

PROPERTY DESCRIPTION:

A SUBDIVISION OF 3.4292 ACRES, BEING THE EAST 1/2 OF THE SOUTH 1/2 OF LOT THREE HUNDRED THIRTY-SIX (336), OF F.H. THAMAN SECOND SUBDIVISION, IN THE MARY AUSTIN LEAGUE NO. 14, ABSTRACT NO. 1, 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 A TRACT OF LAND CONVEYED TO ROY L. WARREN AND WIFE, CYNTHIA M. WARREN IN VOLUME 2959, PAGE 325, OF THE GALVESTON COUNTY DEED RECORDS, SAID ROY L. WARREN TRACT BEING THE WEST 1/2 OF THE SOUTH 1/2 OF LOT 336, F. H. THAMAN SECOND SUBDIVISION, IN THE MARY AUSTIN LEAGUE NO. 14, ABSTRACT NO. 1, 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, SAID 3.4292 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1 INCH IRON PIPE FOUND IN THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, MARKING THE SOUTHWEST CORNER OF LOT 2 IN HOPE SUBDIVISION AS CONVEYED TO JOSE HUMBERTO GALVAN JR. BY DEED RECORDED UNDER CLERK'S FILE NUMBER 2022036046, THE NORTHWEST CORNER OF PART OF LOT 332 IN THAMANS 2ND SUBDIVISION AS CONVEYED TO MICHELLE LEINING BY DEED RECORDED UNDER CLERK'S FILE NUMBER 2016003125 AND THE NORTHEAST CORNER OF 1.092 ACRES, CONVEYED TO PHILLIP J. DODD AND ANNETTE DODD BY DEED RECORDED UNDER CLERK'S FILE NUMBER 2010023560,

THENCE, SOUTH 87°57'18" WEST, ALONG AND COINCIDENT WITH THE COMMON LINE OF SAID 1.092 ACRES, 1.0372 ACRES CONVEYED TO LUCY A. MILLER AND GERALDINE M. BORE BY DEED, AS RECORDED UNDER CLERK'S FILE NUMBER 201701826 AND 1.051 ACRES CONVEYED TO TADEMA KLAAS IV BY DEED, AS RECORDED UNDER CLERK'S FILE NUMBER 2009063104, A DISTANCE OF 661.55 FEET, TO A 1/2 INCH IRON ROD FOUND IN THE NORTH LINE OF SAID 1.051 ACRE TRACT, MARKING THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT AND THE SOUTHEAST CORNER OF PART OF LOT 336, IN THAMANS 2ND SUBDIVISION, AS CONVEYED TO ROY L. WARREN AND CYNTHIA M. WARREN BY DEED RECORDED UNDER CLERK'S FILE NUMBER 2003048118,

THENCE, NORTH 02°02'42" WEST, ALONG AND COINCIDENT WITH THE COMMON LINE OF SAID WARREN TRACT, A DISTANCE OF 195.80 FEET, PASSING A 1/2 INCH IRON ROD FOUND AND CONTINUING FOR A TOTAL DISTANCE OF 225.80 FEET, TO A POINT FOR CORNER IN THE CENTERLINE OF SAID JAMIE LANE (40 FEET WIDE) AND BEING IN THE SOUTH LINE OF PART OF LOT 336, AS CONVEYED TO RAYMOND C. JAMES, JR. BY DEED RECORDED UNDER CLERK'S FILE NUMBER 2019057398, MARKING THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT AND THE NORTHEAST CORNER OF SAID WARREN TRACT;

THENCE, NORTH 87°57'18" EAST, ALONG AND COINCIDENT WITH THE CENTERLINE OF SAID JAMIE LANE, A DISTANCE OF 661.55 FEET, TO A POINT FOR CORNER IN THE WEST LINE OF SAID TRACT, AS RECORDED UNDER CLERK'S FILE NUMBER 2022036046, MARKING THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT AND THE SOUTHEAST CORNER OF PART OF LOT 336, AS CONVEYED TO CHARLES E. SCOTT, JR. BY DEED RECORDED UNDER CLERK'S FILE NUMBER 2019019404,

