

A FINAL PLAT of

Pedregal Section 6

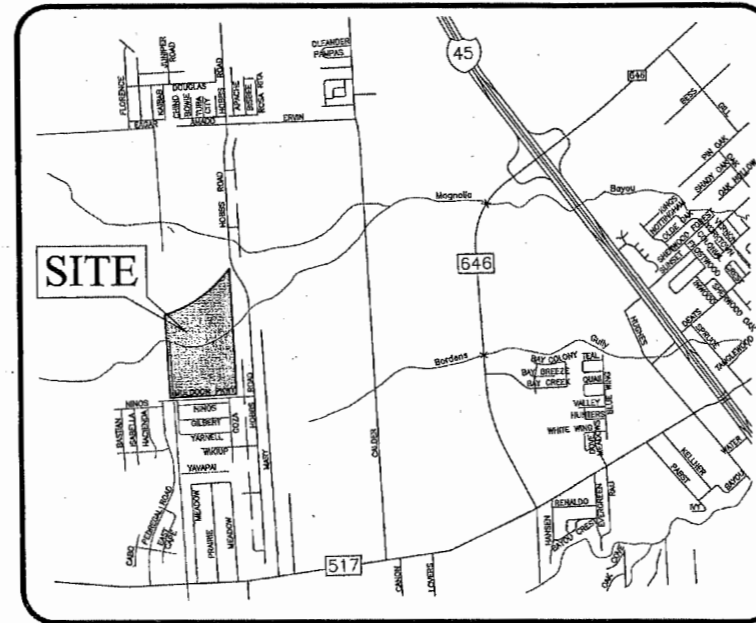
140 LOTS 10 BLOCKS
3 RESTRICTED RESERVES
72.71 TOTAL ACRES

SITUATED IN THE
PERRY & AUSTIN LEAGUE,
ABSTRACT No. 19
CITY OF LEAGUE CITY
GALVESTON COUNTY, TEXAS

NOVEMBER 2023

DEVELOPERS:
TP LinGo Properties Inc.
3900 MAGNOLIA STREET
PEARLAND, TEXAS 77584

SURVEYOR:
BOUNDARY ONE SURVEYORS, LLC
150 W SHADOWBEND AVE, STE 303
FRIENDSWOOD, TEXAS 77546
T.B.P.L.S. Firm No. 10084800



VICINITY MAP
SCALE: 1"=2000'
KEY MAP 658/Y

PROPERTY DESCRIPTION

FIELD NOTES of a 72.71 acre tract of land situated in the Perry & Austin League Survey, Abstract No. 19, Galveston County, Texas; said 72.71 acre tract of land being out of and a part of a called 491.21 acre tract of land conveyed to West FM 517, LTD. as recorded at County Clerk's File No. 2015050121 of the Official Public Records of Real Property of Galveston County, Texas; said 72.71 acre tract of land being more particularly described by metes and bounds as follows:

All bearings are Lambert grid bearings and all coordinates refer to the Texas State Plane Coordinate System, South Central Zone, as defined by Article 21.071 of the Natural Resources Code of the State of Texas, 1983 Datum (2012 Adjustment). All distances are actual distances. Scale factor = 0.99986895.

BEGINNING at a found pin and cap stamped "GeoSurv" for the Northeast corner of this tract of land, the same being the Northeast corner of said 491.21 acre tract of land; said point being the West line of Sedona Section 6, Phase 1 as recorded at Map No. 2019045899 of the Map Records of Galveston County, Texas, and also being an angle point of a residual tract of a called 1324.530 acre tract of land as conveyed to Richard K. Duncan, Sr. as recorded at County Clerk's File No. 2004015469 of the Official Public Records of Real Property of Galveston County, Texas.

THENCE S 02°54'38" E with the East line of this tract of land, the East line of said 491.21 acre tract of land, the West line of said Sedona Section 6, Phase 1 and the West line of Sedona Section 6, Phase 2 as recorded at Map No. 2020041814 of the Map Records of Galveston County, Texas, a distance of 2,728.24 feet to the Southeast corner of this tract of land and being in the North right-of-way line of Muldoon Parkway (100' R.O.W.).

THENCE S 87°05'22" W with the South line of this tract of land and the North right-of-way line of said Muldoon Parkway a distance of 1,460.56 feet to the Southwest corner of this tract of land.

