

**NOTES:**

- 1) This property lies within "other flood areas" Zone X as established by the FEMA Flood Insurance Rate Map No. 48167C0063G, dated August 15, 2019.
- 2) All of the property subdivided in the foregoing plat is within the incorporated boundaries of Galveston County, Texas.
- 3) Bearings shown hereon are record bearings, based on the found monumentation of the West right-of-way line of Emerson Avenue.
- 4) Planting, flower beds, and 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.

**PROPERTY DESCRIPTION**

Being that certain tract or parcel of land out of the J.M. Gordy Tract out of the John Miles Survey, Abstract No. 153, in Galveston County, Texas, and being that same tract conveyed to Robert Michael Boone by deed dated July 28, 2020 under Galveston County Clerk's File No. 2020044760 of the Official Public Records of Real Property in the Office of the County Clerk of Galveston County, Texas, said tract being more particularly described by metes and bounds as follows:

COMMENCING at the East corner of Tract 1, as shown on plat of a subdivision of a portion of the J.M. Gordy 75.5 acre tract out of the said John Miles Survey, a subdivision in Galveston County, Texas, according to the map or plat thereof recorded in Volume 254-A, Page 31 and transferred to Plat Record 4, Map No. 16, of the Map Records of Galveston County, Texas;

THENCE South 56° 30' 00" East, a distance of 15.00 feet to the Southeast line of said John Miles Survey;

THENCE North 52° 00' 00" East, along the Southeast line of the said John Miles Survey, a distance of 563.52 feet;

THENCE North 47° 26' 50" West, a distance of 233.60 feet to the PLACE OF BEGINNING and being the Southwest corner of the herein described tract, a found chain link fence post;

THENCE North 47° 26' 50" West, a distance of 166.17 feet (Called 166.80 feet) to the Northwest corner of the herein described tract, a wood fence post, bearing N 53° E a distance of 0.5 feet;

THENCE North 53° 15' 29" East (Called North 51° 50' 00" East), a distance of 143.88 feet (Called 140.68 feet) to the West right-of-way line of Emerson Avenue (35' R.O.W.) and being the Northwest corner of the herein described tract, a found 1/2 inch pipe;

THENCE South 56° 14' 07" East (Called South 56° 35' 26" East), along the West right-of-way line of said Emerson Avenue, a distance of 167.56 feet (Called 172.17 feet) to the Southeast corner of the herein described tract, a chain link fence post;

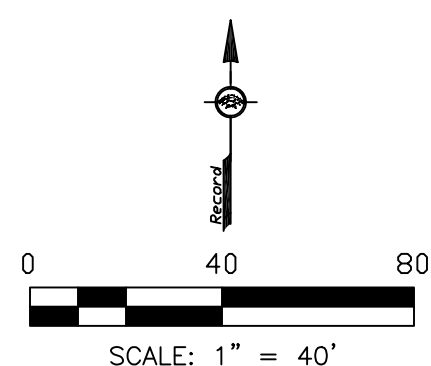
THENCE South 51° 27' 18" West, a distance of 169.01 feet (Called 169.82 feet) to the PLACE OF BEGINNING and containing 0.579 acres (25,236 square feet) of land, more or less.

This is to certify that I, Brene Addison, a Registered Professional Land Surveyor for the State of Texas, have platted the above and foregoing subdivision and replat from an actual survey on the ground and under my direction and that all corners have been, or will be, properly monumented.

Brene Addison  
Registered Professional  
Land Surveyor No. 6598



**TRICON  
LAND  
SURVEYING, LLC**  
Mailing: 6341 Stewart Rd. #251  
Physical: 2011 59th Street  
Galveston, TX 77551  
409-497-2772  
TriconLandSurveying.com  
T.B.P.L.S. Firm No. 10194309  
TLS 24-0536



THE STATE OF TEXAS  
COUNTY OF GALVESTON

I, Robert Michael Boone, owner hereinafter referred to as Owner of the lots described in the above and foregoing map of "BOONE'S ADDITION 2024", do hereby make and establish said subdivision and development plan of said property according to all lines, dedications, restrictions and notations on said maps or plat and hereby dedicate to the use of the public forever, all streets (except those streets designated as private streets), alleys, parks, water courses, drains, easements and public places shown thereon for the purposes and considerations therein expressed; and do hereby bind ourselves, or heirs, successors and assigns to warrant and forever defend the title to the land so dedicated.

