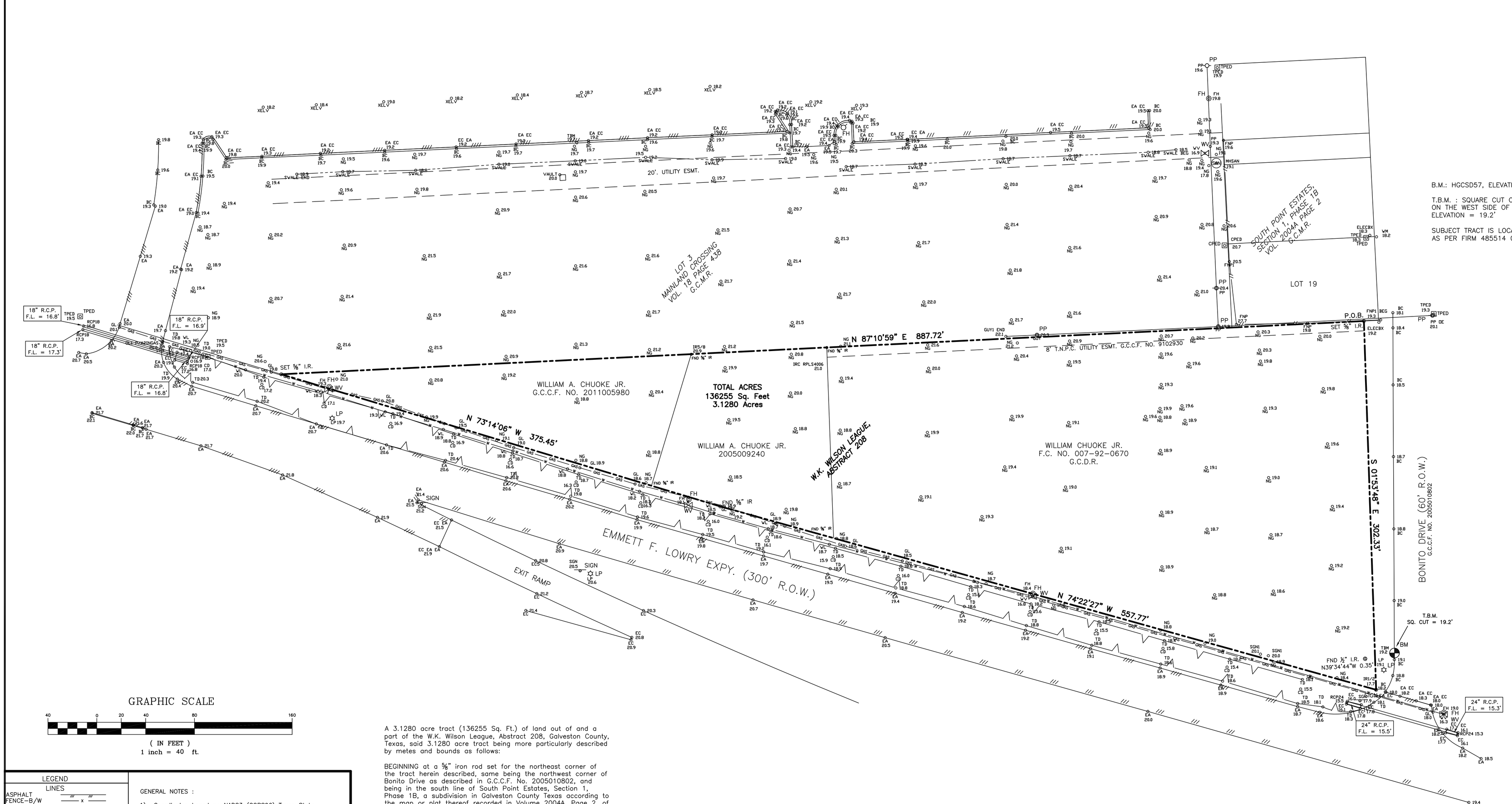

B.M.: HGCSD57, ELEVATION = 12.2'

T.B.M. : SQUARE CUT ON TOP OF CURB
ON THE WEST SIDE OF BONITO DRIVE
ELEVATION = 19.2'