THENCE N 03°13'51" W with the West line of this tract of land a distance of 1,801.19 feet to the Northwest corner of this tract of land; said point being in the South line of said residual tract of 1324.530 acres and also being the beginning of a non-tangent curve to the left, concave Northwesterly.

THENCE Northeasterly with the North line of this tract of land, the North line of said 491.21 acre tract of land, the South line of said residual tract of 1324.530 acres and said non-tangent curve to the left having a central angle of 31°50'14". A radius of 2819.66 feet, a length of 1566.78 feet and a chord bearing and distance of N 56°39'25" E, 1546.71 feet to the end of this curve.

THENCE N 40°44'18" E with the North line of this tract of land, North line of said 491.21 acre tract of land and the South line of said residual tract of 1324.530 acres a distance of 198.51 feet to the PLACE OF BEGINNING; containing within said boundaries a calculated area of 72.71 acres (3,167,427 sq.ft.) of land.

This is to certify that I, Christian Offenburger, a Registered Professional Land Surveyor for the State of Texas, Registration #5489, have platted the above and foregoing subdivision from an actual survey made on the ground and under my direction; that this plat accurately represents the facts as found by that survey made by me, and; that all corners have been, or will be, properly monumented.



Christian Offenburger
Christian Offenburger
Registered Professional
Land Surveyor 5489

This is to certify that the City Planning and Zoning Commission of the City of League City, Galveston County, Texas, has approved this Plat of the PEDREGAL SECTION 6, 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 27 day of NOVEMBER, 2023.

Paul Maaz
Paul Maaz - Chairperson
City of League City
Planning & Zoning Commission

Kris Carpenter
Kris Carpenter
Director of Planning
City of League City

THE STATE OF TEXAS *
COUNTY OF GALVESTON * KNOW ALL MEN BY THESE PRESENTS *

That we, West FM 517, LTD., acting by and through its General Partner, Tracy Goza, owners of the property subdivided in the above and foregoing plat of the PEDREGAL SECTION 6, 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 PEDREGAL SECTION 6, do hereby dedicate to the City of League City the use of all streets, drives, lanes, water mains, wastewater mains, storm sewer distribution systems, courts, easements, and rights-of-way; do hereby reserve, save, except and hold privately all parks, all water courses, all drainage facilities (including detention ponds) and drainage easements, 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 owners have dedicated and by these presents do dedicate to the use of the public for public utility purpose forever unobstructed aerial easements. the aerial easements shall extend horizontally an additional eleven feet, six inches (11'6") for ten feet (10'0") perimeter ground easements or seven feet, six inches (7'6") for fourteen feet (14'0") perimeter ground easements, or five feet, six inches (5'6") for sixteen feet (16'0") perimeter ground easements, from a plane sixteen (16'0") above the ground level upward, located adjacent to and adjoining said public utility easemnt that are designated with aerial easements (u. e. and a. e.) as indicated and depicted hereon whereby the aerial easements totals twenty-one, six inches (21'6") in width.

Further owners have dedicated and by these presents do dedicate to the use of the public for public utility purpose forever unobstructed aerial easements. the aerial easements shall extend horizontally an additional ten feet (10'0") for ten feet (10'0") back-to-back ground easements, or eight feet (8'0") for fourteen feet (14'0") back-to-back ground easements, or seven feet (7'0") for sixteen feet (16'0") back-to-back ground easement, from a plane sixteen (16'0") above ground level upward, located adjacent to both sides and adjoining said public utility easemnts that are designated with aerial easements (u.e. and a.e.) as indicated and depicted hereon, whereby the aerial easements totals thirty feet (30'0") in width.

THE STATE OF TEXAS *
COUNTY OF GALVESTON *

STATE OF TEXAS *
COUNTY OF GALVESTON *

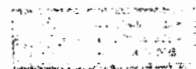
Before me, the undersigned authority, on this day personally appeared Tracy Goza, Member of Lingo West FM 517 GP, LLC, General Partner of West FM 517, Ltd., known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed and in the capacity therein and herein set forth.

I, Dwight Sullivan, County Clerk of Galveston County, Texas, do hereby certify that the written instrument was filed for record in my office on NOVEMBER 30, 2023, at 4:14 o'clock PM in Plat Record , Map Number , Galveston County Map Records.