THENCE, SOUTH 02°02'42" EAST, ALONG AND COINCIDENT WITH THE COMMON LINE OF SAID LOT 2, AS CONVEYED TO JOSE HUMBERTO GALVAN JR. BY DEED, RECORDED UNDER CLERK'S FILE NUMBER 2022036046, A DISTANCE OF 30.00 FEET, PASSING A 1/2 INCH IRON ROD FOUND AND CONTINUING FOR A TOTAL DISTANCE OF 225.80 FEET, TO THE POINT OF BEGINNING.

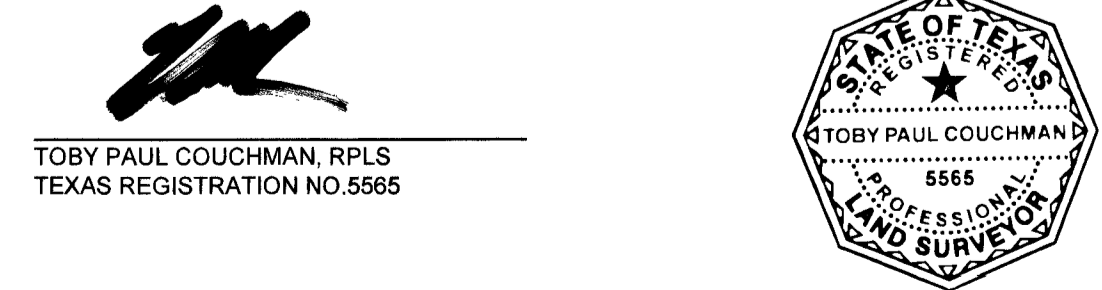
CONTAINING WITHIN THESE CALLS 3.4292 ACRES OF LAND.

LEGEND

G.C.D.R. = GALVESTON COUNTY DEED RECORDS
 G.C.M.R. = GALVESTON COUNTY MAP RECORDS
 G.C.C.F. = GALVESTON COUNTY CLERKS FILE
 R.O.W. = RIGHT OF WAY
 P.O.B. = POINT OF BEGINNING
 B.L. = BUILDING LINE
 F.I.P. = FOUND IRON PIPE
 F.I.R. = FOUND IRON ROD
 S.I.R. = SET IRON ROD
 VOL. = VOLUME
 PG. = PAGE
 ABST. = ABSTRACT
 U.E. = UTILITY EASEMENT
 A.E. = AERIAL EASEMENT
 H.L. & P. = HOUSTON LIGHTING & POWER

● = MONUMENT
 ○ = CONTROL MONUMENT
 △ = TEMPORARY PROJECT BENCHMARK

I, TOBY PAUL COUCHMAN, AM REGISTERED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THE ABOVE SUBDIVISION IS TRUE AND ACCURATE; WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND; THAT, EXCEPT AS SHOWN ALL BOUNDARY CORNERS, ANGLE POINTS, POINTS OF CURVATURE AND OTHER POINTS OF REFERENCE HAVE BEEN MARKED WITH IRON (OR OTHER OBJECTS OF A PERMANENT NATURE) PIPES OR RODS HAVING AN OUTSIDE DIAMETER OF NOT LESS THAN FIVE EIGHTHS (5/8) INCH AND A LENGTH OF NOT LESS THAN THREE (3) FEET; AND THAT THE PLAT BOUNDARY CORNERS HAVE BEEN TIED TO THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE



STATE OF TEXAS 0
 COUNTY OF GALVESTON 0

KNOW ALL MEN BY THESE PRESENTS

THIS IS TO CERTIFY THAT WE, CHARLES E. SCOTT, JR. AND WIFE, NANCY E. SCOTT, ARE THE LEGAL OWNERS OF THE LAND SHOWN ON THIS PLAT, BEING THE TRACT OF LAND AS CONVEYED TO US BY DEED DATED MARCH 13, 1978 AND RECORDED IN VOLUME 2959, PAGE 322 OF THE DEED RECORDS OF GALVESTON COUNTY, TEXAS, ALSO BY DEED DATED JULY 9, 2003 AND RECORDED IN CLERK'S FILE NO. 2003048118, BEING CORRECTED UNDER CLERK'S FILE NO. 2004038235, OF THE DEED RECORDS OF GALVESTON COUNTY, TEXAS, AND DESIGNATED HEREIN AS SCOTT ADDITION IN THE CITY OF SANTA FE, TEXAS.

FURTHER, WE, CHARLES E. SCOTT, JR. AND WIFE, NANCY E. SCOTT, 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, WE, CHARLES E. SCOTT, JR. AND WIFE, NANCY E. SCOTT, DO HEREBY CERTIFY THAT THIS REPLAT DOES NOT ATTEMPT TO AMEND OR REMOVE ANY COVENANTS OR RESTRICTIONS.

WITNESS OUR HANDS, THIS 25th DAY OF March, 2024.

BY: Charles E. Scott, Jr. BY: Nancy E. Scott
 CHARLES E. SCOTT JR., OWNER NANCY E. SCOTT, OWNER

IN ACCORDANCE WITH THE SUBDIVISION ORDINANCE OF THE CITY OF SANTA FE, TEXAS, SAID IN CONSIDERATION OF THE APPROVAL OF CHARLES E. SCOTT, JR. AND WIFE, NANCY E. SCOTT, 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.

WITNESS OUR HANDS, THIS 25th DAY OF March, 2024.

BY: Charles E. Scott, Jr. BY: Nancy E. Scott
 CHARLES E. SCOTT JR., OWNER NANCY E. SCOTT, OWNER

THE STATE OF TEXAS
 COUNTY OF GALVESTON

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED CHARLES E. SCOTT, JR. AND WIFE, NANCY E. SCOTT, OWNERS, KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 25th DAY OF March, 2024.

Donna L. Eckels
 NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
 MY COMMISSION EXPIRES 5-26-2024

Donna L. Eckels
 Notary Public, State of Texas
 Comm. Expires 05-26-2024
 Notary ID 130679032

WE, TEXAS FIRST BANK, ACTING BY AND THROUGH, JAMES TORRES, VICE PRESIDENT, OWNER AND HOLDER OF A LIEN AGAINST THE PROPERTY DESCRIBED IN SCOTT ADDITION, SAID LIEN BEING EVIDENCED BY INSTRUMENT OF RECORD IN THE GALVESTON COUNTY CLERK'S FILE NO. 2023043755 DO HEREBY CERTIFY IN ALL THINGS DO SUBORDINATE OUR INTEREST IN SAID PROPERTY TO THE PURPOSES AND EFFECTS OF SAID PLAT AND THE DEDICATIONS AND RESTRICTIONS SHOWN HEREIN TO SAID SUBDIVISION PLAT AND WE HEREBY CONFIRM THAT WE ARE THE PRESENT OWNER OF SAID LIEN AND HAVE NOT ASSIGNED THE SAME NOR ANY PART THEREOF.

BY: James Torres
 JAMES TORRES, VICE PRESIDENT

THE STATE OF TEXAS
 COUNTY OF GALVESTON

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JAMES TORRES, VICE PRESIDENT, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT ONE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN AND HEREIN STATED AS THE ACT AND DEED OF SAID CORPORATION.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 25th DAY OF March, 2024.

Erin Davis
 NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
 MY COMMISSION EXPIRES: 2/1/2026

Erin Davis
 Notary Public
 State of Texas
 ID # 133074639
 My Comm. Expires 02-07-2026

CITY OF SANTA FE, TEXAS

APPROVED THIS 25th DAY OF March, 2024, 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.

