

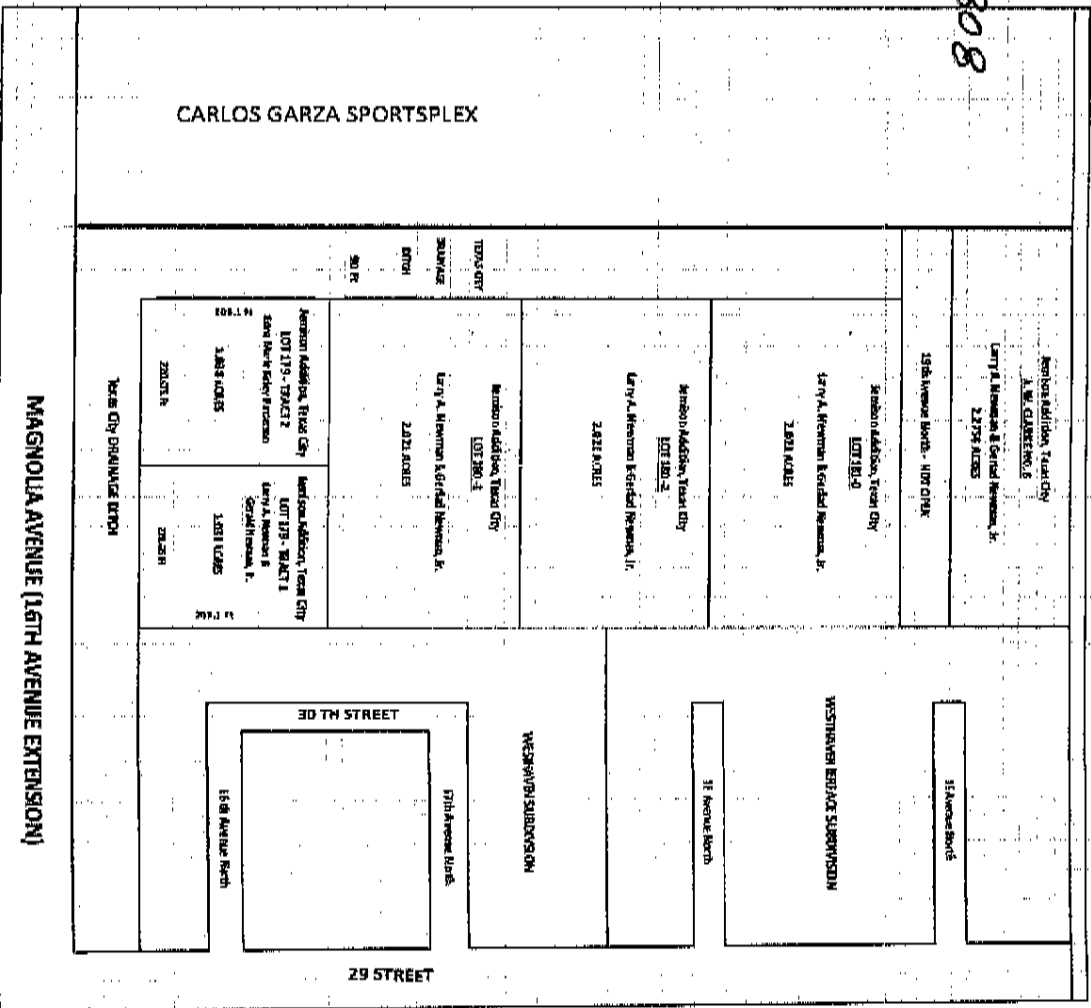


Larry A. Newman
Texas Real Estate Broker
281-222-8878 (c) 964-5808
281-895-8387 (o)

United Realty Larry.A.Newman@sbcglobal.net
FOR SALE OR LEASE - 9.37+ Acres

- Prime Commercial/Residential Location
- Texas City Development Approval Req'd
- Adjacent to Carlos Garza Sportsplex
- 220 Ft Magnolia Avenue Frontage
- Magnolia Avenue Access Culvert to be installed
- MLS # 30226493 920,000 2.25
- **SALE PRICE - \$1,225,000 (~\$3/Sq Ft)**