WITNESS MY HAND AND SEAL OF OFFICE this 27 day of NOVEMBER, 2023.

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

WITNESS our hands, this 27 day of NOVEMBER, 2023.



Marina Galvan
Notary Public for the
State of Texas
My Commission Expires: 3/11/25

Dwight Sullivan
County Clerk of Galveston
County, Texas.

by: *Admin Gomez*
Deputy

Tracy Goza
Tracy Goza
Member of Lingo West FM 517 GP, LLC
General Partner of West FM 517, Ltd.

A FINAL PLAT of

Pedregal Section 6

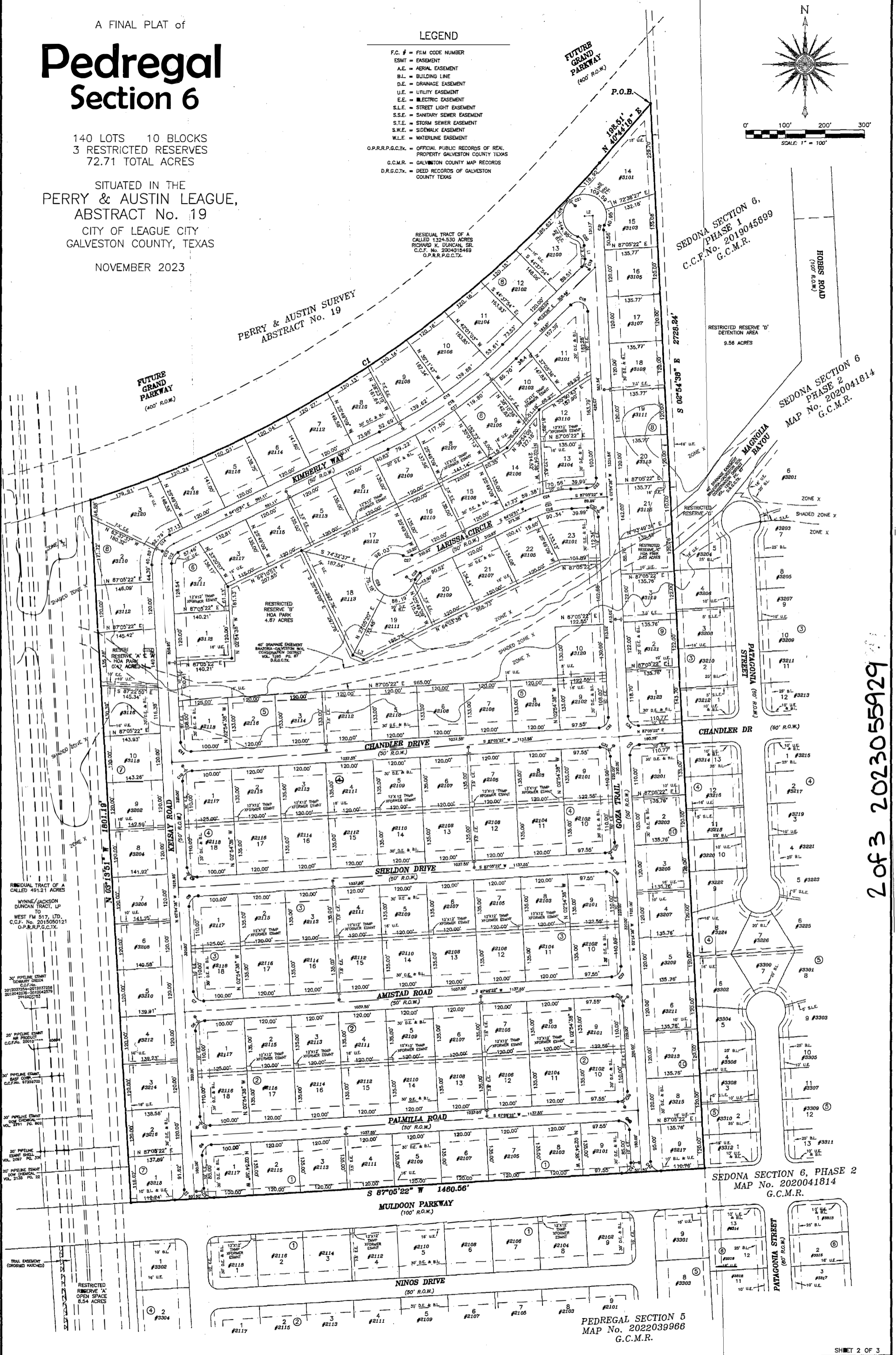
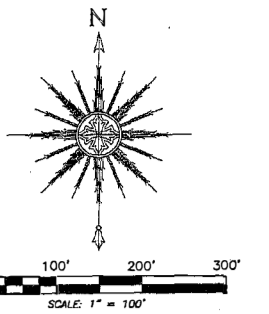
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NOVEMBER 2023

