R. W. LITTLE ADDITION NO. 2

CITY OF SANTA FE
GALVESTON COUNTY, TEXAS

Being a subdivision of part of Lots 222 and 229 of F. H. Thaman Second Subdivision, a subdivision in Galveston County, Texas, according to the map or plat thereof recorded in Volume 231, Page 413 to the Office of the County Clerk of Galveston County, Texas, and being out of that tract conveyed to Roger W. Little by deed recorded under Galveston County Clerk's File No. 2014006180, in the Office of the County Clerk of Galveston County, Texas.

PLAT CONTAINS:
4.977 ACRES - 1- BLOCK - 2 LOTS LOCATED IN THE CITY OF SANTA FE, GALVESTON COUNTY, TEXAS

SANTA FE I.D. NO. SD 210401
PREPARATION DATE: April, 2021

	LOT AREA	USE
LOT A	2.855 Acres	HC
LOT B	1.985 Acres	HC
ROAD R.O.W.	0.037 Acres	R.O.W.

OWNER

ROGER W. LITTLE
7928 OAKVIEW DRIVE
DICKINSON, TEXAS 77539
409-789-9940

SURVEYOR

ROBERT L. DERRICK, R.P.L.S.
13016 ELIZABETH DRIVE
SANTA FE, TEXAS 77510
409-925-7221

STREET LIST	CLASSIFICATION
AVENUE S	LOCAL
WALKER STREET	LOCAL

NOTES
1.Property DOES NOT lie within the 100 year flood plain; Property lies in Zone X according to Map No. 48167C 0240 G, dated August 18, 2019.
2. All of the property subdivided in the foregoing plat is within the incorporated boundaries of the City of Santa Fe, Texas.
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.
4. The detention and drainage facilities are to be maintained by the property owners.
5. Plantings, flower beds, other landscaping or fill materials are not permitted in side lot drainage swales or detention easements. Maintenance of side lot drainage swales or drainage/detention easements are the responsibility of the property owner.
6. 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.
7. Additional drainage easements may be required at the time a drainage plan is submitted to Galveston County Drainage District No. 1.
8. All drainage will be Type A, lot drains from back to front unless otherwise approved by the Galveston County Drainage District No. 1, and shown on the approved drainage plan.
9. Side and rear building lines to be determined when actual building plans are submitted to The City of Santa Fe.

LEGAL DESCRIPTION

A tract of land being part of Lots 222 and 229 of F. H. Thaman Second Subdivision, a subdivision in Galveston County, Texas, according to the map or plat thereof recorded in Volume 231, Page 413, in the Office of the County Clerk of Galveston County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a point on the West right of way line of Avenue "S" (60 feet R.O.W.), which point is 25.00 feet West of the common Southeast corner of said Lot 229 and the Northeast corner of said Lot 222;

THENCE South, along the West right of way line of said Avenue "S", a distance of 128.60 feet to point for corner;

THENCE West, parallel with the North line of said Lot 222, at 5.00 feet pass a 1/2" iron rod set for reference, and continuing for a total distance of 240.05 feet to a 1/2" iron rod found for corner;

THENCE South 00 deg. 11 min. 08 sec. East, a distance of 58.03 feet, to a 1/2" iron rod found for corner;

THENCE North 89 deg. 17 min. 05 sec. West, a distance of 210.70 feet to a 1/2" iron rod with cap found for corner;

THENCE South 89 deg. 48 min. 55 sec. West, a distance of 161.57 feet to a 1/2" iron rod with cap found for corner;

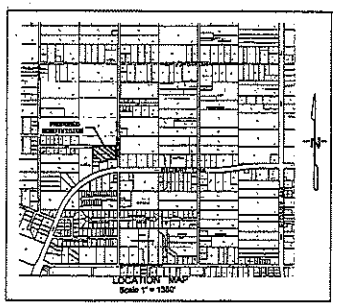
THENCE North, parallel with the East line of said Lots 222 and 229, a distance of 378.60 feet to a 1/2" iron rod with cap found for corner on the South line of Walker Street;

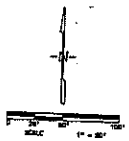
THENCE Easterly, along the South line of Walker Street along a curve to the right, whose radius is 1000.00 feet, whose central angle is 2 deg. 00 min. 00 sec., whose chord bears North 89 deg. 00 min. 00 sec. East, 34.905 feet, an arc distance of 34.91 feet to a 1/2" iron rod set at the point of tangency of said curve;