FURTHER, Owner have dedicated on by these presents do dedicate to the use of the public for public utility purposes forever unobstructed aerial easements. The aerial easements shall extend horizontally an additional eleven feet six (11' 6") inches for ten feet (10' 0") perimeter ground easements or five feet six (5' 6") for sixteen feet (16' 0") perimeter ground easements, from a plane sixteen feet (16' 0") above ground level upward, located adjacent to and adjoining said public utility easements that are designated with aerial easements (U.E. & A.E.) as indicated and depicted hereon, whereby the aerial easement totals twenty one feet, six inches (21' 6") in width.

FURTHER, Owner have dedicated and by these presents do dedicate to the use of the public for public utility purposes forever unobstructed aerial easements. The aerial easements shall extend horizontally an additional ten feet (10' 0") for ten fee (10' 0") back-to-back ground easements or seven feet (7' 0") for sixteen feet (16' 0") back-to-back ground easements, from a plane sixteen feet (16' 0") above ground level upward, located adjacent to both sides and adjoining said public utility easements that are designated with aerial easements (U.E. & A.E.) as indicated and depicted hereon, whereby the aerial easement totals thirty feet (30' 0") in width.

FURTHER, Owner do hereby declare that all parcels of land designated as lots on this plat are originally intended for the construction of residential dwelling units thereon and shall be restricted for same under the terms and conditions of such restrictions filed separately.

FURTHER, Owner 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, Owner do hereby dedicate to the public a strip of land thirty (30') feet wide on each side of the center line 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 an easements clear of fences, building, 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, 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 County of Galveston, Texas, this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

Robert Michael Boone

THE STATE OF TEXAS {}  
COUNTY OF GALVESTON {} KNOW ALL MEN BY THESE PRESENTS

BEFORE ME, the undersigned authority, on this day personally appeared Robert Michael Boone, known to me to be the persons whose names are subscribed to the above and foregoing instrument and acknowledged to me that thhe executed the same for the purposes and consideration therein expressed and in the capacity therein and herein set forth.

WITNESS MY HAND AND SEAL OF OFFICE this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

Notary Public for the  
State of Texas  
My Commission Expires \_\_\_\_\_

THE STATE OF TEXAS {}  
COUNTY OF GALVESTON {} KNOW ALL MEN BY THESE PRESENTS

BEFORE ME, the undersigned authority, on this day personally appeared Ryan Searle, Senior Vice President, Capital Bank, as the owners and holders of the Vendor's Lien on the property described hereon, as "BOONE'S ADDITION 2024", and that said Capital Bank do hereby and in all things subordinate said lien to said BOONE'S ADDITION 2024, and further confirms that said Capital Bank, are the present owners of said lien and have not assigned the same nor any part thereof.

WITNESS MY HAND AND SEAL OF OFFICE this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

Notary Public for the  
State of Texas  
My Commission Expires \_\_\_\_\_

WITNESS MY HAND AND SEAL OF OFFICE this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