LEGEND

- F.C. # = FILM CODE NUMBER
- ESMT = EASEMENT
- A.E. = AERIAL EASEMENT
- B.L. = BUILDING LINE
- D.E. = DRAINAGE EASEMENT
- U.E. = UTILITY EASEMENT
- E.E. = ELECTRIC EASEMENT
- S.L.E. = STREET LIGHT EASEMENT
- S.S.E. = SANITARY SEWER EASEMENT
- S.T.E. = STORM SEWER EASEMENT
- S.W.E. = SIDEWALK EASEMENT
- W.L.E. = WATERLINE EASEMENT
- O.P.R.R.P.G.C.T.K. = OFFICIAL PUBLIC RECORDS OF REAL PROPERTY GALVESTON COUNTY TEXAS
- G.C.M.R. = GALVESTON COUNTY MAP RECORDS
- D.R.G.C.T.K. = DEED RECORDS OF GALVESTON COUNTY TEXAS



2 of 3 2023055929

Pedregal Section 6

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3 RESTRICTED RESERVES
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GALVESTON COUNTY, TEXAS

NOVEMBER 2023

RESTRICTED RESERVES

RESERVE	ACRES	SQ. FT.
RESTRICTED RESERVE "A" - HOA PARK/LANDSCAPE/UTILITY	0.47	20,678
RESTRICTED RESERVE "B" - HOA PARK/LANDSCAPE/UTILITY	4.87	212,005
RESTRICTED RESERVE "C" - HOA PARK/LANDSCAPE/UTILITY	0.33	14,222

CURVE TABLE

CURVE	RADIUS	DELTA	ARC	BEARING	CHORD
C1	2819.66'	31°50'14"	1566.78'	N 56°39'25" E	1546.71'
C2	25.00'	90°00'00"	39.27'	N 42°05'22" E	35.36'
C3	25.00'	90°00'00"	39.27'	N 47°54'38" W	35.36'
C4	25.00'	90°00'00"	39.27'	N 42°05'22" E	35.36'
C5	25.00'	90°00'00"	39.27'	N 47°54'38" W	35.36'
C6	25.00'	90°00'00"	39.27'	N 42°05'22" E	35.36'
C7	25.00'	90°00'00"	39.27'	N 47°54'38" W	35.36'
C8	25.00'	90°00'00"	39.27'	N 42°05'22" E	35.36'
C9	25.00'	90°00'00"	39.27'	N 47°54'38" W	35.36'
C10	25.00'	90°00'00"	39.27'	N 42°05'22" E	35.36'
C11	25.00'	90°00'00"	39.27'	N 47°54'38" W	35.36'
C12	30.00'	67°05'30"	35.13'	N 30°38'08" E	33.16'
C13	25.00'	67°05'30"	64.40'	N 30°38'08" E	60.79'
C14	80.00'	67°05'30"	93.68'	N 30°38'08" E	88.42'
C15	1175.00'	18°48'45"	385.80'	N 54°46'20" E	384.07'
C16	1200.00'	18°48'45"	364.01'	N 54°46'20" E	392.24'
C17	1225.00'	18°48'45"	402.22'	N 54°46'20" E	400.41'
C18	25.00'	131°43'16"	57.47'	S 88°48'18" E	45.63'
C19	25.00'	48°16'44"	21.07'	S 21°13'44" W	20.45'
C20	25.00'	68°21'34"	29.83'	N 37°05'25" W	28.05'
C21	55.00'	276°34'12"	265.48'	N 67°00'54" E	73.20'
C22	25.00'	28°12'38"	12.31'	S 11°11'41" W	12.19'
C23	25.00'	90°00'00"	39.27'	S 42°05'22" E	35.36'
C24	325.00'	22°54'30"	129.94'	S 75°38'06" W	129.06'
C25	300.00'	22°54'30"	119.85'	S 75°38'06" W	118.15'
C26	275.00'	22°54'30"	109.85'	S 75°38'06" W	109.22'
C27	25.00'	51°19'04"	42.39'	S 89°50'23" W	21.65'
C28	55.00'	282°38'08"	271.31'	S 29°49'09" E	68.75'
C29	25.00'	90°00'00"	22.39'	N 38°11'19" E	21.65'
C30	25.00'	90°00'00"	39.27'	S 42°05'22" E	35.36'
C31	25.00'	90°00'00"	39.27'	S 47°54'38" W	35.36'
C32	25.00'	90°00'00"	39.27'	N 42°05'22" E	35.36'
C33	25.00'	90°00'00"	39.27'	N 47°54'38" W	35.36'
C34	25.00'	90°00'00"	39.27'	N 42°05'22" E	35.36'
C35	25.00'	90°00'00"	39.27'	S 42°05'22" E	35.36'
C36	25.00'	90°00'00"	39.27'	N 47°54'38" W	35.36'
C37	25.00'	90°00'00"	39.27'	S 42°05'22" E	35.36'
C38	25.00'	90°00'00"	39.27'	N 47°54'38" W	35.36'
C39	25.00'	90°00'00"	39.27'	S 42°05'22" E	35.36'
C40	25.00'	90°00'00"	39.27'	N 47°54'38" W	35.36'
C41	25.00'	90°00'00"	39.27'	N 42°05'22" E	35.36'
C42	25.00'	90°00'00"	39.27'	N 47°54'38" W	35.36'

