

GARNER SUBDIVISION NO. 1

CITY OF SANTA FE GALVESTON COUNTY, TEXAS

Being a subdivision of part of Lots Five (5) and Six (6), in Block Sixty-Eight (68), of Arcadia Township, a subdivision in Galveston County, Texas, according to the map or plat thereof recorded in Volume 91, Page 218 in the Office of the County Clerk of Galveston County, Texas, SAVE AND EXCEPT the Southerly 150' of the Easterly 120 feet of said Lot Six (6) which was conveyed to John Garza and wife, Elvira Garza by deed recorded in Volume 999, Pages 107 and 108, of the Deed Records of Galveston County, Texas.

PLAT CONTAINS:
9.587 ACRES - 1- BLOCK - 3 LOTS LOCATED IN THE CITY OF
SANTA FE, GALVESTON COUNTY, TEXAS

SANTA FE I.D. NO. **260211**
PREPARATION DATE: January 2026

LOT AREA	USE
LOT 1 6.888 Acres	AR
LOT 2 1.180 Acres	AR
LOT 3 1.539 Acres	AR

OWNERS

PAMELA S. GARNER
4011 JEANNE LYNNE CIRCLE
VILLAGE OF TIKI ISLAND, TEXAS 77554
979-204-3167

REBECCA STOKES - TRUSTEE FOR
THE STOKES FAMILY LIVING TRUST
417 JEANNE LYNNE CIRCLE
VILLAGE OF TIKI ISLAND, TEXAS 77554
281-704-7095

SURVEYOR

ROBERT L. DERRICK R.P.L.S.
13016 ELIZABETH DRIVE
SANTA FE, TEXAS 77510
409-925-7221

STREET LIST	CLASSIFICATION
6TH STREET	LOCAL
CHERRY STREET	LOCAL

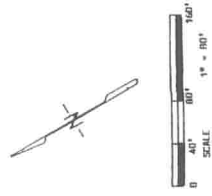
NOTES

1. Property DOES NOT lie within the 100 year flood plain. Property lies in Zone X according to Map No. 48152-0240 G, dated August 15, 2019.
2. All of the property subdivided in the foregoing plat is within the incorporated limits of the City of Santa Fe, Galveston County, Texas.
3. 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.
4. The detention and drainage facilities are to be maintained by the property owners.
5. The property owner shall be responsible for the maintenance of all drainage swales or drainage easements and shall be responsible for the maintenance of all drainage swales or drainage easements.
6. 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.
7. All drainage shall be directed to the street or to the drainage plan as submitted to Galveston County Drainage District No. 1.
8. All drainage will be Type A, lot drains from back to front unless otherwise approved by the Galveston County Drainage District No. 1, and shown on the approved drainage plan.
9. This property is zoned AR.

LEGAL DESCRIPTION

A 9.587 acre tract of land being part of Lots Five (5) and Six (6), in Block Sixty-Eight (68), of Arcadia Township, a subdivision in Galveston County, Texas, according to the map or plat thereof recorded in Volume 91, Page 218, in the Office of the County Clerk of Galveston County, Texas, SAVE AND EXCEPT the Southerly 150 feet of the Easterly 120 feet of said Lot Six (6), which was conveyed to John Garza and wife Elvira Garza by deed recorded in Volume 999, Pages 107 and 108, of the Deed Records of Galveston County, Texas, said 9.587 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a 1" iron pipe found at the Southwest corner of said Lot 5, said point being on the Northernly right of way line of 6th Street (60' R.O.W.)
THENCE North 21 deg. 35 min. East along the Westernly line of said Lot 5, at 899.1 feet pass a 5/8" iron rod found for reference and continuing for a total distance of 900.00 feet to the Northwest corner of said Lot 5 on the Southerly line of the B. & S.F. Railroad 100 foot wide right of way line of said Lot 5;
THENCE South 68 deg. 25 min. East along the Northernly line of said Lots 5 and 6, same being the Southerly line of said Railroad right of way, a distance of 484.00 feet to a 1/2" iron rod set at the Northeast corner of said Lot 6, said point also being on the Westernly right of way line of Cherry Road (60' R.O.W.)
THENCE South 21 deg. 35 min. West along the Easterly line of said Lot 6, same being the Westernly line of said Cherry Road, a distance of 750.00 feet to a 1/2" iron rod set at the Northeast corner of said Garza tract;
THENCE North 68 deg. 25 min. West along the Northernly line of said Garza tract, a distance of 120.00 feet to a 1/2" iron rod set at the Northwest corner of said Garza tract;
THENCE South 21 deg. 35 min. West along the Westernly line of said Lot 6, a distance of 150.00 feet to a 1/2" iron rod set at the Southwest corner of said Garza tract on the Northernly line of 6th Street and the Southerly line of said Lot 6.
THENCE North 68 deg. 25 min. West, along the Southerly line of said Lots 6 and 5, same being the Northernly line of said 6th Street, a distance of 304.00 feet to the POINT OF BEGINNING and containing 9.587 acres of land, more or less.