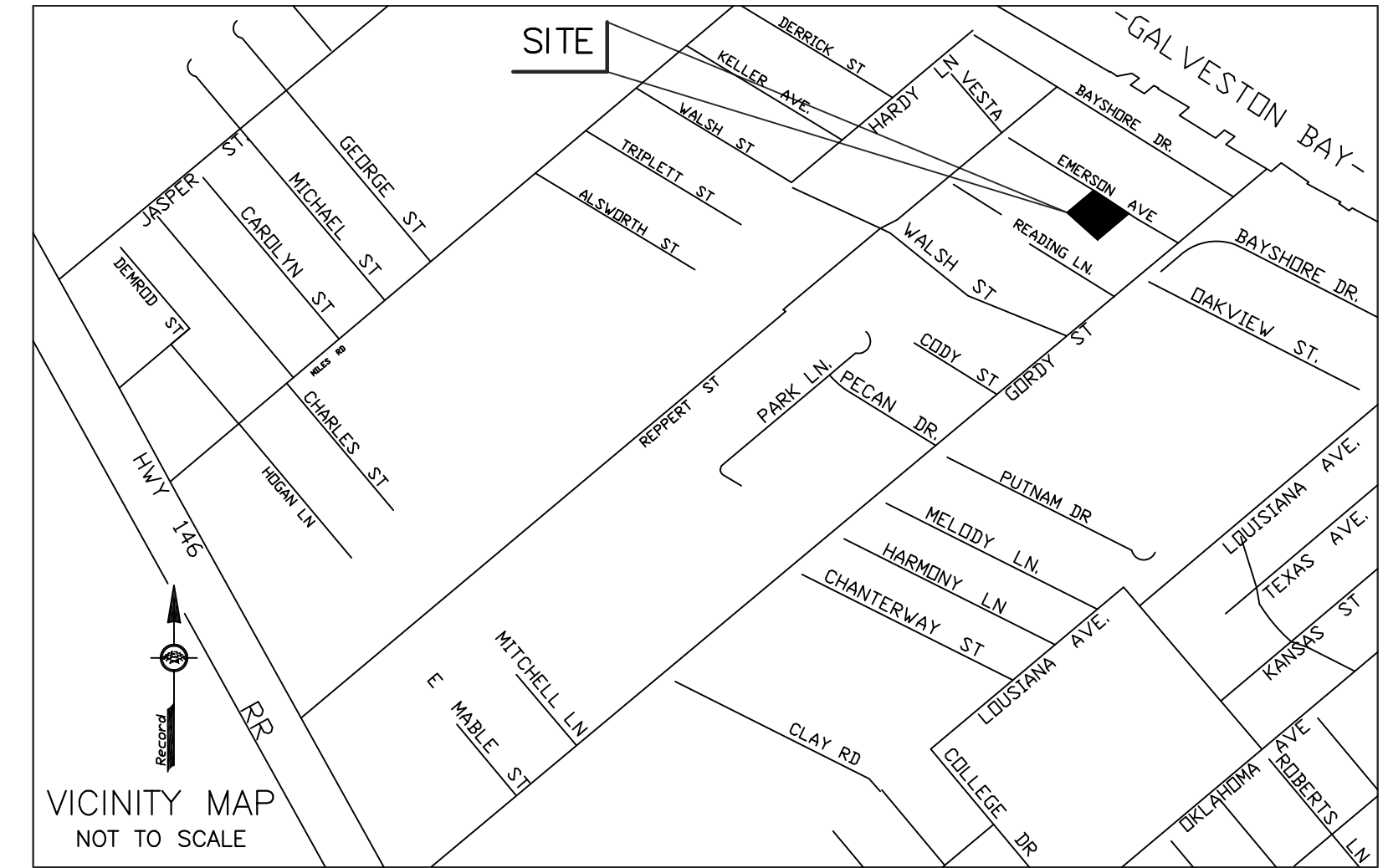
Ryan Searle, Senior Vice President  
Capital Bank

THE STATE OF TEXAS {}  
COUNTY OF GALVESTON {} KNOW ALL MEN BY THESE PRESENTS

BEFORE ME, the undersigned authority, on this day personally appeared Ryan Searle, Senior Vice President, known to me to be the persons whose names are subscribed to the above and foregoing instrument and acknowledged to me that they executed the same for the purposes and consideration therein expressed and in the capacity therein and herein set forth.

WITNESS MY HAND AND SEAL OF OFFICE this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

Notary Public for the  
State of Texas  
My Commission Expires \_\_\_\_\_



APPROVED for filing, wherein Galveston County assumes no obligation for drainage, streets, roads or making any other improvements in said subdivision.

Darrell Apfel  
Commissioner, Precinct No. 1

Mark Henry  
County Judge

The above subdivision titled "BOONE'S ADDITION 2024" as mapped, approved by the Commissioners' Court of Galveston County, Texas, by order dated \_\_\_\_\_, 2024.

Dwight D. Sullivan, County Clerk  
Galveston County, Texas

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

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

Michael C. Shannon  
County Engineer

THE 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 written instrument was filed for record in my office on \_\_\_\_\_, 2024, at \_\_\_\_\_ O'clock, \_\_\_\_\_ m, and duly recorded on \_\_\_\_\_, 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

# BOONE'S ADDITION 2024

JOHN MILES SURVEY  
ABSTRACT NO. 153  
GALVESTON COUNTY, TEXAS  
11-04-2024

Owner:  
Robert Michael Boone  
225 Gordy Road  
Bacliff, TX. 77518

Surveyor:  
Brene Addison  
Registered Professional Land Surveyor No. 6598