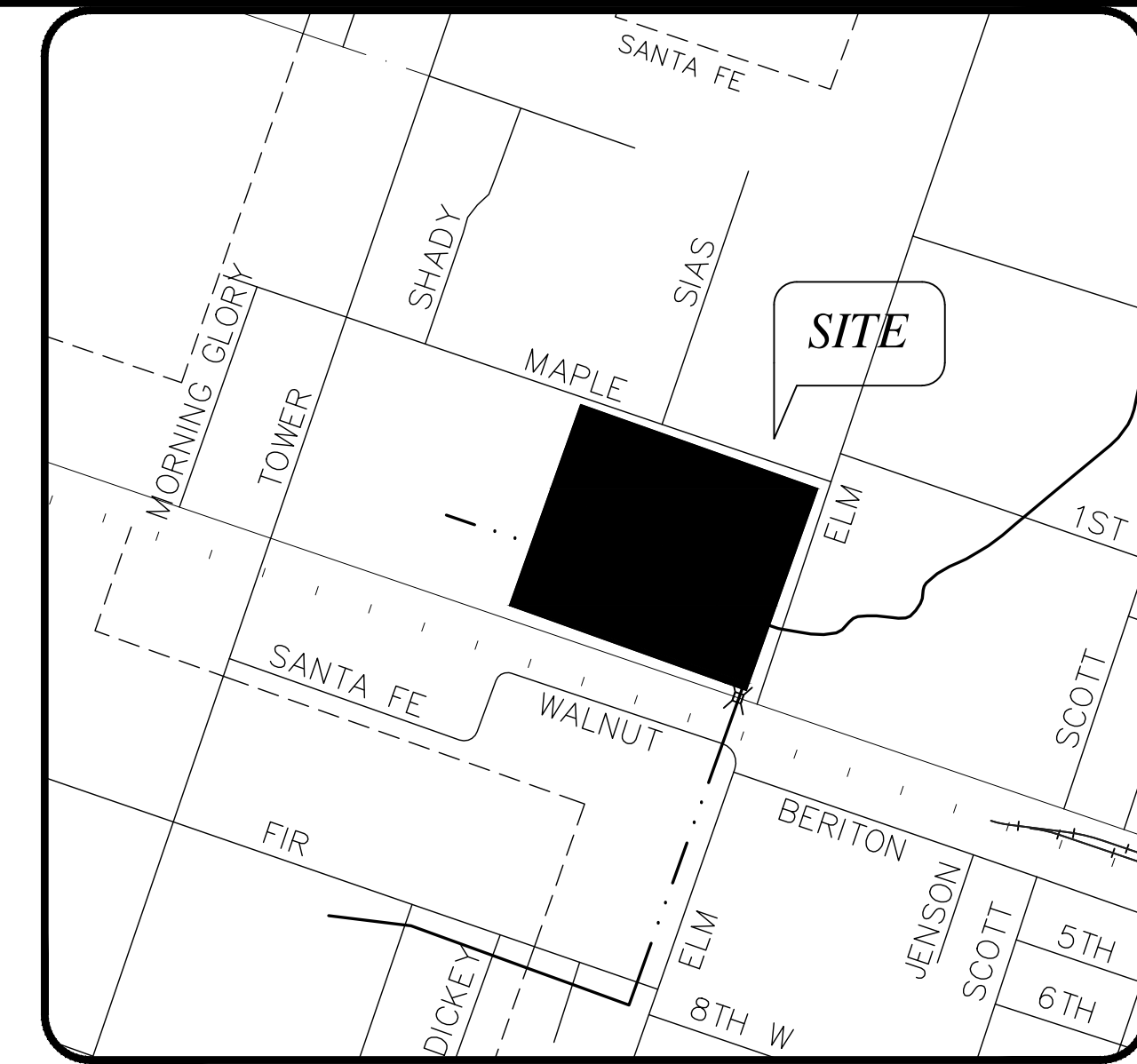
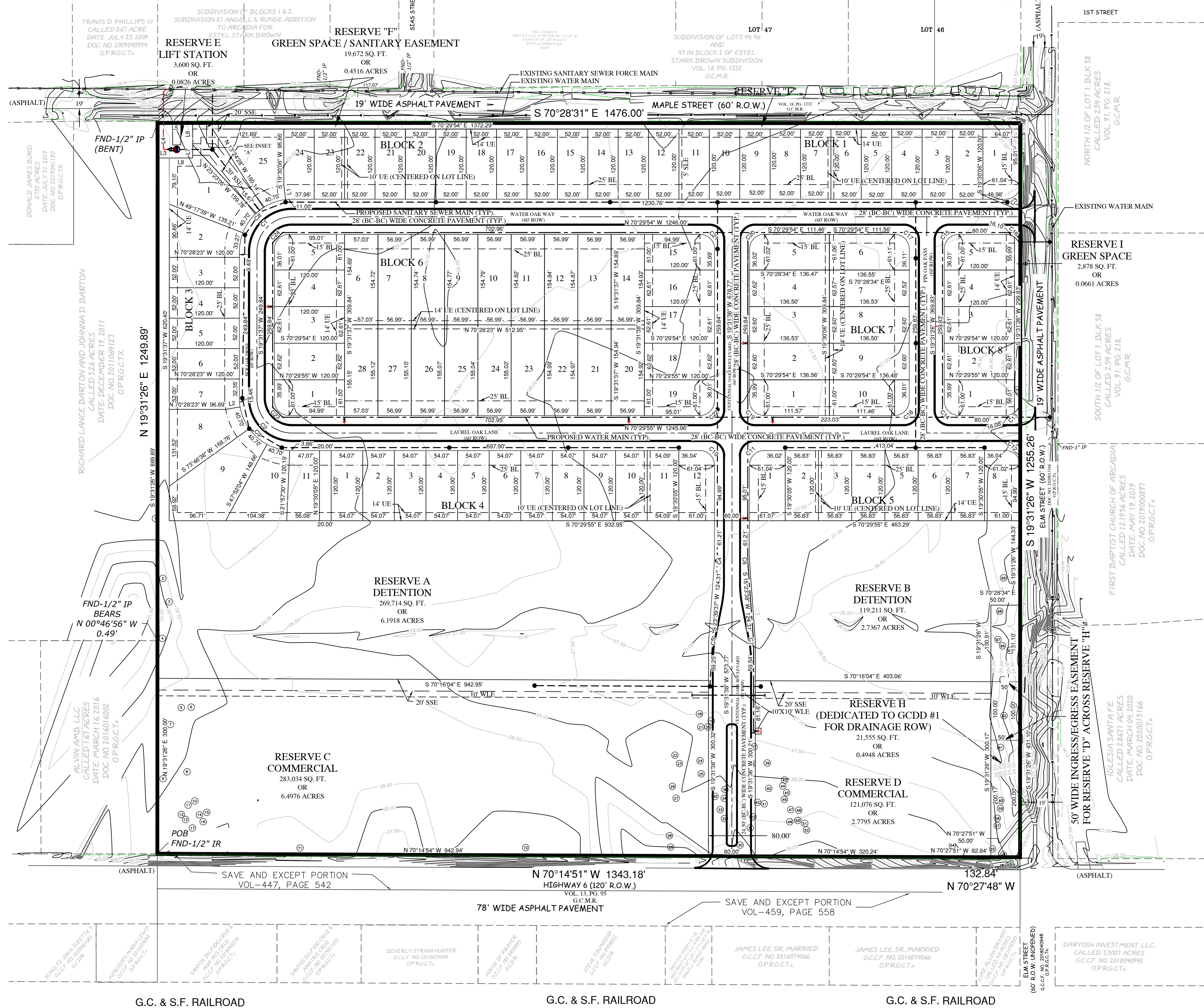