BY: S.R. Burgess
 DEVELOPMENT OFFICER
 S.R. BURGESS CBO/CFM

STATE OF TEXAS 0
 COUNTY OF GALVESTON 0

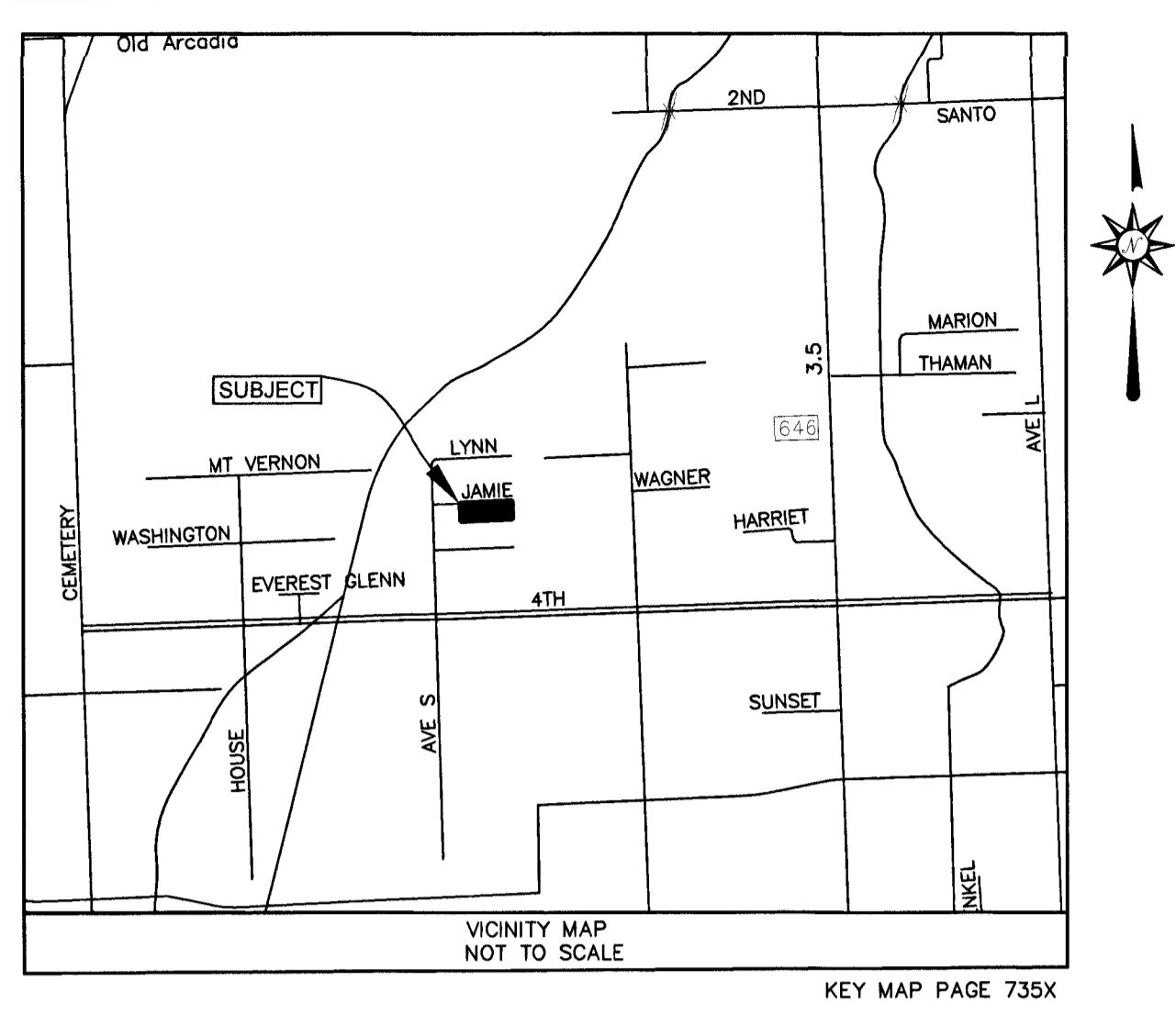
KNOW ALL MEN BY THESE PRESENTS

I, DWIGHT D. SULLIVAN, COUNTY CLERK, GALVESTON COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE WRITTEN INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE ON March 25th, 2024, AT 3:00 O'CLOCK P.M. AND DULY RECORDED ON March 25th, 2024 AT 3:00 O'CLOCK P.M. IN INSTRUMENT NUMBER 2024013075, 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: Dwight D. Sullivan
 DEPUTY



