

METES AND BOUNDS DESCRIPTION
9,610 SQUARE FEET (0.221 OF ONE ACRE)
ABRAHAM VAN NORDSTRAND SURVEY
ABSTRACT NO. 203
GALVESTON COUNTY, TEXAS

ALL that certain 9,610 square feet (0.221 of one acre) tract of land situated in the Abraham Van Nordstrand Survey, Abstract Number 203, Galveston County, Texas and being all of and a part of that certain tract of land conveyed by Sugar Creek Baptist Church to Andrew Johnson Jr. Trustee, by Deed recorded at Clerk's File Number 8439384 of the Galveston County Deed Records (G.C.D.R.), and further being that same tract of land (sometimes known as Lot 29 of Salt Cedar Unrecorded Subdivision) described in a Warranty Deed to David Clark, at Clerk's File Number 2022009181 of the Official Public Records of Galveston County, Texas (O.P.R.G.C.T.), and being more particularly described by metes and bounds as follows (All bearings based upon the Texas Coordinate System of 1983, South Central Zone 4204, and are referenced to NGS Monument H0CSD 64 (PID 4W6988):

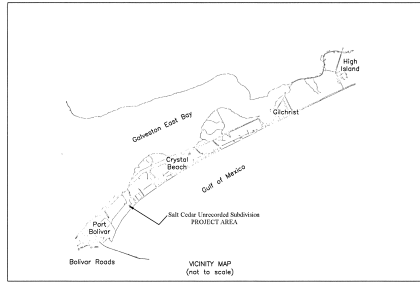
BEGINNING at a 1/2-inch iron rod with plastic cap "SEACOAST 5423" set in the easterly line of the Andrew Johnson Subdivision No. 1, a Subdivision of record at Volume 234-A, Page 69 and transferred to Plat Record 12, Map No. 63, of the Galveston County Map Records (G.C.M.R.), for the north corner of Lot 48 of said Andrew Johnson Subdivision No. 1, the east corner of Lot 49 Andrew Johnson Subdivision No. 1, the west corner of that certain tract of land (sometimes known as Lot 28) described in a General Warranty Deed to Malcolm Snavely at Clerk's File Number 2003025816 of the O.P.R.G.C.T., and the south corner of the herein described tract (N: 13,722,918.09; E: 3,335,767.70)

THENCE, with the easterly line of said Andrew Johnson Subdivision No. 1, and the westerly line of the herein described tract, North 51 Degrees 51 Minutes 16 Seconds West, at 50.00 feet passing a 1/2-inch iron rod with plastic cap "SEACOAST 5423" set and continuing for a total distance of 100.00 feet to a 1/2-inch iron rod with plastic cap "SEACOAST 5423" set for the north corner of Lot 50 of said Andrew Johnson Subdivision No. 1, the south corner of that certain tract of land (sometimes known as Lot 30) described in a Warranty Deed to Quest Trust Company FBO Betty Cooke RA at Clerk's File Number 2022046820 of the O.P.R.G.C.T., and the west corner of the herein described tract;