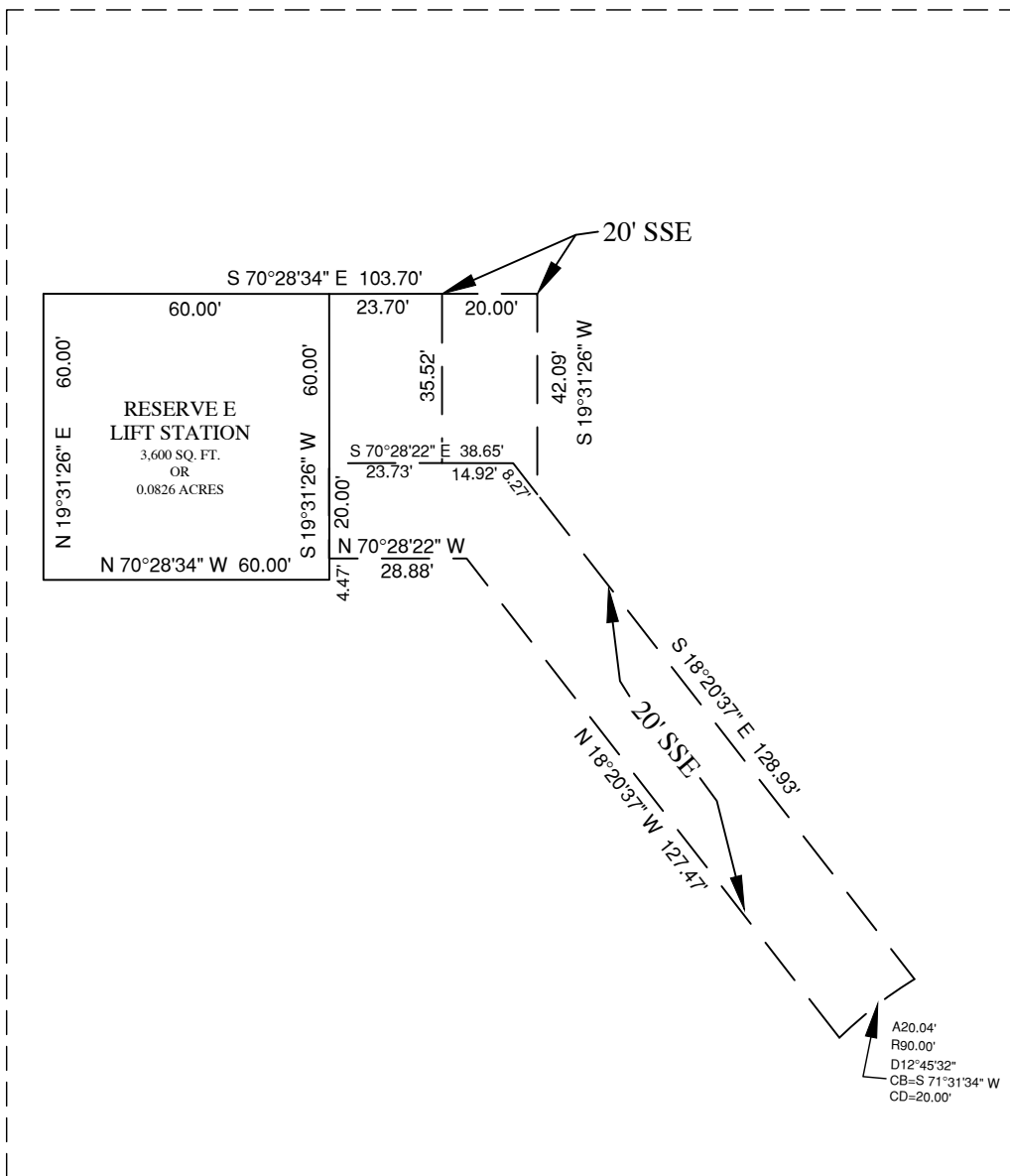


