THE PLANS AND TECHNICAL SPECIFICATIONS IN THE SWQ PERMIT UNLESS THE PROVISIONS OF SECTION 43-54 OF THE LEAGUE CITY CODE OF ORDINANCES HAVE BEEN MET.

I, Brian Nesvadba, am authorized under the laws of the State of Texas to practice the profession of surveying and hereby certify that the above is true and correct; was prepared from an actual survey of the property made under my supervision on the ground; that all boundary corners, angle points, points of curvature and other points of reference have been marked with iron rods having an outside diameter of five-eighths (5/8) inch and a length of three (3) feet unless otherwise noted hereon; and that the plat boundary corners have been tied to the nearest street intersection.

Brian Nesvadba, R.P.L.S.  
Texas Registration No. 5776



2098 W MAIN ST  
LEAGUE CITY, TEXAS  
BOARD OF AMERICAN MISSIONS OF  
THE LUTHERAN CHURCH IN AMERICA  
3.147 ACRES  
(VOL. 1905, PG. 187; G.C.D.R.)

BURGANDY LANE  
(60' R.O.W.)  
(PLAT RECORD 3, MAP  
NO. 60; G.C.M.R.)

CLEAR CREEK VILLAGE SECTION 2  
(PLAT RECORD 3, MAP NO. 60; G.C.M.R.)  
102 BURGANDY LN  
LEAGUE CITY, TEXAS  
LOT 15  
KENNETH Y. WANG AND  
XIANWEI WANG  
(G.C.C.F. NO. 2015005327)

ROYAL DRIVE  
(60' R.O.W.)  
(PLAT RECORD 3, MAP  
NO. 60; G.C.M.R.)

#### LEGEND

- P. D. B. - POINT OF BEGINNING
- G. C. C. F. - GALVESTON COUNTY CLERK'S FILE
- D. R. - GALVESTON COUNTY DEED RECORDS
- M. R. - GALVESTON COUNTY MAP RECORDS
- U. E. - UTILITY EASEMENT
- A. E. - AERIAL EASEMENT
- I. P. - IRON PIPE
- I. R. - IRON ROD
- R. O. W. - RIGHT OF WAY
- SQ. FT. - SQUARE FEET
- T.B.M. - TEMPORARY BENCHMARK
- W/ - WITH

#### GRAPHIC SCALE



( IN FEET )

1 inch = 60 ft.

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 \_\_\_\_\_m. o'clock and duly recorded on

\_\_\_\_\_, 20\_\_\_\_, at \_\_\_\_\_m. o'clock, and in Plat Record \_\_\_\_\_ Map Number

\_\_\_\_\_, Galveston County Map Records.

WITNESS MY HAND AND SEAL OF OFFICE at Galveston, Texas, the day and date last above written.

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

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

## PRELIMINARY/FINAL PLAT JHH FIRESTONE

2 LOTS 1 BLOCK

A SUBDIVISION OF A 4.0023 ACRE TRACT  
BEING A PORTION OF LOT 31,  
BRASKORA GARDENS  
(VOL. 113, PG. 47; G.C.D.R.)  
IN THE STEPHEN F. AUSTIN LEAGUE,  
ABSTRACT NO. 3,  
CITY OF LEAGUE CITY,  
GALVESTON COUNTY, TEXAS

~ OWNER ~  
VIRGATA ONE, LLC  
407 S. Friendswood Drive  
Friendswood, Texas 77546  
PHONE: 281.992.9766

~ SURVEYOR ~  
TEXAS ENGINEERING AND MAPPING COMPANY  
12718 Century Drive  
Stafford, Texas 77477  
PHONE: 281.491.2525 FAX: 281.491.2535  
SURVEYING FIRM NO. 10119000 / ENGINEERING FIRM NO. F-2906  
www.team-civil.com  
Job No. 487-31  
OCTOBER 23, 2019

