

# KAREN NELSON SUBDIVISION

A subdivision of part of Outlot 410 of Alta Loma Outlots, a subdivision in Galveston County, Texas, according to map or plat thereof recorded in Volume 119, Page 9 and transferred to Plat Record 10, Map No. 21 in the Office of the County Clerk of Galveston County, Texas.

PLAT CONTAINS:  
 6.1922 ACRES - 1-BLOCK, 4 LOTS - LOCATED IN SANTA FE, GALVESTON COUNTY, TEXAS  
 PREPARATION DATE: NOVEMBER 2022

### LOT AREA

LOT 1	2.4850 ACRES
LOT 2	1.2316 ACRES
LOT 3	1.2357 ACRES
LOT 4	1.2399 ACRES

### OWNER

Karen Nelson  
 5818 Moore Road  
 Santa Fe, Texas 77510  
 1-409-443-8044

### SURVEYOR

Robert L. Derrick R.P.L.S.  
 13016 Elizabeth Drive  
 Santa Fe, Texas 77510  
 1-409-256-7329

### Notes:

1 - According to the FEMA FIRM Community Number 485470 Panel No. 0380 G, effective date August 15, 2019, this property lies in Zone 'X'.

### LEGAL DESCRIPTION

A tract of land out of Outlot 410, of ALTA LOMA OUTLOTS, a subdivision in Galveston County, Texas, according to the map or plat thereof recorded in Volume 113, Page 9, of the Map Records and transferred to Plat Record 10, Map Number 21 both of the Map Records of Galveston County, Texas, and being more particularly described by metes and bounds as follows:

COMMENCING at the Southeast corner of said Outlot 410;

THENCE West a distance of 1010.00 feet and North a distance of 330.00 feet to a 1/2" iron rod found for the POINT OF BEGINNING of the herein described tract, said point being in the West right of way line of Moore Road (60.00 foot right of way);

THENCE West a distance of 461.20 feet to a 1/2" iron rod found for corner;

THENCE North 00 deg. 45 min. 00 sec. East, a distance of 468.00 feet to a 1/2" iron rod found for corner;