NOTES:

- 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 (2011 ADJUSTMENT) EPOCH 2010.00. ALL DISTANCES ARE ACTUAL DISTANCES. SCALE FACTOR = 0.999963687.
- THE SURVEYOR HAS NOT PERFORMED AN ABSTRACT OF TITLE AND HAS RELIED ON THE TITLE COMMITMENT WITH THE FILE NUMBER OF 155-220216147 PREPARED BY TITLE RESOURCES TITLE COMPANY, EFFECTIVE JULY 07, 2022.
- THE SUBJECT PROPERTY LIES WITHIN ZONE "X", AS SCALED ON FLOOD INSURANCE RATE MAP NUMBER 48167C02203, EFFECTIVE DATE AUGUST 15, 2019. THIS INFORMATION IS FOR FLOOD INSURANCE PURPOSES ONLY AND WILL NOT IDENTIFY ANY SPECIFIC FLOODING HAZARDS.
- UNABLE TO LOCATE BY DEED RIGHT-OF-WAY EASEMENT IN FAVOR OF HITCHCOCK ICE AND STORAGE AS SET FORTH IN INSTRUMENT RECORDED IN UNDER VOLUME 417, PAGE 254 OF THE DEED RECORDS OF GALVESTON COUNTY, TEXAS.
- UNABLE TO LOCATE BY DEED RIGHT-OF-WAY EASEMENT GRANTED TO SOUTHERN ASSOCIATED TELEPHONE COMPANY BY INSTRUMENT RECORDED IN UNDER VOLUME 929, PAGE 70 OF THE DEED RECORDS OF GALVESTON COUNTY, TEXAS AND CORRECTED IN VOLUME 955, PAGE 610 OF THE DEED RECORDS OF GALVESTON COUNTY, TEXAS.
- ALL LOTS MEET THE APPROPRIATE LOT SIZE REQUIREMENTS OF A MINIMUM AREA OF 5,000 SQUARE FEET PER ZONE R2.