TEXAS CITY, TEXAS, Jemison Addn.		
31st Street & Magnolia Avenue		
<u>Lots</u>	<u>Sq. Ft</u>	<u>Acres</u>
179 - Tract One	45,215	1.038
180-1 & 180-2	176,070	4.042
181	87,773	2.015
AW Clark	99,115	2.275
	408,173	9.370



Jemison Addn.**31st Street & Magnolia Avenue**

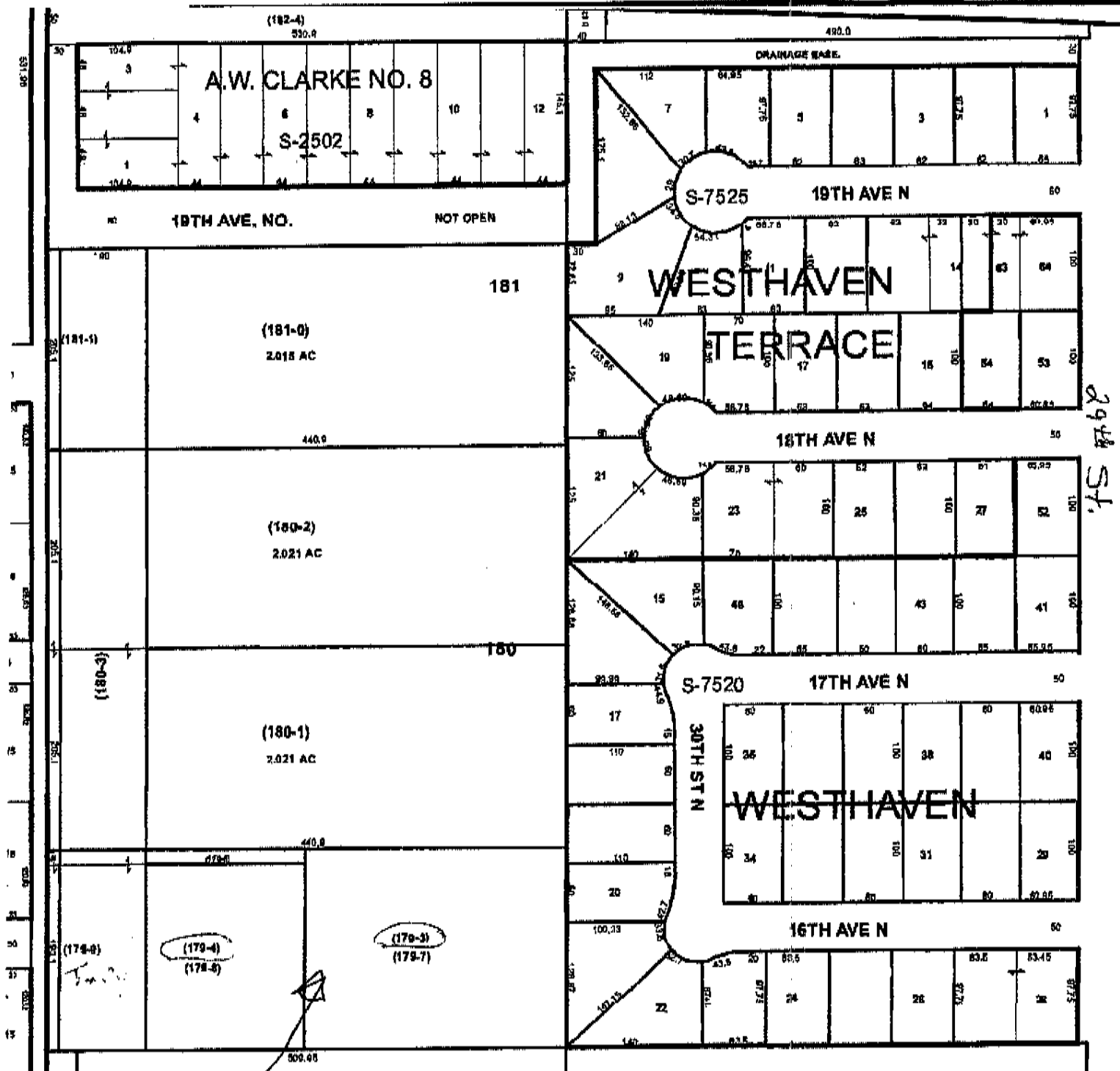
<u>Track</u>	<u>Former & Current Owners</u>	<u>Sq. Ft</u>	<u>Acres</u>	<u>% of Total</u>
179	Jack Kelley	27,225	0.6250	6.039%
	Edna Marie Kelley Patterson	27,225	0.6250	6.039%
179	Jack Kelley	15,486	0.3555	3.435%
	Edna Marie Kelley Patterson	15,486	0.3555	3.435%
179	Edna Marie Kelley Patterson	2,439	0.0560	0.541%
	Edna Marie Kelley Patterson	2,439	0.0560	0.541%
180	Iris S. Thompson	88,035	2.0210	19.528%
180	Iris S. Thompson	88,035	2.0210	19.528%
181	Larry & Gerald Newman	87,773	2.0150	19.470%
	Larry & Gerald Newman	13,229	0.3037	2.934%
	Iris S. Thompson	13,229	0.3037	2.934%
	Iris S. Thompson	72,658	1.6680	16.117%
	Total	450,818	10.3494	100.000%

