

Survey of a 1.871 acre tract of land situated in the W. K. Wilson Survey, Abstract No. 208, Galveston County, and being a portion of that certain 89.756 acre tract of land conveyed to Binnacle Texas City Ninety, LLC in deed recorded under Instrument No. 2018063741 in the Office of the County Clerk of Galveston County, Texas, and being more particularly described by metes and bounds on attached Exhibit "A".

I hereby certify that on the below date, the herein described property, together with improvements located thereon, was surveyed on the ground and under my direction, and that this map, together with dimensions as shown hereon, accurately represents the facts as found on the ground this date.

Stephen C Blaskey
Stephen C. Blaskey
Registered Professional
Land Surveyor No. 5856



Dickinson ISD
15.6 Acre Tract
(2020026655 GCDR)

W. K. WILSON
SURVEY
ABSTRACT
208

Nancy Gatewood
6.000 Acre Tract
(201057327 GCDR)

P.O.C.
Fnd. 1/2" Rod

S 01°58'05" E 611.12'

CENTURY BOULEVARD
AKA JOHNNY PALMER ROAD
(Variable Width R.O.W.)

P.O.B.
Fnd. 1/2" Rod

N 88°01'55" E 295.20'

Fnd. 1/2" Rod

1.871 Acre Tract
(81,519 Sq. Ft.)
Pt. 89.756 Acre Tract
(2018063741 GCDR)

Dickinson ISD
15.6 Acre Tract
(2020026655 GCDR)

Fnd. 1/2" Rod

N 01°58'05" W 239.11'

S 01°58'05" E 293.01'

Fnd. 1/2" Rod

L2

Fnd. 1/2" Rod

S 89°05'31" W
210.74'

Fnd. 1/2" Rod

***Landscape Reserve 1,
Central Park, Section 1
(2021092670 GCMR)

CENTRAL PARK BLVD.
(R.O.W. Varies)



SCALE: 1" = 100'

LINE	BEARING	DISTANCE
L1	N 01°23'32" W	50.00'
L2	S 88°01'55" W	85.00'

SURVEY DATE:	JULY 14, 2023
FILE No.:	0208-0231-0000-000
DRAFTING:	JTK
JOB No.:	23-0294



LEAGUE CITY OFFICE
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NOTES:
1) The Bearings and Distances shown are based on the Texas State Coordinate System of 1983, South Central Zone, and are referenced to N.G.S. Monument "HGCSO 57" (AW5499). All units are expressed in U.S. Survey Feet.
2) Prepared without benefit of a Title Report.

EXHIBIT "A"

Description of a 1.871 acre tract of land situated in the W. K. Wilson Survey, Abstract No. 208, Galveston County, and being a portion of that certain 89.756 acre tract of land conveyed to Binnacle Texas City Ninety, LLC in deed recorded under Instrument No. 2018063741 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 inch rod found at the Northwest corner of a 15.6 acre tract of land conveyed to Dickinson ISD in deed recorded under Instrument No. 2020026655 in the Office of the County Clerk of Galveston County, Texas, said point also lying in the Easterly line of Century Boulevard (aka Johnny Palmer Road), being a variable width right-of-way;

THENCE South 01°58'05" East along the Westerly line of said 15.6 acre Dickinson ISD tract, same being the Easterly line of said Century Boulevard, a distance of 611.12 feet to the POINT OF BEGINNING of the herein described tract, and a found 1/2 inch rod;

THENCE North 88°01'55" East along an interior line of said 15.6 acre Dickinson ISD tract, a distance of 295.20 feet to a point for corner, and a found 1/2 inch rod;

THENCE South 01°58'05" East along an interior line of said 15.6 acre Dickinson ISD tract, a distance of 293.01 feet to a 1/2 inch rod found in the Northerly line of Central Park Boulevard, being a variable width right-of-way;

THENCE South 89°05'31" West along the Northerly line of said Central Park Boulevard, a distance of 210.74 feet to a 1/2 inch rod found at the Southeast corner of Landscape Reserve 1, of Central Park, Section 1, a subdivision in Galveston County, Texas according to the map or plat thereof recorded under Instrument No. 2021092670 in the Office of the County Clerk of Galveston County, Texas;

THENCE North 01°23'32" West along the Easterly line of said Landscape Reserve 1, a distance of 50.00 feet to a 1/2 inch rod found at the Northeast corner of said Landscape Reserve 1;

THENCE South 88°01'55" West, a distance of 85.00 feet to a 1/2 inch rod found in the Easterly line of said Century Boulevard;

THENCE North 01°58'05" West along the Easterly line of said Century Boulevard, same being the Westerly line of said 89.756 acre tract, a distance of 239.11 feet to the POINT OF BEGINNING of the herein described tract, and containing 1.871 acres (81,519 square feet) of land, more or less.


Stephen C. Blaskey
Registered Professional
Land Surveyor No. 5856



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