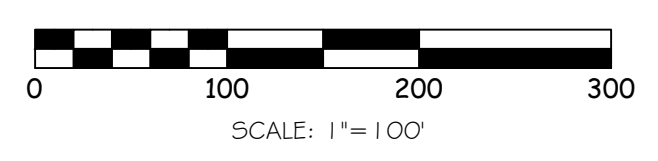
INSET "A"
SCALE 1"=40'



VICINITY MAP
SCALE: 1"=100'

STREET FUNCTIONAL CLASSIFICATION TABLE	
STREET NAME	CLASSIFICATION
CENTENNIAL OAKS BOULEVARD	LOCAL
LAUREL OAK LANE	LOCAL
BUR OAK DRIVE	LOCAL
WATER OAK WAY	LOCAL
PIN OAK PASS	LOCAL

TBM "A"
TEMPORARY BENCHMARK "A" IS A 5/8" IRON ROD LOCATED AT THE NORTHWEST INTERSECTION OF MAPLE STREET AND ELM STREET.
ELEV: 28.52 NAVD 88



PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

ABBREVIATIONS

B.L.	BUILDING LINE
FILE	FLOW LINE ELEVATIONS
G.C.C.F.	GALVESTON COUNTY CLERK FILE
G.C.D.R.	GALVESTON COUNTY DEED RECORDS
No.	NUMBER
O.P.K.G.C.T.	OFFICIAL PROPERTY RECORDS GALVESTON COUNTY TEXAS
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCING
PAGE	PAGE
RCF	REINFORCED CONCRETE PIPE
R.O.W.	RIGHT OF WAY
SQ. FT.	SQUARE FEET
S.E.	SANITARY SEWER EASEMENT
U.E.	UTILITY EASEMENT
VOL.	VOLUME
W.E.	WATER LINE EASEMENT
①	TREE IDENTIFICATION NUMBER

