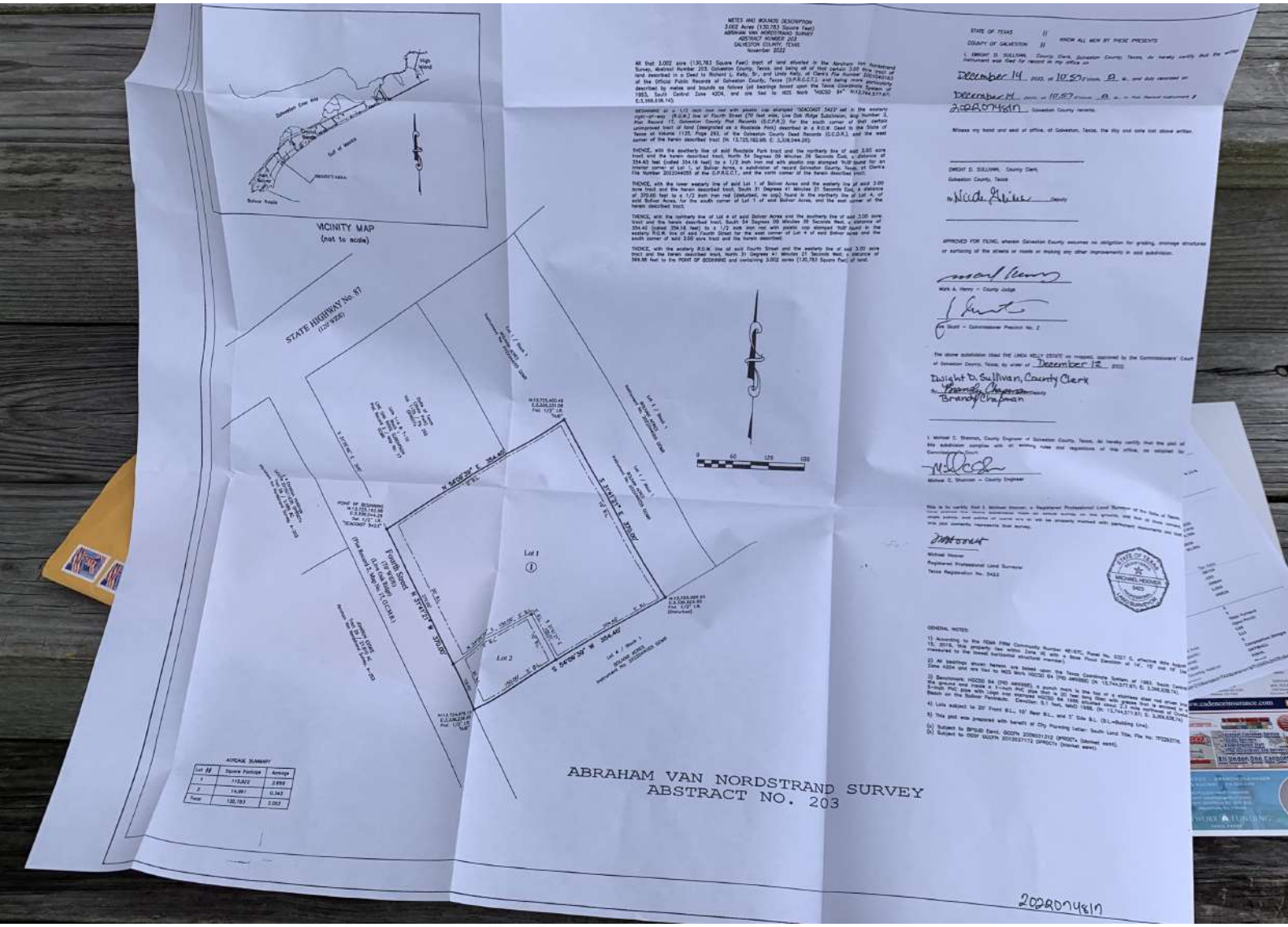

METES AND BOUNDS DESCRIPTION
3.002 Acres (130,783 Square Feet)
ABRAHAM VAN NORDSTRAND SURVEY
ABSTRACT NUMBER 203
GALVESTON COUNTY, TEXAS
November 2022

All that 3.002 acre (130,783 Square Feet) tract of land situated in the Abraham Van Nordstrand Survey, Abstract Number 203, Galveston County, Texas, and being out of that certain 3.00 acre tract of land described in a Deed to Richard L. Kelly, Sr., and Linda Kelly, of Clerk's File Number 2003046163 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 one foot to ACS North "HGCSD 84" N=13,794,577.67, E=3,348,638.14);

BEGINNING at a 1/2 inch iron rod with plastic cap stamped "SEACOAST 5423" set in the easterly right-of-way (R.O.W.) line of Fourth Street (70 feet wide, Live Oak Ridge Subdivision, map Number 2, Plat Record 17, Galveston County Plat Records (G.C.P.R.)) for the south corner of that certain unimproved tract of land (designated as a Roadside Park) described in a R.O.W. Deed to the State of Texas at Volume 1135, Page 280, of the Galveston County Deed Records (G.C.D.R.), and the west corner of the herein described tract (N 13,725,182.65, E 3,348,044.28);