<u>Summary of Total</u>	<u>Sq. Ft</u>	<u>Acres</u>	<u>% of Total</u>
Larry & Jerry Newman	45,215	1.0380	9.973%
Edna Marie Kelley Patterson	45,215	1.0380	9.973%
Larry & Jerry Newman	261,957	6.0137	57.777%
Larry Newman	50,501	1.1593	11.139%
Gerald Newman	50,501	1.1593	11.139%
	453,389	10.4084	100.000%

<u>Summary of Total</u>	<u>Sq. Ft</u>	<u>Acres</u>	<u>% of Total</u>
Larry & Jerry Newman	408,173	9.37037	90.027%
Edna Marie Kelley Patterson	45,215	1.03800	9.973%
	453,389	10.40837	100.000%

ADDENDUM A**TEXAS CITY, TEXAS, Jemison Addn.
3100 W. Magnolia Avenue**

<u>Lots</u>	<u>Sq. Ft</u>	<u>Acres</u>	<u>% of Total</u>	
179 - Tract One	45,215	1.038	11.08%	ABST 142 R Logan SUR PT of LOT 179 (179-3) JEMISON ADDN.
180-1 & 180-2	176,070	4.042	43.14%	ABST 142 Page 3 SW 1/4 & NW 1/4 Lot 180 (180-1&2) JEMISON ADDN.
181	87,773	2.015	21.50%	ABST 142 Page 3 PT SW 1/4 of Lot 181 JEMISON ADDN
AW Clark	99,115	2.275	24.28%	ABST 142 Page 2 Lots 1 thru 12 A.W. CLARKE No. 8
	408,173	9.370	100.00%	



ABST 142 Page 3 PT of Lot 179 (179-4) JEMISON ADDN UND 1/2 INT -
EDNA KELLEY PATTERSON= .0711

ABST 142 Page 3 PT of Lot 179 (179-3) JEMISON ADDN UND 1/2 INT -
EDNA KELLEY PATTERSON= 1.25

ABST 142 Page 3 PT of Lot 179 (179-5) JEMISON ADDN -
EDNA KELLEY PATTERSON= .056

LOT 179
updated with

DERECK
Lot 1 & 2 Survey
2014

DERRICK ENGINEERING

(409-925-7221) - 13016 Elizabeth Drive - Santa Fe, Texas 77510

October 7, 2014 - Job No. 10271

EXHIBIT "A" - TRACT TWO

A tract of land out of the Northwest One-Quarter (NW 1/4) of Tract 179 of Jemison Addition to Texas City, a subdivision in Galveston County, Texas, according to the map or plat thereof recorded in Volume 238, Page 18 of the Map Records in the Office of the County Clerk of Galveston County, Texas, and being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2" iron rod set for corner at the Southeast corner of the Northwest 1/4 of said Tract 179 of Jemison Addition, said point also being the Southwest corner of Westhaven Subdivision, according to the map or plat thereof recorded in Volume 254-A, Page 84 in the Office of the County Clerk of Galveston County, Texas;

THENCE West, along the South line of the Northwest 1/4 of said Tract 179, a distance of 220.475 feet to a 1/2" iron rod set at the POINT OF BEGINNING of the herein described tract;

THENCE continuing West, along the South line of the Northwest 1/4 of said Tract 179, a distance of 220.475 feet to a 1/2" iron rod set for corner;

THENCE North, parallel with the East line of the Northwest 1/4 of said Tract 179, a distance of 205.10 feet to a 1/2" iron rod set for corner on the North line of said Tract 179, same being the South line of Tract 180;

THENCE East, along the North line of said Tract 179 and the South line of said Tract 180, a distance of 220.475 feet to a 1/2" iron rod set for corner;

THENCE South, parallel with the East line of the Northwest 1/4 of said Tract 179, a distance of 205.10 feet to the POINT OF BEGINNING, and containing 1.038 acres of land, more or less.