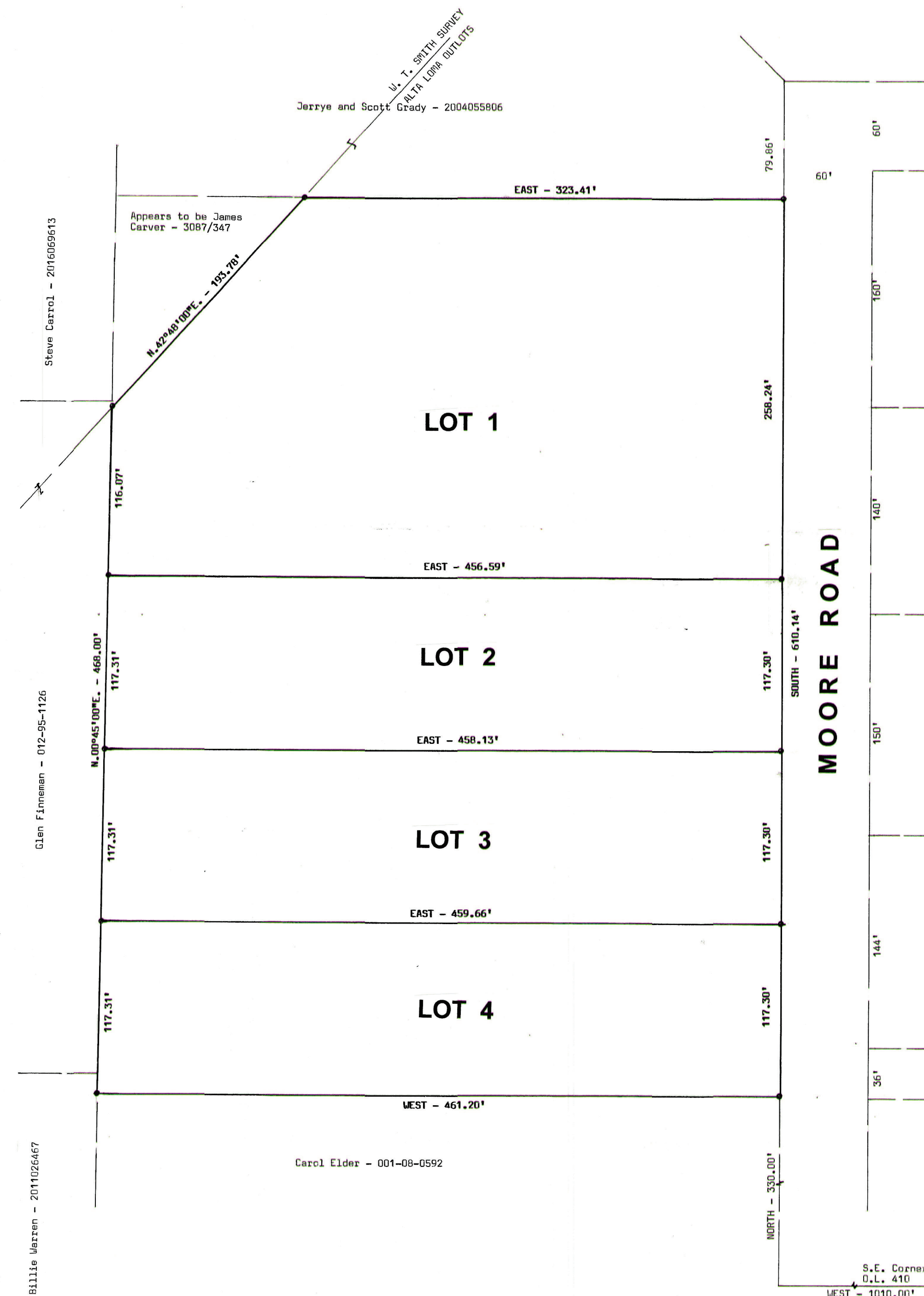
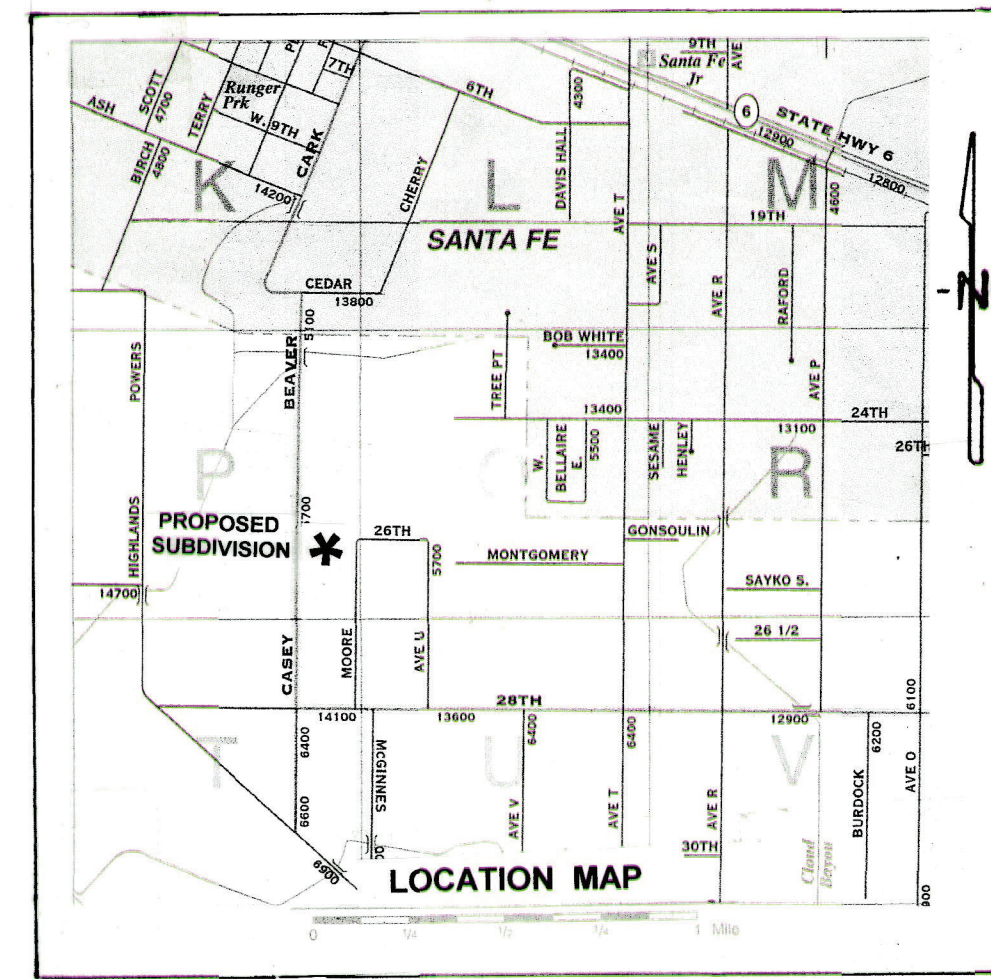
THENCE North 42 deg. 48 min. 00 sec. East, a distance of 193.78 feet to a 1/2" iron rod found for corner;