THENCE, with the southerly line of said Roadside Park tract and the northerly line of said 3.00 acre tract and the herein described tract, North 54 Degrees 09 Minutes 58 Seconds East, a distance of 354.63 feet (called 354.16 feet) to a 1/2 inch iron rod with plastic cap stamped "RJS" found for an interior corner of Lot 1, of Bolivar Acres, a subdivision of record Galveston County, Texas, at Clerk's File Number 2012044055 of the O.P.R.G.C.T., and the north corner of the herein described tract;

THENCE, with the lower easterly line of said Lot 1 of Bolivar Acres and the easterly line of said 3.00 acre tract and the herein described tract, South 31 Degrees 41 Minutes 21 Seconds East, a distance of 370.00 feet to a 1/2 inch iron rod (disturbed, no cap) found in the northerly line of Lot 4, of said Bolivar Acres, for the south corner of Lot 1 of said Bolivar Acres, and the east corner of the herein described tract;

THENCE, with the northerly line of Lot 4 of said Bolivar Acres and the southerly line of said 3.00 acre tract and the herein described tract, South 54 Degrees 09 Minutes 58 Seconds West, a distance of 354.40 (called 354.16 feet) to a 1/2 inch iron rod with plastic cap stamped "RJS" found in the easterly R.O.W. line of said Fourth Street for the west corner of Lot 4 of said Bolivar Acres and the south corner of said 3.00 acre tract and the herein described;

THENCE, with the easterly R.O.W. line of said Fourth Street and the easterly line of said 3.00 acre tract and the herein described tract, North 31 Degrees 41 Minutes 21 Seconds West, a distance of 369.88 feet to the POINT OF BEGINNING and containing 3.002 acres (130,783 Square Feet) of land.

VICINITY MAP
(not to scale)

STATE HIGHWAY No. 87
(120' WIDE)

Fourth Street
(70' wide ROW)
(Live Oak Ridge Subdivision, Map No. 2, Plat Record 17, G.C.P.R.)

Lot 1
Lot 2
Lot 4 / Block 1
Bolivar Acres
Instrument No. 2012044055

POINT OF BEGINNING
N 13,725,182.65
E 3,348,044.28
Set 1/2" I.R.
"SEACOAST 5423"

N 54°09'58" E 354.40'

S 31°41'21" E 370.00'

S 54°09'58" W 354.40'

N 31°41'21" W 369.88'

Lot 1 / Block 1
Bolivar Acres
Instrument No. 2012044055

N 13,725,400.49
E 3,348,331.08
Prod. 1/2" I.R.
"RJS"

N 13,725,359.91
E 3,348,322.95
Prod. 1/2" I.R.
(Disturbed)

0 60 120 180

ACREAGE SUMMARY

Lot #	Square Footage	Acreage
1	115,872	2.659
2	14,911	0.343
Total	130,783	3.002

ABRAHAM VAN NORDSTRAND SURVEY
ABSTRACT NO. 203

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

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

December 14, 2022, at 10:57 o'clock A. M., and duly recorded on

December 14, 2022, at 10:57 o'clock A. M., in the said instrument #

2022074811, 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 Nicole Gribble, 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 – County Judge

Stein – Commissioner Precinct No. 2

The above subdivision titled THE LINDA KELLY ESTATE was accepted, approved by the Commissioners' Court of Galveston County, Texas, by order of December 12, 2022.

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

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 Commissioners Court.

Michael C. Shannon – County Engineer

This is to certify that I, Michael Hooker, 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 boundary corners and other permanent monuments are properly placed under my supervision, in accordance with the platting rules and regulations of the City of Texas City, Texas.

Michael Hooker
Registered Professional Land Surveyor
Texas Registration No. 5423

STATE OF TEXAS
REGISTERED
MICHAEL HOOKER
5423
LAND SURVEYOR

GENERAL NOTES:

1) According to the FEMA FIRM Community Number 48167C, Panel No. 0321 G, effective date August 15, 2016, this property lies within Zone AE with a Base Flood Elevation of 14', 15' and 16' (NAVD 88) 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 and are tied to NGS Mark HGCSD 84 (PID AM5888) (N 13,744,577.67, E 3,348,638.14).

3) Benchmark: HGCSD 84 (PID AM5888). A punch mark in the top of a stainless steel rod driven into the ground and inside a 3 inch PVC pipe that is 2 feet long. Elev. = 16.86' adjusted about 2.0 mile northeast of Crystal Beach on the Bolivar Peninsula. Condition: S.T. Text, NAD 1988. (N 13,744,577.67, E 3,348,638.14).

4) Lots subject to 20' Front B.L., 10' Rear B.L., and 5' Side B.L. (B.L.=Building Line).

5) This plat was prepared with hereon's of City Planning Letter- South Land Title, File No. 1702267116.

(a) Subject to BPSUD Easement, GCCPN 2009031212 (PROD)*, (Satisfied event).
(b) Subject to CCSV GLCPN 2012037172 (PROD)*, (Satisfied event).

2022074811