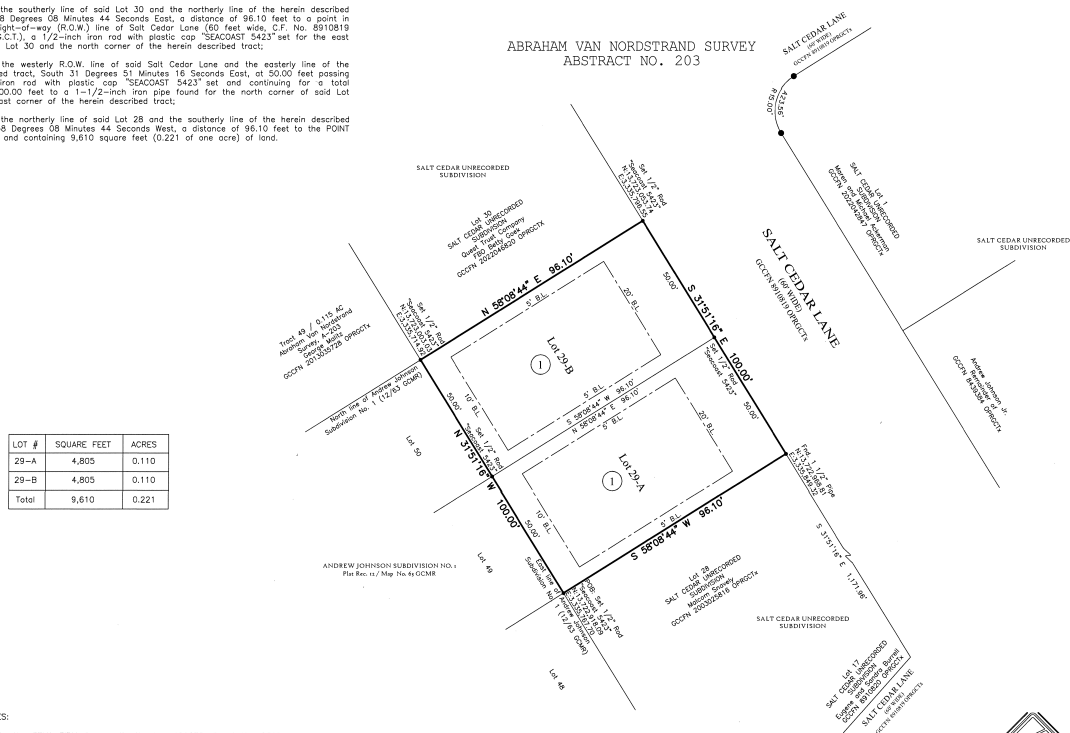
THENCE, with the southerly line of said Lot 30 and the northerly line of the herein described tract, North 58 Degrees 08 Minutes 44 Seconds East, a distance of 96.10 feet to a point in the westerly right-of-way (R.O.W.) line of Salt Cedar Lane (60 feet wide, C.F. No. 8910819 of the O.P.R.G.C.T.), a 1/2-inch iron rod with plastic cap "SEACOAST 5423" set for the east corner of said Lot 30 and the north corner of the herein described tract;

THENCE, with the westerly R.O.W. line of said Salt Cedar Lane and the easterly line of the herein described tract, South 31 Degrees 51 Minutes 16 Seconds East, at 50.00 feet passing a 1/2-inch iron rod with plastic cap "SEACOAST 5423" set and continuing for a total distance of 100.00 feet to a 1-1/2-inch iron pipe found for the north corner of said Lot 28 and the east corner of the herein described tract;

THENCE, with the northerly line of said Lot 28 and the southerly line of the herein described tract, South 58 Degrees 08 Minutes 44 Seconds West, a distance of 96.10 feet to the POINT OF BEGINNING and containing 9,610 square feet (0.221 of one acre) of land.



ABRAHAM VAN NORDSTRAND SURVEY
ABSTRACT NO. 203



GENERAL NOTES:

- 1) According to the FEMA FIRM Community Number 48167C, Panel No. 0315 C, effective date August 15, 2019, this property lies partially within Zone VE with a Base Flood Elevation of 17' (as measured to the lowest horizontal structural member).
- 2) All bearings shown hereon are based upon the Texas Coordinate System of 1983, South Central Zone 4204.
- 3) BENCHMARK: NGS Mark "H0CSD 64" (PID AW 6988) N:13,744,577.67; E:3,366,638.74; Elevation: 5.1' (NAVD 1988)
- 4) This plat was prepared with the benefit of a City Planning Letter from South Land Title File No. TP2290970
- 5) All lots are subject to 20' Front B.L., 10' Rear B.L. and 5' Side B.L. (B.L.=Building Line)

STATE OF TEXAS §
 KNOW ALL MEN BY THESE
COUNTY OF GALVESTON §

I, DWIGHT D. SULLIVAN, County Clerk, Galveston County, Texas, do hereby certify that the within instrument was filed for record in my office on

September 01, 2022, at 9:32 O'clock, a.m., and day recorded on

September 01, 2022, at 9:32 O'clock, a.m., of Plat Record Instrument #

2022050987 Galveston County 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: Asia Coronado Deputy

APPROVED FOR FILING, wherein Galveston County assumes no obligation for grading, drainage structures or surfacing of the streets or roads or making any other improvements in said subdivision.

