



LOT 227
F.H. THAMAN SECOND SUBDIVISION
VOL. 231, PG. 413, G.C.D.R.

N88°03'06"E 380.00'

25' BUILDING LINE

LOT 1
ACRES 2.8843
SQ. FT. 125,639

30' BUILDING LINE

25' BUILDING LINE

N01°56'54"W 330.63' (CALLED 331.6)

10' DRAINAGE ESM'T.

30' BUILDING LINE

25' BUILDING LINE

25' UTILITY ESM'T.

G.C.D.R. NO. 2008070846

S88°03'06"W 380.00'

NO. 2008070846

G.C.D.R. NO. 2008070846

75.0' TYPICAL
SQ. OUT ON INLET
ELEV. = 26.3'

F.M. 1764 (120' R.O.W.)

P.O.B.
NO. 7511384

S88°03'06"W 270.00'

P.O.C.
NO. 7511384

S01°56'54"E 330.63' (CALLED 331.6)

LOT 224 SUBDIVISION
F.H. THAMAN VOL. 231, PG. 413, G.C.D.R.
INST. NO. 7511384 G.C.D.R.
DAN KUBACAK

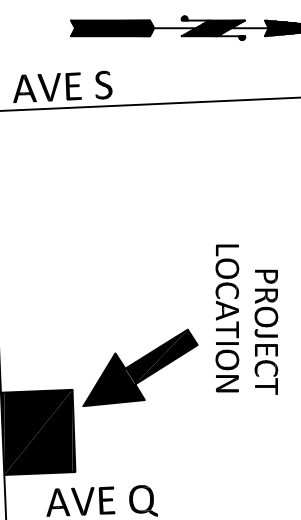
DAVID & WATTIN RAC
INST. NO. 7511384 G.C.D.R.

AVENUE "Q" (50' R.O.W.)

LOT NO.	AREA	USE
Lot 1	125,639 SQ. FT.	R-1

Owners:

Surveyor:
Ellis Surveying Services
2805 25th Avenue North
Texas City, Texas 77590
Tel.: 409-938-8700



VICINITY MAP (N.T.S.)

Being a 2.8843 acre (125,639 sq. ft.) tract of land out of and a part of Lot 224, 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, of the Galveston County Deed Records, said 2.8843 acre tract being more particularly described by metes and bounds as follows:

COMMENCING at a 1½" iron pipe found for the point of intersection of the north line of said Lot 224 and the west line of Avenue "Q" (50' R.O.W.);

THENCE S88°03'06"W along and with the north line of said Lot 224, a distance of 270.00' to a capped iron rod "RD Ellis 4006" set for the northeast corner of the tract herein described, same being the northwest corner of a tract of land conveyed to Dan Kuback as described in Instrument No. 7511384, of the Deed Records of Galveston County, Texas;

THENCE S01°56'54"E along and with the west line of said Kuback tract, a distance of 330.63' (called 331.6') to a capped iron rod "RD Ellis 4006" set for the southeast corner of the tract herein described and being in the north right of way line of F.M. 1764 (120' R.O.W.);

THENCE S88°03'06"W along and with the north right of way line of said F.M. 1764, a distance of 380.00' to a point for the southwest corner of the tract herein described, same being the southeast corner of a tract of land conveyed to Galveston County Drainage District No. 1, as described in Galveston County Clerk's File No. 2018024840, and from which a capped iron rod "Weisser" was found at N75°50'54"W 0.23';

THENCE N01°56'54"W along and with the east line of said Galveston County Drainage District No. 1 tract, a distance of 330.63' (called 331.6') to a point for the northwest corner of the tract herein described and being in the north line of said Lot 224 and from which a capped iron rod "Weisser" was found at S21°19'25"W 0.31';

THENCE N88°03'06"E along and with the north line of said Lot 224, a distance of 380' to the POINT OF BEGINNING of the tract herein described.

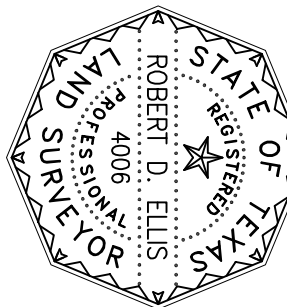
Base of Bearing: Grid North Texas State Plane Coordinate System, NAD83, South Central Zone.

Notes:

- 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. 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.
- This property is located in "Zone "C" according to FEMA FIRM Map No. 481562 0010 B dated Oct. 10, 1983.

ESTEBAN CAFE NO.2

2.8843 ACRES (125,639 SQ. FT.) OF LAND
CONTAINING
1 LOT, 1 BLOCK, 1 RESERVE
A PART OF LOT 224, FH
THAMAN SECOND SUBDIVISION
VOLUME 231, PAGE 413,
GALVESTON COUNTY DEED RECORDS
SANTA FE, TEXAS
CITY FILE NO. SD 19
05-16-2019



Robert D. Ellis, RPLS
Tex. Reg. No. 4006

STATE OF TEXAS
COUNTY OF GALVESTON

This is to certify that we _____ are the legal owners of the land shown on this plat, being the tract of land as conveyed to us by deed dated and recorded in Galveston County Clerks File No. _____, and designated herein as the _____ Subdivision 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.

THE STATE OF TEXAS,

COUNTY OF GALVESTON

In accordance with the Subdivision Ordinance of the City of Santa Fe, Texas, said I, _____ Subdivision, 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.

STATE OF TEXAS
COUNTY OF GALVESTON

BEFORE ME, the undersigned authority, on this day personally appeared _____, known to me to be the persons whose name is subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purposes and considerations therein described.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this ____ day of _____, 2019.

Notary Public _____

MY COMMISSION EXPIRES, _____

STATE OF TEXAS
COUNTY OF GALVESTON

BEFORE ME, the undersigned authority, on this day personally appeared _____, known to me to be the persons whose name is subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purposes and considerations therein described.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this ____ day of _____, 2019.

Notary Public _____

MY COMMISSION EXPIRES, _____

STATE OF TEXAS
COUNTY OF GALVESTON

BEFORE ME, the undersigned authority, on this day personally appeared _____, known to me to be the persons whose name is subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purposes and considerations therein described.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this ____ day of _____, 2019.

Notary Public _____

MY COMMISSION EXPIRES, _____

Diana Stenquist
Development Officer

Approved this _____ day of _____, 2019, as a minor plat, by the Development Officer of the City of Santa Fe Code, and Section 212.0065 of the Texas Local Government Code.

I, Dwight 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., under Galveston County Clerk's File No. _____, Galveston County Map Records.

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

Dwight Sullivan, County Clerk
Galveston County, Texas.

By _____ Deputy