G.P. No. 1416744055

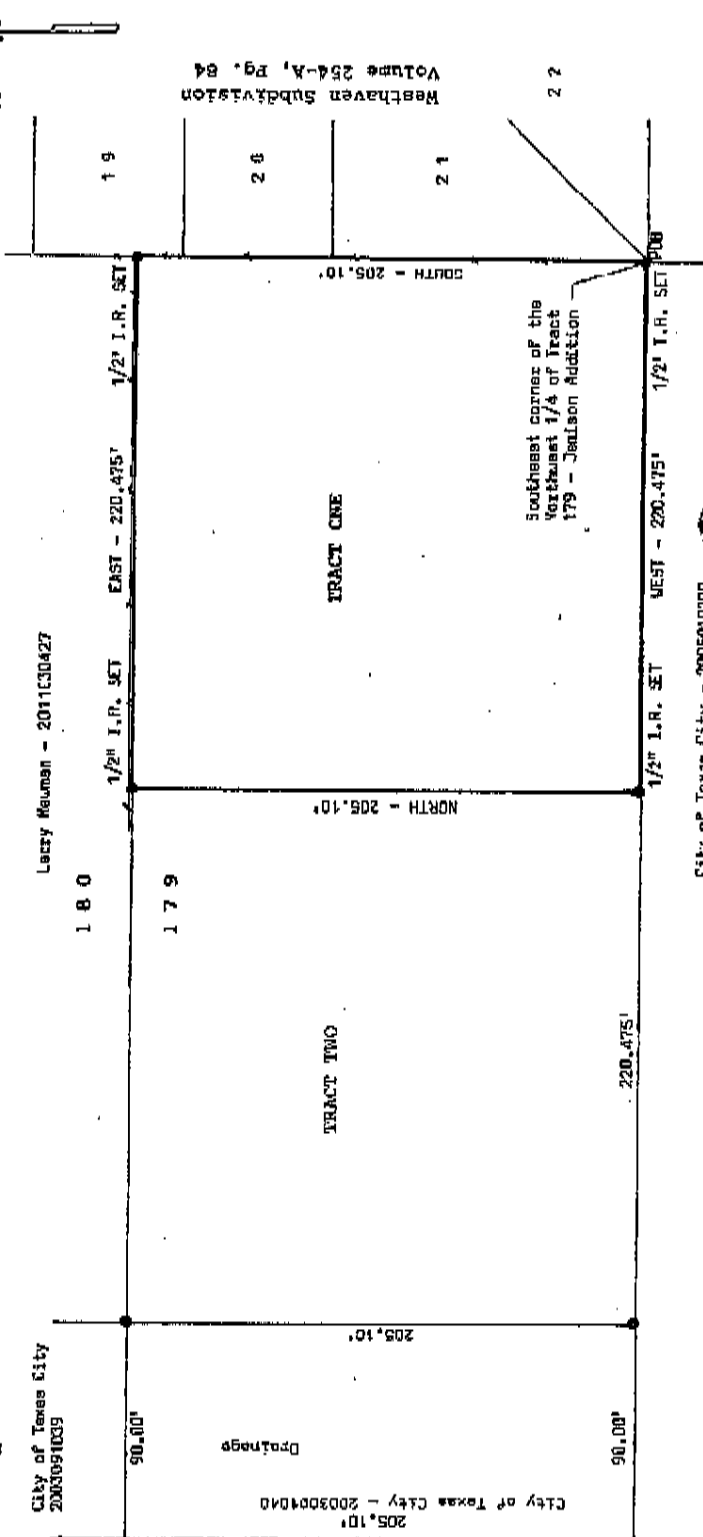
A tract of land out of the Northwest One-Quarter (NW 1/4) of Tract 179 of Jaelson Addition to Texas City, a subdivision in Galveston County, Texas, according to the map or plat thereof recorded in Volume 238, Page 18 of the Map Records in the Office of the County Clerk of Galveston County, Texas, and being more particularly described by metes and bounds on the attached Exhibit "A".