Mark A. Henry
Mark A. Henry - County Judge

By: Jose Gusti - Commissioner Precinct No. 2

The above subdivision titled LOT 29 SALT CEDAR SUBDIVISION, as mapped, approved by the Commissioners' Court of Galveston County, Texas, by order of August 22, 2022.

Dwight D. Sullivan, County Clerk
By: Brandy Chapman Deputy

David Clark
David Clark

I, Michael C. Shannon, County Engineer of Galveston County, Texas, do hereby certify that the plat of this subdivision complies with all existing rules and regulations of this office, as adopted by Commissioner's Court.

Michael Hoover
Michael C. Shannon - County Engineer

This is to certify that I, Michael Hoover, a Registered Professional Land Surveyor of the State of Texas, have plotted the above subdivision from an actual survey on the ground, and that all block corners, angle points, and points of curve are or will be properly marked with permanent monuments and that this plat correctly represents that survey.

Michael Hoover
Michael Hoover
Registered Professional Land Surveyor
Texas Registration No. 0423



STATE OF TEXAS §
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I, DAVID CLARK, owner hereinafter referred to as Owner of the 9,610 Square Feet (0.221 of one acre) tract described in the above and foregoing map of LOT 29 SALT CEDAR SUBDIVISION, do hereby make and establish said subdivision and development and division of said property according to all lines, dedications, restrictions, and notations on said maps or plat and hereby dedicate to the use of the public forever, all streets (except those streets designated as private streets, or permanent access easements), alleys, parks, water courses, drains, easements and public places shown thereon for the purposes and considerations therein expressed, and do hereby bind ourselves, our heirs, successors and assigns to warrant and forever defend the title on the land so dedicated.

FURTHER, Owner 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 feet (16'-0") above the ground level upward, located adjacent to and adjoining said public utility easements that are designated with aerial easements (U.E. and A.E.) as indicated and depicted hereon, whereby the aerial easement totals twenty one feet, six inches (21'-6") in width.

FURTHER, Owner 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 easements, from a plane sixteen feet (16'-0") above ground level upward, located adjacent to both sides and adjoining said public utility easements that are designated with aerial easements (U.E. and A.E.) as indicated and depicted hereon, whereby the aerial easement totals thirty feet (30'-0") in width.

FURTHER, Owner do hereby covenant and agree that all of the property within the boundaries of this plat is hereby restricted to prevent the drainage of any septic tanks into any public or private street, permanent access easement, road or alley, or any drainage ditch, either directly or indirectly.

FURTHER, Owner do hereby dedicate to the public a strip of land fifteen feet (15'-0") wide on each side of the center line of any and all bayous, creeks, gullies, ravines, draws, sloughs or other natural drainage courses located in said plat, as easements for drainage purposes, Galveston County, or any other governmental agency, the right to enter upon said easement at any and all times for the purpose of construction and maintenance of drainage facilities and structures.

FURTHER, Owner do hereby covenant and agree that all of the property within the boundaries of this plat and adjacent to any drainage easement, ditch, gully, creek or natural drainage way shall hereby be restricted to keep such drainage ways and easements clear of fences, buildings, planting and other obstructions to the operations to the maintenance of the drainage facility and that such obutting property shall not be permitted to drain directly into this easement except by means of an approved drainage structure.

FURTHER, Owner hereby certify that this plat does not attempt to alter, amend, or remove any covenants or restrictions, we further certify that portions of the preceding plat was limited by deed restriction to residential use for not more than two (2) residential units per lot.

David Clark
David Clark

STATE OF TEXAS §
COUNTY OF GALVESTON §

BEFORE ME, the undersigned authority, on this day personally appeared, Valinda Scruggs, 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 12th day of August, 2022.

Melina Staggall
Notary Public in and for the State of Texas

LOT 29
SALT CEDAR
SUBDIVISION

9,610 Square Feet (0.221 of one acre)
ABRAHAM VAN NORDSTRAND SURVEY
ABSTRACT NO. 203
Galveston County, Texas

2 Lots 1 Blocks
Owner:
David Clark
12846 Highland Hills Dr
Cypress, TX 77429

August 2022 Scale: 1" = 20' 22-0182

2022050987



SEACOAST
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