LOT TABLE INFO

LOT	ADDRESS	ACRES	SQ. FT.
BLOCK 1			
1	#2117 Palmilla Rd.	0.38	16,807
2	#2115 Palmilla Rd.	0.37	16,209
3	#2113 Palmilla Rd.	0.37	16,209
4	#2111 Palmilla Rd.	0.37	16,209
5	#2109 Palmilla Rd.	0.37	16,209
6	#2107 Palmilla Rd.	0.37	16,209
7	#2105 Palmilla Rd.	0.37	16,209
8	#2103 Palmilla Rd.	0.37	16,209
9	#2101 Palmilla Rd.	0.37	16,276
BLOCK 2			
1	#2117 Amistad Rd.	0.38	16,741
2	#2115 Amistad Rd.	0.37	16,209
3	#2113 Amistad Rd.	0.37	16,209
4	#2111 Amistad Rd.	0.37	16,209
5	#2109 Amistad Rd.	0.37	16,209
6	#2107 Amistad Rd.	0.37	16,209
7	#2105 Amistad Rd.	0.37	16,209
8	#2103 Amistad Rd.	0.37	16,209
9	#2101 Amistad Rd.	0.38	16,411
10	#2109 Palmilla Rd.	0.38	16,411
11	#2104 Palmilla Rd.	0.37	16,209
12	#2106 Palmilla Rd.	0.37	16,209
13	#2108 Palmilla Rd.	0.37	16,209
14	#2110 Palmilla Rd.	0.37	16,209
15	#2112 Palmilla Rd.	0.37	16,209
16	#2114 Palmilla Rd.	0.37	16,209
17	#2116 Palmilla Rd.	0.37	16,209
18	#2118 Palmilla Rd.	0.38	16,741
BLOCK 3			
1	#2117 Sheldon Dr.	0.38	16,741
2	#2115 Sheldon Dr.	0.37	16,209
3	#2113 Sheldon Dr.	0.37	16,209
4	#2111 Sheldon Dr.	0.37	16,209
5	#2109 Sheldon Dr.	0.37	16,209
6	#2107 Sheldon Dr.	0.37	16,209
7	#2105 Sheldon Dr.	0.37	16,209
8	#2103 Sheldon Dr.	0.37	16,209
9	#2101 Sheldon Dr.	0.38	16,411
10	#2109 Amistad Rd.	0.37	16,209
11	#2106 Amistad Rd.	0.37	16,209
12	#2108 Amistad Rd.	0.37	16,209
13	#2110 Amistad Rd.	0.37	16,209
14	#2112 Amistad Rd.	0.37	16,209
15	#2114 Amistad Rd.	0.37	16,209
16	#2116 Amistad Rd.	0.37	16,209
17	#2118 Amistad Rd.	0.38	16,741
BLOCK 4			
1	#2117 Chandler Dr.	0.38	16,741
2	#2115 Chandler Dr.	0.37	16,209
3	#2113 Chandler Dr.	0.37	16,209
4	#2111 Chandler Dr.	0.37	16,209
5	#2109 Chandler Dr.	0.37	16,209
6	#2107 Chandler Dr.	0.37	16,209
7	#2105 Chandler Dr.	0.37	16,209
8	#2103 Chandler Dr.	0.37	16,209
9	#2101 Chandler Dr.	0.38	16,411
10	#2109 Sheldon Dr.	0.38	16,411
11	#2104 Sheldon Dr.	0.37	16,209
12	#2106 Sheldon Dr.	0.37	16,209
13	#2108 Sheldon Dr.	0.37	16,209
14	#2110 Sheldon Dr.	0.37	16,209
15	#2112 Sheldon Dr.	0.37	16,209
16	#2114 Sheldon Dr.	0.37	16,209
17	#2116 Sheldon Dr.	0.37	16,209
18	#2118 Sheldon Dr.	0.38	16,741
BLOCK 5			
1	#2118 Chandler Dr.	0.38	16,491
2	#2116 Chandler Dr.	0.37	15,960
3	#2114 Chandler Dr.	0.37	15,960
4	#2112 Chandler Dr.	0.37	15,960
5	#2110 Chandler Dr.	0.37	15,960
6	#2108 Chandler Dr.	0.37	15,960
7	#2106 Chandler Dr.	0.37	15,960
8	#2104 Chandler Dr.	0.37	15,960
9	#2102 Chandler Dr.	0.37	15,165
10	#3120 Sheldon Dr.	0.37	15,932