CURVE	RADIUS	ARC	DELTA	CHORD BEARING	CHORD
C1	60.00	94.22	89°58'30"	S 84°30'51" W	84.83
C2	60.00	34.27	90°01'31"	S 25°29'09" E	35.30
C3	25.00	39.26	89°58'30"	S 84°30'51" W	35.35
C4	200.00	14.43	4°07'59"	S 21°33'37" W	14.42
C5	200.00	14.43	4°07'59"	S 21°33'37" W	14.42
C6	300.00	14.43	4°07'59"	S 17°27'38" W	14.42
C7	200.00	14.43	4°07'59"	S 17°27'38" W	14.42
C8	90.00	141.33	89°58'30"	S 84°30'51" W	127.25
C9	90.00	141.33	90°01'31"	S 25°29'09" E	127.21
C10	25.00	39.26	89°58'30"	S 84°30'51" W	35.30
C11	25.00	39.26	89°58'30"	N 84°30'51" E	35.30
C12	25.00	39.26	90°01'31"	S 25°29'14" W	35.30
C13	25.00	39.26	89°58'30"	N 84°30'51" E	35.30
C14	25.00	39.26	90°01'31"	N 25°29'14" W	35.30
C15	25.00	39.26	89°58'30"	N 84°30'51" E	35.30
C16	25.00	39.26	89°58'30"	N 84°30'46" W	35.30
C17	25.00	39.26	90°01'31"	N 25°29'09" E	35.30
C18	25.00	39.26	89°58'30"	N 84°30'52" E	35.30
C19	25.00	39.26	90°01'31"	N 25°29'09" E	35.30
C20	25.00	39.26	89°58'30"	N 84°30'52" E	35.30
C21	25.00	39.26	90°01'31"	N 25°29'09" E	35.30
C22	25.00	39.26	89°58'30"	S 84°30'51" W	35.30
C23	25.00	39.26	90°01'31"	N 25°29'09" W	35.30
C24	25.00	39.26	89°58'30"	N 84°30'51" E	35.30

LINE	BEARING	DISTANCE
L1	S 12°30'01" W	25.00
L2	N 87°18'49" W	84.83
L3	N 70°28'34" W	20.04
L4	N 19°31'26" E	60.00
L5	S 70°28'34" E	60.00
L6	S 19°31'26" W	20.04
L7	S 19°31'26" W	22.51
L8	N 70°28'34" W	39.96

SURVEYOR:
F.M.S. SURVEYING
1970 1 STATE HIGHWAY 6,
MANVEL, TEXAS 77578
CONTACT: JASON P. SHERIDAN
PHONE: (281) 519-6530, EXT. 102
EMAIL: jsherdan@fmsurveying.com
TDFLS FIRM # 10040400
FMS JOB No. 64476
DRAFTING: RC # REC
www.fmsurveying.com



FINAL PLAT

OF

CENTENNIAL OAKS

BEING 42.4504 ACRES (1,849,142 SQ. FT.) IN LOT 1, BLOCK 80 IN THE I.&G.N. RAILWAY SURVEY NUMBER 16, 17, 18, AND 19, TOWN OF ARCADIA, AS RECORDED IN VOLUME 91, PAGE 216 AND 2021046435, DEED RECORDS OF GALVESTON COUNTY, TEXAS

CITY OF SANTA FE
R2 MEDIUM DENSITY RESIDENTIAL
HC-HIGHWAY COMMERCIAL
8 BLOCK, 99 LOTS, 9 RESERVE
1,849,142 SQ. FT.
42,450.4 ACRES

OWNER:
EVENING INVESTORS, LLC,
P.O. BOX 1433
FRIENDSWOOD, TEXAS 77549

JULY 21, 2022
SF FILE# 220202

STANDARD PLAT NOTES:

- 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.
- The detention and drainage facilities are to be maintained by the property owner(s) or Property Owner(s) Association.
- 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.
- Additional drainage easements may be required at the time a drainage plan is submitted to Galveston County Drainage District No. 1 for approval.
- 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.
- 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.
- All lots shall be used as R-2 Medium Density Residential.
- All commercial reserves shall be used as HC, NC, AU, LM as long as the current zone classification allows said use.
- Dwelling Units: 99.
- Gross residential density for Single Family Residential is 2.33 lots per acre.
- The HOA is responsible for maintaining the detention ponds.