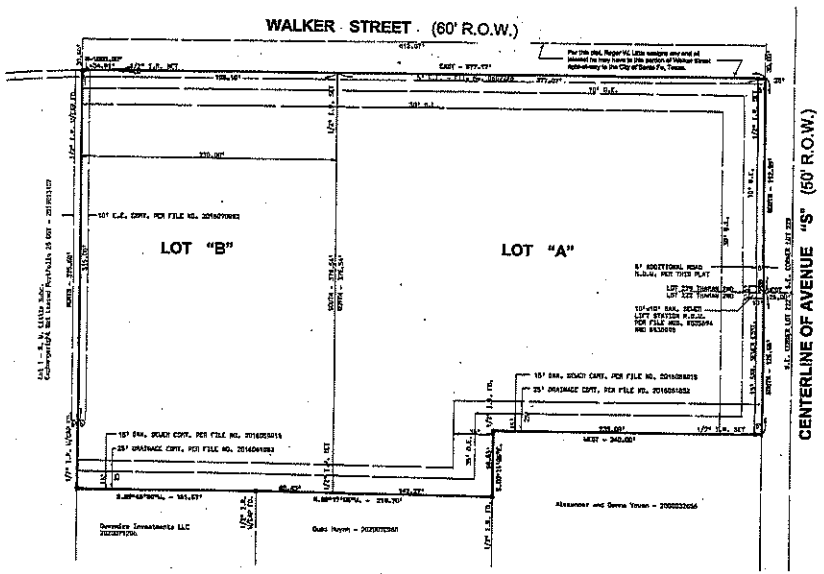
THENCE East along the South line of Walker Street, at 672.17 feet pass a 1/2" iron rod set for reference and continuing for a total distance of 677.17 feet to a point for corner on the West right of way line of said Avenue "S" (60 feet R.O.W.);

THENCE South along said right of way line, a distance of 182.89 feet to the POINT OF BEGINNING, and containing 4.977 acres of land, more or less.

Note: The East 5.00 feet of this tract is dedicated as additional road right of way per this plat.







KNOW ALL MEN BY THESE PRESENTS:

That I, Robert L. Derrick, do hereby certify 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.

Robert L. Derrick
2753
Texas Registration Number

THE STATE OF TEXAS
COUNTY OF GALVESTON

This is to certify that, I, Roger W. Little am the legal owner of the land shown on this plat, being part of the tract of land conveyed to me by document recorded under Galveston County Clerk File No. 2014006180 of the Deed Records of Galveston County, Texas, and designated herein as R. W. LITTLE ADDITION NO. 2 in the City of Santa Fe, Texas.

FURTHER, I, 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.

FURTHER I, the undersigned, do hereby certify that this plat does not attempt to amend or remove any covenants or restrictions.

Roger W. Little

THE STATE OF TEXAS
COUNTY OF GALVESTON

BEFORE ME, the undersigned did personally appear, Roger W. Little, 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 stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 21th day of April 2021

Notary Public
In and for Galveston County, Texas

MONIQUE LYNN SUDDUTH
Notary Public, State of Texas
Comm. Expires 01-16-2024
Notary ID 132362714

THE STATE OF TEXAS
COUNTY OF GALVESTON

In accordance with the subdivision ordinance of the City of Santa Fe, and in consideration of the approval of R. W. LITTLE ADDITION NO. 2, I, Roger W. Little do 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.

Roger W. Little

THE STATE OF TEXAS
COUNTY OF GALVESTON

BEFORE ME, the undersigned did personally appear, Roger W. Little, 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 stated,

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 21th day of April 2021

Notary Public
In and for Galveston County, Texas

MONIQUE LYNN SUDDUTH
Notary Public, State of Texas
Comm. Expires 01-16-2024
Notary ID 132362714

Approved this 21th day of April 2021, as a minor plat, by the Development Officer 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.

Development Officer

I, Dwight D. Sullivan, County Clerk of Galveston County, Texas, do hereby certify that this written instrument was filed for record in my office on MAY 6, 2021, at 9:36 o'clock A. M., and duly recorded on MAY 6, 2021, at 9:36 o'clock A. M., under Galveston County Clerk's File No. 2021032989

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

Dwight D. Sullivan
County Clerk of Galveston County, Texas

By _____ Deputy

#2021032989