B. & S. F. RAILROAD 100' R.O.W.



6TH STREET (60' R.O.W.)

KNOW ALL MEN BY THESE PRESENTS
That I, Robert L. Derrick, do hereby certify that I made an actual and accurate survey of the plat hereon shown and that the same were properly placed under my personal supervision, in accordance with the Subdivision and Development Ordinance of the City of Santa Fe, Texas.
Robert L. Derrick
Robert L. Derrick
2753
Texas Registration Number



THE STATE OF TEXAS COUNTY OF GALVESTON

This is to certify that We, Pamela S. Garner and Rebecca Stokes as Trustees for the Stokes Family Trust are the legal owners of the land shown on this plat, being part of the tract of land conveyed to Pamela S. Garner by documents recorded under Galveston County Clerk File No. 2024-0003364 and the Trust conveyed to Pamela S. Garner and Rebecca Stokes by Living Trust by documents recorded under Galveston County Clerk File No. 2024-0003364, and the records of Galveston County, Texas, and designated herein as GARNER SUBDIVISION NO. 1 in the City of Santa Fe, Texas.

FURTHER, We, the undersigned, do hereby DEDICATE to the use of the public forever all streets, alleys, parks, watercourses, easements and public places shown on this plat for the purpose and consideration therein expressed.

FURTHER, We, the undersigned, do hereby certify that this plat does not attempt to amend or remove any covenants or restrictions.

Pamela S. Garner
Pamela S. Garner
Rebecca Stokes
Rebecca Stokes - Trustee for
the Stokes Family Living Trust

THE STATE OF TEXAS COUNTY OF GALVESTON

BEFORE ME, the undersigned, did personally appear Pamela S. Garner and Rebecca Stokes, 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 stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 30 day of January, 2026

Cynthia Leigh Chason
Notary Public
In and for Galveston County, Texas



THE STATE OF TEXAS COUNTY OF GALVESTON

In accordance with the subdivision ordinance of the City of Santa Fe, and in consideration of the money advanced to me by the City of Santa Fe, I, We, Pamela S. Garner and Rebecca Stokes do hereby waive any and all claims, demands, or rights that we may have in or to the property in 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.

Pamela S. Garner
Pamela S. Garner
Rebecca Stokes
Rebecca Stokes - Trustee for
the Stokes Family Living Trust

THE STATE OF TEXAS COUNTY OF GALVESTON

BEFORE ME, the undersigned did personally appear Pamela S. Garner and Rebecca Stokes, known 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 stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 30 day of January, 2026

Cynthia Leigh Chason
Notary Public
In and for Galveston County, Texas



Approved this 11th day of February, 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.
Blair Margenau
Blair Margenau
Development Officer

I, Dwight D. Sullivan, County Clerk of Galveston County, Texas, do hereby certify that the written instrument was filed for record in my office on February 20, 2024 at 1:57 o'clock P. M., and duly recorded on February 20, 2024 at 1:57 o'clock P. M. under Galveston County Clerk's File No. 2024-0003364.

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

Dwight D. Sullivan
County Clerk of Galveston County, Texas
By *Nicole Blum*
Nicole Blum
Deputy

202606078