We, the undersigned, being the legal owner(s) of the land shown on this plat, hereby designate Evening Investors, LLC, as our agent, duly authorized to act on our behalf in matters pertaining to the platting of this property.

Owner(s)

THE STATE OF TEXAS, COUNTY OF _____

IN ACCORDANCE WITH THE SUBDIVISION ORDINANCE OF THE CITY OF SANTA FE, TEXAS, SAID IN CONSIDERATION OF THE APPROVAL OF CENTENNIAL OAKS SUBDIVISION, EVENING INVESTORS 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.

KIM REED, MEMBER

Approved by the GALVESTON COUNTY DRAINAGE DISTRICT No. 1	
_____ Commissioner	_____ Date
_____ Commissioner	_____ Date
_____ Commissioner	_____ Date
The above signatures are valid for one year only. If construction has not commenced in that time, re-approval by the DISTRICT is required.	

GALVESTON COUNTY CONSOLIDATED DRAINAGE DISTRICT No. 1 NOTES

- Buildings, fences or other structures shall not be erected in DISTRICT rights-of way or drainage easements.
- The detention and drainage facilities are to be maintained by the property owner(s).
- The plat shall not be approved for any lot within this subdivision until a detention and drainage plan has been approved by GALVESTON CO. DRAINAGE DISTRICT No. 1.
- Additional drainage easements may be required at the time a drainage plan is submitted to GALVESTON CO. DRAINAGE DISTRICT No. 1 for approval.
- Plantings, flower beds, other landscaping, or fill materials are not permitted in side lot drainage or detention easements.

CERTIFIED TO: TITLE RESOURCES GUARANTY COMPANY, EVENING INVESTORS, LLC, AND D.R. HORTON-TEXAS, LTD.

KNOW ALL MEN BY THESE PRESENTS:

That I Scott R. Sheridan, do hereby certify that, to the best of my ability, designed the subdivision in accordance with the Comprehensive Plan or other general plan of the City of Santa Fe, with which I am completely familiar with, and in accordance with the ordinances and regulations governing the subdivision of land, except where a variance is requested in writing and the reasons for which are clearly stated and that I made an actual and accurate survey of the platted land, and that the corner monuments shown on the foregoing plat were properly placed under my personal supervision, in accordance with the Subdivision and Development Ordinance of the City of Santa Fe, Texas.

PRELIMINARY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

Scott R. Sheridan, RPLS
Texas Registration Number: 6171

JULY 21, 2022

THE STATE OF TEXAS, COUNTY OF _____

This is to certify that we, Evening Investors, acting by and through Kim Reed, Member, are the legal owner(s) of the land shown on this plat, being the tract of land as conveyed to us by deed dated and recorded under Document Number 2021046435 of the Deed Records of Galveston County, Texas, and designated herein as Centennial Oaks in the City of Santa Fe, Texas.

FURTHER, we, the undersigned, 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.

EXECUTION OF OWNER'S ACKNOWLEDGMENT

WITNESS MY HAND IN THE CITY OF _____, TEXAS,
THIS _____ DAY OF _____, 2022.

BY: _____
KIM REED, MEMBER

STATE OF TEXAS

COUNTY OF _____

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED, (ADD FOR CORPORATIONS, *AND IN THE CAPACITY THEREIN AND HEREIN STATED, AND AS THE ACT AND DEED OF SAID CORPORATIONS*), GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 2022.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: _____

We, Daniel Scott Engineering, LLC, an individual or firm offering engineering services to the public, have (has) been designated by the owner(s) to design and prepare plans and specifications for the physical improvements to the subdivision known as Centennial Oaks, located in the City of Santa Fe, Texas, or within its extraterritorial jurisdiction.

The undersigned certifies that such person has reviewed the as-built drawings, reports of test results and inspections, the accompanying engineering documents and certifications. Engineering computations have been made to adjust and/or confirm the capacities of the as-built drainage system and the adequacy of the physical improvements (and are available for physical examination in the offices of the City of Santa Fe upon request) to assure that the minimum requirements of the applicable sections of the City Code of the City of Santa Fe have been achieved.