- GENERAL NOTES:**
- THIS PLAT WAS PREPARED FROM INFORMATION PROVIDED BY TEXAS AMERICAN TITLE COMPANY, GF NUMBER 2791023-08170, EFFECTIVE DATE FEBRUARY 29, 2023 AND DATED MARCH 6, 2024.
 - THE SUBJECT PROPERTY SHOWN HEREON IS LOCATED IN ZONE X - UNSHADED AND X - SHADED, ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP NUMBER 48167C0240, REVISED 8-15-2019. ALL FLOOD INFORMATION NOTED ON THE PLAT REFLECTS THE STATUS PER THE FEMA FIRM MAP THAT IS EFFECTIVE AT THE TIME THAT THE PLAT IS RECORDED. FLOOD PLAIN STATUS IS SUBJECT TO CHANGE AS FEMA FIRM MAPS ARE UPDATED.
 - BUILDINGS, FENCES AND OTHER STRUCTURES SHALL NOT BE ERRECTED 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 OF THE PROPERTY SUBDIVIDED IN THE FOREGOING PLAT IS WITHIN THE INCORPORATED BOUNDARIES OF THE CITY OF SANTA FE, TEXAS.
 - NO PROPOSED DEVELOPMENT WITHIN THIS PLATTED BOUNDARY SHALL IMPEDE THE NATURAL FLOW OF SURFACE RUNOFF, NOR CAUSE THE FLOODING OF ADJACENT PROPERTIES.
 - THE SUBJECT PROPERTY SHOWN HEREON IS LOCATED IN THE AR ZONING DISTRICT.
 - BENCHMARK: NGS MONUMENT A05706, NAVD88, ELEVATION 22.35(6.812 METERS). TEMPORARY BENCHMARK IS A SET MAG NAIL THAT BEARS SOUTH 86°56'18" WEST, 259.67', FROM THE NORTHEAST CORNER OF SUBJECT SUBDIVISION. ELEVATION 21.03'
 - BASIS OF BEARINGS: TEXAS STATE PLANE COORDINATES SYSTEM, SOUTH CENTRAL ZONE.

SCOTT ADDITION

A SUBDIVISION OF 3.4292 ACRES, BEING THE EAST 1/2 OF THE SOUTH 1/2 OF LOT THREE HUNDRED THIRTY-SIX (336), OF F.H. THAMAN SECOND SUBDIVISION, IN THE MARY AUSTIN LEAGUE NO. 14, ABSTRACT NO. 1, 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 A TRACT BEING THE WEST 1/2 OF THE SOUTH 1/2 OF LOT 336, F. H. THAMAN SECOND SUBDIVISION, IN THE MARY AUSTIN LEAGUE NO. 14, ABSTRACT NO. 1, 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.

CITY OF SANTA FE
 GALVESTON COUNTY, TEXAS

REASON FOR REPLAT: TO CREATE 3 RESIDENTIAL LOTS

3 LOTS 1 BLOCK
 MARCH 2024

PRO-SURV
 SURVEYING & MAPPING SERVICES
 P.O. BOX 1366
 FRIENDSWOOD, TX 77549
 PHONE: 281-946-1113
 EMAIL: orders@prosurv.net
 T.B.P.E.L.S. FIRM #10119300

OWNER
 CHARLES E. SCOTT JR.
 NANCY E. SCOTT
 3122 WEST TOWER CIRCLE
 SANTA FE, TEXAS 77517
 PHONE: 409-739-5013
 S.D. 240304 2024

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