LOT TABLE INFO

LOT	ADDRESS	ACRES	SQ. FT.
BLOCK 6			
1	#3113 Kelsey Rd.	0.38	16,825
2	#3111 Kelsey Rd.	0.46	19,843
3	#2117 Kimberly Way	0.38	16,727
4	#2115 Kimberly Way	0.37	16,209
5	#2113 Kimberly Way	0.37	16,209
6	#2111 Kimberly Way	0.37	16,209
7	#2109 Kimberly Way	0.37	16,288
8	#2107 Kimberly Way	0.43	18,556
9	#2105 Kimberly Way	0.43	18,856
10	#2103 Kimberly Way	0.39	16,887
11	#2101 Kimberly Way	0.48	20,839
12	#5110 Goza Trail	0.38	16,583
13	#2104 Larisa Cir.	0.39	16,818
14	#2106 Larisa Cir.	0.50	21,715
15	#2108 Larisa Cir.	0.37	16,209
16	#2110 Larisa Cir.	0.37	16,209
17	#2112 Larisa Cir.	0.55	23,784
18	#2113 Larisa Cir.	0.58	25,053
19	#2111 Larisa Cir.	0.43	18,548
20	#2109 Larisa Cir.	0.37	15,935
21	#2107 Larisa Cir.	0.37	16,105
22	#2105 Larisa Cir.	0.37	16,070
23	#2101 Larisa Cir.	0.40	17,370
BLOCK 7			
1	#3218 Kelsey Rd.	0.37	15,908
2	#3216 Kelsey Rd.	0.38	16,587
3	#3214 Kelsey Rd.	0.38	16,688
4	#3212 Kelsey Rd.	0.38	16,748
5	#3210 Kelsey Rd.	0.39	16,829
6	#3208 Kelsey Rd.	0.39	16,909
7	#3206 Kelsey Rd.	0.39	16,990
8	#3204 Kelsey Rd.	0.39	17,070
9	#3202 Kelsey Rd.	0.39	17,151
10	#3118 Kelsey Rd.	0.40	17,231
11	#3116 Kelsey Rd.	0.41	17,801
BLOCK 8			
1	#3112 Kelsey Rd.	0.40	17,490
2	#3110 Kelsey Rd.	0.44	19,264
3	#2120 Kimberly Way	0.58	25,078
4	#2118 Kimberly Way	0.40	17,312
5	#2116 Kimberly Way	0.38	16,734
6	#2114 Kimberly Way	0.38	16,770
7	#2112 Kimberly Way	0.40	17,420
8	#2110 Kimberly Way	0.44	19,164
9	#2108 Kimberly Way	0.49	21,449
10	#2106 Kimberly Way	0.50	21,624
11	#2104 Kimberly Way	0.45	19,621
12	#2102 Kimberly Way	0.44	19,964
13	#2100 Kimberly Way	0.54	23,467
14	#3101 Goza Trail	0.63	27,356
15	#3103 Goza Trail	0.36	15,647
16	#3105 Goza Trail	0.37	16,292
17	#3107 Goza Trail	0.37	16,292
18	#3109 Goza Trail	0.37	16,292
19	#3111 Goza Trail	0.37	16,292
20	#3113 Goza Trail	0.37	16,292
21	#3115 Goza Trail	0.39	17,106
BLOCK 9			
1	#3123 Goza Trail	0.44	19,375
2	#3121 Goza Trail	0.38	16,563
3	#3119 Goza Trail	0.38	16,563
BLOCK 10			
1	#3201 Goza Trail	0.42	18,194
2	#3203 Goza Trail	0.37	16,292
3	#3205 Goza Trail	0.37	16,292
4	#3207 Goza Trail	0.37	16,292
5	#3209 Goza Trail	0.37	16,292
6	#3211 Goza Trail	0.37	16,292
7	#3213 Goza Trail	0.37	16,292
8	#3215 Goza Trail	0.37	16,292
9	#3217 Goza Trail	0.37	16,167