210

City of Texas City
2003091039

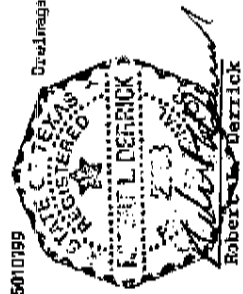
Larry Newman - 2011030427

SCALE
1" = 60'



I hereby certify that this is a plat on the above property indicating improvements thereon which was prepared under my supervision from a survey made on the ground on October 7, 2014.

Subject property DOES NOT lie within the 100 year flood plain; Property lies in Zone B according to Map No. 485514 0030 C.



Robert L. Derrick

Job No. 10271

DERRICK ENGINEERING

(409-925-7221) - 13016 Elizabeth Drive - Santa Fe, Texas 77510

October 7, 2014 - Job No. 10271

EXHIBIT "A" - TRACT ONE

A tract of land out of the Northwest One-Quarter (NW 1/4) of Tract 179 of Jemison Addition to Texas City, a subdivision in Galveston County, Texas, according to the map or plat thereof recorded in Volume 238, Page 18 of the Map Records in the Office of the County Clerk of Galveston County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" iron rod set for corner at the Southeast corner of the Northwest 1/4 of said Tract 179 of Jemison Addition, said point also being the Southwest corner of Westhaven Subdivision, according to the map or plat thereof recorded in Volume 254-A, Page 84 in the Office of the County Clerk of Galveston County, Texas;

THENCE West, along the South line of the Northwest 1/4 of said Tract 179, a distance of 220.475 feet to a 1/2" iron rod set for corner;

THENCE North, parallel with the East line of the Northwest 1/4 of said Tract 179, a distance of 205.10 feet to a 1/2" iron rod set for corner on the North line of said Tract 179, same being the South line of Tract 180;

THENCE East, along the North line of said Tract 179 and the South line of said Tract 180, a distance of 220.475 feet to a 1/2" iron rod set at the Northeast corner of the Northwest 1/4 of said Tract 179, said point being on the West line of said Westhaven Subdivision;

THENCE South, along the East line of the Northwest 1/4 of said Tract 179 and the West line of said Westhaven Subdivision, a distance of 205.10 feet to the POINT OF BEGINNING, and containing 1.038 acres of land, more or less.

G.P. No. 1416744055

A tract of land out of the Northwest One-Quarter (NW 1/4) of Tract 179 of Jamison Addition to Texas City, a subdivision in Galveston County, Texas, according to the map or plat thereof recorded in Volume 238, Page 18 of the Map Records in the Office of the County Clerk of Galveston County, Texas, and being more particularly described by metes and bounds on the attached Exhibit "A".

3410

City of Texas City
2003091039

Larry Newmar - 2011BN0427

TRACT 180

EAST - 220.475' 1/2" I.R. SET

TRACT 179

16'x16' catch basin
with 3'x3' grate

220.175'

NORTH - 205.10'

SOUTH - 205.10'

Drainage

City of Texas City - 2003091040

TRACT TWO

TRACT ONE

Southeast corner of the
Northwest 1/4 of Tract
179 - Jensen Addition

50.00'

1/2" I.R. SET

WEST - 220.475'

1/2" I.R. SET

PUB

WEST - 220.475'

PUC

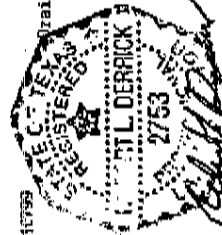
City of Texas City - 2005010799

Drainage

Ditch

I hereby certify that this is a plat on the above property indicating improvements thereon which was prepared under my supervision from a survey made on the ground on October 7, 2014.

Subject property DOES NOT lie within the 100 year flood plain; Property lies in Zone B according to Map No. 485514 0010 C.



Robert L. Derrick

Job No. 10271

SCALE
1" = 60'

19

20

21

22

Westhaven Subdivision
Volume 254-A, Pg. 84