The undersigned further recommends that the subdivision known as Centennial Oaks, be approved and accepted by the City of Santa Fe, Texas.

Signature of Engineer **APRIL 12, 2022**
Date

PE #108,881
Texas Registration

Daniel Scott Engineering, LLC.
Firm Name

Business
MANVEL TX 77578
City State Zip Code

OWNER:
EVENING INVESTORS, LLC,
P.O. BOX 1433
FRIENDSWOOD, TEXAS 77549

SURVEYOR:
F.M.S. SURVEYING
19701 STATE HIGHWAY G,
MANVEL, TEXAS 77578
CONTACT: JASON P. SHERIDAN
PHONE: (281) 519-8530, EXT. 102
EMAIL: jsherdan@fmsurveying.com
TBPLS FIRM # 10040400
FMS JOB No. 64476
DRAFTING: RC & REC
www.fmsurveying.com



COUNTY CLERK ACKNOWLEDGMENT STATEMENT

GALVESTON COUNTY

I, DWIGHT D. SULLIVAN, COUNTY CLERK, GALVESTON COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE WRITTEN INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE ON _____, 2022, AT _____ O'CLOCK, ____M, AND DULY RECORDED ON _____, 2022, AT _____ O'CLOCK, ____M, INSTRUMENT NUMBER _____, GALVESTON COUNTY MAP 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

Approved this _____ day of 2022, by the Santa Fe Planning Commission of the City of Santa Fe, Texas.	_____ Chairperson
	_____ Secretary

TREE TABLE				
NUMBER	SIZE (DIAMETER)	SIZE (CIRCUMFERENCE)	TYPE	TO TO STAY (Y OR N)
1	24"	75"	OAK	N
2	12"	38"	OAK	N
3	10"	31"	OAK	N
4	9"	28"	OAK	N
5	22"	69"	OAK	Y
6	17"	58"	OAK	Y
7	14"	44"	OAK	Y
8	18"	57"	OAK	Y
9	22"	69"	OAK	Y
10	12"	38"	OAK	Y
11	24"	75"	OAK	Y
12	15"	47"	OAK	Y
13	15"	47"	OAK	Y
14	13"	41"	OAK	Y
15	21"	66"	OAK	Y
16	15"	47"	OAK	Y
17	14"	44"	OAK	Y
18	24"	75"	PECAN	Y
19	32"	101"	OAK	N
20	18"	57"	OAK	N
21	36"	113"	OAK	Y
22	26"	82"	OAK	Y
23	28"	88"	OAK	Y
24	26"	82"	OAK	Y
25	12"	38"	OAK	Y
26	16"	50"	OAK	Y
27	14"	44"	OAK	Y
28	17"	53"	OAK	Y
29	19"	60"	OAK	N
30	16"	50"	OAK	N
31	13"	41"	OAK	N
32	30"	94"	OAK	N
33	20"	63"	OAK	N
34	18"	57"	OAK	N
35	9"	28"	OAK	N
36	20"	63"	OAK	N
37	24"	75"	OAK	N
38	22"	69"	OAK	N
39	12"	38"	OAK	Y
40	18"	57"	OAK	Y
41	30"	94"	OAK	Y
42	38"	119"	OAK	N
43	20"	63"	OAK	N
44	22"	69"	OAK	N
45	14"	44"	OAK	Y
46	12"	38"	OAK	Y
47	10"	31"	OAK	Y
48	12"	38"	OAK	Y
49	20"	63"	OAK	Y
50	14"	44"	OAK	Y
51	24"	75"	OAK	Y
52	13	41"	OAK	Y
53	12"	38"	OAK	N
54	13"	41"	OAK	Y
55	13"	41"	OAK	N
56	36"	113"	OAK	N
57	12"	38"	OAK	N
58	12"	38"	OAK	N
59	12"	38"	OAK	N
60	12"	38"	OAK	N
61	12"	38"	PECAN	N
62	12"	38"	OAK	N
63	36"	113"	OAK	N
64	16"	50"	OAK	N
65	15"	47"	OAK	N
66	13"	41"	OAK	N
67	11"	35"	OAK	N
68	14"	44"	OAK	N
69	12"	38"	OAK	N
70	12"	38"	OAK	N
71	12"	38"	OAK	Y
72	14"	44"	OAK	Y
73	14"	44"	OAK	N