LINE TABLE

LINE	DISTANCE	BEARING
L1	34.40'	S 02°54'38" E
L2	20.50'	S 87°05'22" W
L3	29.60'	S 87°05'41" E
L4	7.64'	S 46°57'41" E
L5	49.24'	S 58°28'36" W

NOTES:

- This property lies within Shaded Zone X and Zone X as determined by FEMA and as shown on F.I.R.M. 48167C0028 O dated August 15, 2019. This information is intended to be used to determine insurance rates only, and not to identify flooding conditions.
- All bearings are Lambert grid bearings and all coordinates refer to the Texas State Plane Coordinate System, South central Zone (#4202), as defined by article 21.071 of the Natural Resources Code of the State of Texas, 1983 Datum (2007 adjustment). All distances are actual distances. Scale factor = 0.99986895.
- This property lies within the Dickinson Independent School District boundaries.
- This property lies within the city limits of the City of League City.
- This subdivision has a Drainage Impact Study named Pedregal Phase 1 Development dated October 28, 2019; no lot within the limits of this subdivision shall have more than fifty percent (50%) of its entire area covered by impervious materials.
- All streets intersections right-of-way return radii are 25 feet unless otherwise noted.
- All easements on lot lines are centered unless otherwise noted.
- All Restricted Reserves contained within this plat are intended for the benefit of and will be maintained by the Homeowners' Association (HOA).
- 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.
- No pre or post developed Storm Water Flows shall be diverted onto adjacent properties and any historical flow shall be accommodated.
- All Landscaping and Structures, including fences, at intersections shall conform to the City of League City and ASSHTO Site Distance Requirements for Motorists.
- No structures and landscaping are allowed over or within five (5) feet of utility easements within Restricted Reserves.
- A Stormwater Quality (SWQ) Permit must be obtained before issuance of any construction permit for 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.
- Elevations within this subdivision are based on NGS monument H 753 Reset. (NAVD88, Geoid12B).
- All roadside ditches within the described area of Pedregal subdivision shall be maintained by the HOA.
- This plat lies within the approved Duncan PUD and is subject to additional requirements per approved PUD.
- Lots 1-9, block 1; lot 1, block 7 and lot 9, block 10 shall not have direct access to Muldoon Parkway.
- All building lines shall be as per City of League City Unified Development Code.
- In accordance with the City of League City Unified Development Code, all future utilities shall be located underground, except as may be approved by the City of League City.
- All sidewalks shall be installed such that a minimum of one-foot (1') clearance is maintained from any utility structure accessible from ground level such as manhole lids, water valves, cleanouts, power poles, meters, etc.
- There are no existing nor proposed pipelines located within the bounds of this plat.
- This plat does not attempt to amend or remove any covenants or restrictions.
- The maintenance responsibility of any vegetative areas within rights-of-way adjacent to, or within this plat will be the sole responsibility of the HOA upon filing of this plat.

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