SUBJECT TRACT IS LOCATED IN FLOOD ZONE "C"
AS PER FIRM 485514 0025 C, DATED MAY 2, 1983

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

LEGEND

LINES

ASPHALT
FENCE-B/W
FIBRE OPTIC
FENCE-WOOD
GAS LINE
OH ELECTRIC
OH TELEPHONE
FENCE – IRON
FENCE-WOOD
SANITARY SEWER
STORM SEWER
TOP BANK
RR TRACK
UNDERGRD ELEC
UNDERGRD TEL
WATER LINE

SYMBOLS

ELECTRIC BOX
GAS VALVE
GAS METER
FND IRON ROD
POWER POLE
SAN SEW MANHOLE
STORM MANHOLE
TEL PEDESTAL
WATER VALVE
WATER WELL
FIRE HYDRANT
WATER METER

ABBREVIATIONS

NAD – NORTH AMERICAN DATUM
BM–BENCHMARK
TBM–TEMPORARY BENCHMARK
GCMR.–GALVESTON CO. MAP RECORDS
GCDR.–GALVESTON CO. DEED RECORDS
CCF NO.–CLERK'S FILE NUMBER
OH–OVERHEAD

GENERAL NOTES :

1) Coordinates based on NAD83 (CORS96) Texas State Plane Coordinate System, South Central Zone as determined by GPS Static Survey.

2) All shown bearings referenced to Grid North, Texas State Plane Coordinate System NAD83, Texas South Central Zone.

3) This is an aboveground survey. The underground utilities, if shown, are based on information provided by various utility companies and/or above ground markers, and these locations should be considered approximate. There may be additional underground hazards not shown on this drawing, prior to any excavation the owner/contractor must contact Texas One–Call (1–800–245–4545) to mark onsite underground utilities/hazards.

4)Surveyor has made no investigative or independent search for easements of record encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate and current title search may disclose.

REV. NO.	DATE	COMMENT
A		

A 3.1280 acre tract (136255 Sq. Ft.) of land out of and a part of the W.K. Wilson League, Abstract 208, Galveston County, Texas, said 3.1280 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a ⅝" iron rod set for the northeast corner of the tract herein described, same being the northwest corner of Bonito Drive as described in G.C.C.F. No. 2005010802, and being in the south line of South Point Estates, Section 1, Phase 1B, a subdivision in Galveston County Texas according to the map or plat thereof recorded in Volume 2004A, Page 2, of the Galveston County, Map Records;

THENCE S01°53'48"E along and with the west line of said Bonito Drive, a distance of 302.33 feet to a point for the most southerly corner of the tract herein described and being in the north right of way line of Emmett F. Lowry Expressway (300' R.O.W.) and from which a ½" iron rod was found at N39°34'44"W 0.35';

THENCE N77°22'27"W along and with the north right of way line of said Emmett F. Lowry Expressway, a distance of 557.77 feet to a ⅝" iron rod found for an angle point of the tract herein described;

THENCE N73°14'06"W and continuing along and with the north line of said Emmett F. Lowry Expressway, a distance of 375.45 feet to a ⅝" iron rod set for the west corner of the tract herein described, and being in the south line of Lot 3, Mainland Crossing, a subdivision in Galveston County, Texas, according to the map or plat thereof recorded in Volume 18, Page 438, of the Galveston County, Map Records;

THENCE N87°10'59"E along and with the south line of said Lot 3, a distance of 779.53 feet to the southeast corner of said Mainland Crossing, same being the southwest corner of said South Point Estates, and continuing for a total distance of 887.72 feet to the Point Of Beginning.

I, the undersigned, a Registered Professional Land Surveyor of the State of Texas, do hereby certify that this survey was made on the ground of the property legally described hereon and is true and correct to the best of my knowledge.

Robert D. Ellis
Tx. Reg. No. 4006

STATE OF TEXAS
REGISTERED
ROBERT D. ELLIS
4006
PROFESSIONAL
LAND SURVEYOR

DATE: 04–27–11
SCALE: 1" = 40'
PROPERTY ADDRESS:

PROJECT NO. 1953 CHUOKE

Ellis Surveying Services
8419 Emmett F. Lowry Expwy.
Suite 108
Texas City, TX 77591
Tel: (409) 938-8700 Fax (409) 938 8706

TOPOGRAPHIC SURVEY
OF
A 3.1280 ACRE TRACT
OUT OF THE W.K. WILSON LEAGUE
ABSTRACT 208, GALVESTON COUNTY TEXAS