METES AND BOUNDS DESCRIPTION OF

A Tract of land containing 42.4504 Acres (1,849,142 Square Feet) being the remainder of all of Lot 1, in Block 80 in the I&G.N. Railway Survey Number 16, 17, 18, and 19, Town of Arcadia, as recorded in Volume 91, Page 218, Deed Records of Galveston County, Texas; Save and Except tract of land as recorded in Volume 447, Page 542, Deed Records of Galveston County, Texas, and further Save and Except a tract of land as recorded in Volume 459, Page 558, Deed Records of Galveston County, Texas, said 42.4504 acre tract being further described by metes and bounds as follows;

BEGINNING: at a 1/2 inch iron rod found on the North right-of-way line of Highway 6 (called 120 feet wide) as shown on map recorded under Volume 13, Page 95, Galveston County Map Records, at the Southeast corner of a certain tract of land described in deed to Alvin AMB, LLC., recorded under Document Number (Doc. No.) 2016016002, Official Public Records Galveston County, Texas (O.P.R.G.C.Tx.), at the Southwest corner of the of subject tract described herein;

THENCE N 19°31'26" E, departing from the North right-of-way line of State Highway 6, along and with the East line of the Alvin AMB tract and a certain tract of land described in deed to Richard Lance Barton and Johanna D. Barton, recorded under (Doc. No.) 2011064127 (O.P.R.G.C.Tx.), and to the South right-of-way line to Maple Street (called 60 feet wide) as shown on map recorded under Volume 18, Page 1232, Galveston County Map Records, a distance 1249.89 feet to a 1/2 inch iron pipe found (bent), same being the Northeast corner of the Barton tract and Northwest corner of this tract;

THENCE S 70°28'31" E, along and with the South right-of-way line of Maple Street and North line of this tract, a distance of 1476.00 feet to a Point For Corner, same being the Southwest intersection of Maple Street and Elm Street (called 60 feet wide) according to (Doc. No.) 2020013166, (O.P.R.G.C.Tx.) and Northeast corner of this tract;

THENCE S 19°31'26" W, departing from the North right-of-way line of Maple Street, along and with the West right-of-way line of Elm Street and East line of this tract and to the North right-of-way of State Highway 6, a distance of 1255.26 feet to a Point For Corner, same being the Northwest intersection of State Highway 6 and Elm Street and Southeast corner of this tract;

THENCE N 70°27'48" W, departing from the West right-of-line of Elm Street, along and with the North right-of-way line of State Highway 6 and South line of this tract to an angle point, a distance of 132.84 feet to a Point For Corner;

THENCE N 70°14'51" W, continuing along the North line of State Highway 6 and South line of this tract, a distance of 1343.18 feet to the **POINT OF BEGINNING** and containing 42.4504 acres of land.

FINAL PLAT OF CENTENNIAL OAKS

BEING 42.4504 ACRES (1,849,142 SQ. FT) IN LOT 1, BLOCK 80 IN THE I.&G.N. RAILWAY SURVEY NUMBER 16, 17, 18, AND 19, TOWN OF ARCADIA, AS RECORDED IN VOLUME 91, PAGE 216 AND 2021046435, DEED RECORDS OF GALVESTON COUNTY, TEXAS

CITY OF SANTA FE
R2 MEDIUM DENSITY RESIDENTIAL
HC-HIGHWAY COMMERCIAL
8 BLOCK, 99 LOTS, 9 RESERVE
1,849,142 SQ. FT
42.4504 ACRES

JULY 21, 2022

SF FILE# 220202