THENCE East, a distance of 323.41 feet to a 1/2" iron rod set for corner in the West right of way line of said Moore Road;

THENCE South, along the West right of way of said Moore Road, a distance of 610.14 feet to the POINT OF BEGINNING.

This is to certify that I, Robert L. Derrick, A Registered Professional Land Surveyor of the State of Texas have platted 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.

Robert L. Derrick  
 Texas Registration No. 2753



STATE OF TEXAS  
 COUNTY OF GALVESTON

I, Karen Nelson, hereinafter referred to as the owner of the 6.1922 acre tract described in the above and foregoing map of KAREN NELSON SUBDIVISION, do hereby make and establish said plat of said property according to all lines, dedications and notations on said maps and plat and hereby dedicate to the use of the public forever, all streets, 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 to the land so dedicated.

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

FURTHER, Owners do dedicate to the public a strip of land thirty (30') feet wide on each side of the centerline of any and all bayous, creeks, gullies, ravines, draws, sloughs or other natural drainage courses located in said plat, as easements for drainage purposes, giving 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, Owners 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 operation and maintenance of the drainage facility and that such abutting property shall not be permitted to drain directly into this easement except by means of an approved drainage structure.

FURTHER, Owners do hereby covenant and agree that all of the property within the boundaries of this plat shall be restricted to provide that drainage structures under private driveways shall have a net drainage opening area of sufficient size to permit the free flow of water without backwater and in no instance have a drainage opening of less than one and three quarters (1-3/4) square feet (18" diameter) with culverts or bridges to be provided for all private driveways or walkways crossing such drainage facilities.

FURTHER, Owners do hereby covenant and agree that those streets located within the boundaries of this plat are always available for the general use of said owners and to the public for firemen, fire fighting equipment, police and other emergency vehicles of whatever nature at all times.

FURTHER, Owners certify and covenant that they have complied with or will comply with the existing Galveston County regulations heretofore on file with the Galveston County Engineer and adopted by the Commissioners' Court of Galveston County.

FURTHER, the Owners hereby certify that this replat does not attempt to alter, amend, or remove any covenants or restrictions, we further certify that no portion of the preceding plat was limited by deed restriction to residential use for not more than two (2) residential units per lot.

WITNESS my hand in Santa Fe, Texas, this \_\_\_\_\_ day of \_\_\_\_\_, 202\_\_.

Karen Nelson

STATE OF TEXAS  
 COUNTY OF GALVESTON

BEFORE ME, the undersigned authority, on this day personally appeared Karen Nelson known to me to be the person whose name is subscribed to the foregoing instruments and acknowledged to me that she executed the same for the purposes and considerations therein expressed.

Notary Public in and for the State of Texas

My Commission expires: \_\_\_\_\_

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

Michael C. Shannon - County Engineer

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  
 County Judge

Joe Giusti - Commissioner Precinct No. 2

The above subdivision titled KAREN NELSON SUBDIVISION, as mapped, approved by the Commissioners' Court of Galveston County, Texas, by order of \_\_\_\_\_, 20\_\_.

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

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 \_\_\_\_\_ o'clock, \_\_\_\_\_ M, and duly recorded on \_\_\_\_\_, 20\_\_, at \_\_\_\_\_ o'clock, \_\_\_\_\_ M, in Plat Record \_\_\_\_\_.

Instrument # \_\_\_\_\_, 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: \_\_\_\_\_ Deputy