



SCALE: 1" = 200'

- NOTES:
- 1) This property does lie within the 100 Year Flood Plain as established by the Federal Emergency Management Agency.
 - 2) This property is subject to any restrictions of record and may be subject to setbacks from power lines as established by OSHA (call your power company).
 - 3) Bearings based on Monumentation of the West R.O.W. line of F.M. 2004.
 - 4) Surveyed tract subject to a non-locatable easement granted to Humble Oil & Refining Company, recorded in Vol. 695, Pg. 602 of the Galveston County records.
 - 5) Surveyed tract subject to memorandum of settlement agreements recorded under Galveston County Clerk's File No. 2006042939.
 - 6) Surveyed tract subject to a non-locatable on-site sewage facility according to affidavit recorded under Galveston Clerk's File No. 2003045670.
 - 7) Fidelity National Title Insurance Company Insured: Galveston Bay Investors, LLC. Of No. 1038003669 Issued: June 4, 2017

ADJOINER TRACTS

- ① Mainland 215, LP. 0.115 Acre Tract (2015019369 GCDR)
- ② Mainland 215, LP. 0.115 Acre Tract (2015019368 GCDR)
- ③ Mainland 215, LP. 0.115 Acre Tract (2015019367 GCDR)
- ④ Raymond Gambino 0.115 Acre Tract (014-42-1230 GCDR)
- ⑤ Mainland 215, LP. 0.477 Acre Remainder of Rainsong Director's Lot S/D (Vol.2003A/ Pg.59 GCDR)
- ⑥ Galveston County Drainage District No. 2 0.098 Acre Tract (2004079069 GCDR)
- ⑦ James Daniels 0.585 Acre Tract (2007059123 GCDR)
- ⑧ TAG Partnership 0.77 Acre Tract (010-04-2546 GCDR)

LINE	BEARING	DISTANCE
L1	S 00°18'30" E	75.00'
L2	N 89°59'01" W	100.00'
L3	S 89°59'01" E	100.00'
L4	S 00°18'30" E	150.00'
L5	N 90°00'00" W	240.96'
L6	N 35°18'32" W	94.70'
L7	N 31°00'51" W	116.90'
L8	S 23°59'39" W	60.00'
L9	S 23°51'37" W	50.41'
L10	S 06°25'49" W	100.00'
L11	S 33°05'58" W	107.06'
L12	N 56°54'02" W	60.00'
L13	S 33°05'58" W	65.78'
L14	S 00°46'00" E	22.03'
L15	S 00°46'00" E	60.00'
L16	S 89°14'00" W	103.00'
L17	N 00°46'00" W	107.03'
L18	S 33°05'58" E	202.23'
L19	N 52°24'06" W	139.69'
L20	S 33°05'58" W	213.82'
L21	S 79°14'47" E	188.46'
L22	S 00°18'30" E	95.00'
L23	N 00°46'00" W	120.00'
L24	S 89°14'00" W	95.04'
L25	N 00°46'00" W	25.93'
L26	S 00°01'00" W	75.00'

CURVE TABLE

CURVE	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C1	85.00	87°52'32"	N 22°04'05" W	117.96'	130.37'
C2	25.00	90°00'00"	S 21°00'21" E	35.36'	39.27'
C3	85.00	45°55'12"	S 01°02'03" W	66.32'	68.12'
C4	1950.00	17°25'48"	S 74°51'17" E	590.93'	593.21'
C5	2050.00	24°55'58"	N 71°06'12" W	885.05'	892.07'
C6	25.00	88°15'43"	S 77°13'49" W	34.82'	38.51'
C7	430.00	33°56'05"	S 16°12'03" W	250.97'	254.68'
C8	25.00	90°00'00"	S 44°14'00" W	35.36'	39.27'
C9	558.00	33°56'05"	N 16°12'03" E	325.68'	330.49'
C10	708.00	33°56'05"	S 16°12'03" W	413.23'	419.33'
C11	2050.00	6°21'40"	S 87°07'40" E	227.48'	227.60'
C12	25.00	90°00'00"	S 45°18'30" E	35.36'	39.27'
C13	25.00	89°32'30"	S 44°27'45" W	35.21'	39.07'

TRACT "B" LEGAL DESCRIPTION

Being a 5.340 acre tract of land out of Lots 7 and 9 of Waterman's Subdivision of the W.K. Wilson Survey, Abstract No. 208, a subdivision in Galveston County, Texas, according to the map or plat thereof recorded in Volume 8, Page 10 of the map Records of Galveston County, Texas, and being more particularly described as follows:

Beginning at a 1/2" rod found at the intersection of the centerline of a 150 foot canal easement, granted to Galveston County Water Company, recorded in Volume 1515, Pages 274-279 in the Galveston County Deed Records, with the West line of F.M. 2004, being a 120' right-of-way, with the North line of Groveshire Drive, being a 60 foot right-of-way;

Thence along the North line of said Groveshire Drive and a curve to the right, said curve having a radius of 25.00 feet, a chord bearing of South 44°27'45" West, a chord length of 35.21 feet, and an arc length of 39.07 feet to a point of tangency;

Thence South 89°14'00" West continuing along the North line of said Groveshire Drive, a distance of 448.84 feet to the Southeast corner of Lot 38, in Block 2, of Rainsong, Section 2, a subdivision in Galveston County, Texas, according to the map or plat thereof recorded in Volume 2005A, Page 128 of the Map Records of Galveston County, Texas;

Thence North 00°46'00" West along the East line of said Lot 38, a distance of 120.00 feet to a point for corner;

Thence South 89°14'00" West along the North line of said Lot 38, a distance of 95.04 feet to the Southeast corner of Lot 34, in said Block 2, of Rainsong, Section 2;

Thence North 00°46'00" West along the East line of said Lot 34, a distance of 25.93 feet to a point;

Thence North, a distance of 296.56 feet to a point in the South line of Highlands Boulevard (AKA Central Park Boulevard), being a 100 foot right-of-way;

Thence along the South line of said Highlands Boulevard and a curve to the left, said curve having a radius of 2,050.00 feet, a chord bearing of South 87°07'40" East, a chord length of 227.48 feet, and an arc length of 227.60 feet to a point of tangency;

Thence continuing along the South line of said Highlands Boulevard and a curve to the right, said curve having a radius of 25.00 feet, a chord bearing of South 45°18'30" East, a chord length of 35.36 feet, and an arc length of 39.27 feet to a point in the West line of said F.M. 2004;

Thence South 00°18'30" East along the West line of said F.M. 2004, a distance of 375.51 feet to the Point of Beginning.

TRACT "C" LEGAL DESCRIPTION

Being a 0.1148 acre tract of land out of Lot 5 of Waterman's Subdivision of the W.K. Wilson Survey, Abstract No. 208, a subdivision in Galveston County, Texas, according to the map or plat thereof recorded in Volume 8, Page 10 of the map Records of Galveston County, Texas, and being more particularly described as follows:

Commencing at a 1/2" rod found at the intersection of the centerline of a 150 foot canal easement, granted to Galveston County Water Company, recorded in Volume 1515, Pages 274-279 in the Galveston County Deed Records, with the West line of F.M. 2004, being a 120 foot right-of-way as described in Volume 647, Page 368 in the Galveston County Deed Records;

Thence South 00°18'30" East along the West line of said F.M. 2004, a distance of 225.00 feet to the Point of Beginning of the herein described tract;

Thence North 89°59'01" West, a distance of 100.00 feet to a point for corner;

Thence South 00°18'30" East along with and parallel to said F.M. 2004, a distance of 50.00 feet to a point for corner;

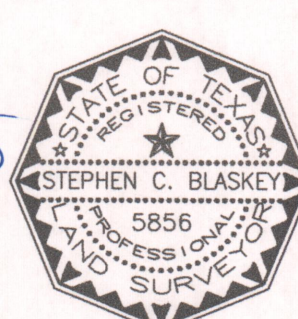
Thence South 89°59'01" East, a distance of 100.00 feet to a point for corner, said point also lying in the West line of said F.M. 2004;

Thence North 00°18'30" West along the West line of said F.M. 2004, a distance of 50.00 feet to the Point of Beginning of the herein described tract.

Survey of Tract "A", being a 170.390 acre tract of land out of Lots 5, 7, and 9 of Waterman's Subdivision of the W.K. Wilson Survey, Abstract No. 208, a subdivision in Galveston County, Texas, according to the map or plat thereof recorded in Volume 8, Page 10 of the map Records of Galveston County, Texas, Survey of Tract "B", being a 5.340 acre tract of land out of Lots 7 and 9 of said Waterman's Subdivision of the W.K. Wilson Survey, Abstract No. 208, and Survey of Tract "C", being a 0.1148 acre tract of land out of Lot 5 of said Waterman's Subdivision of the W.K. Wilson Survey, Abstract No. 208, said Tracts "A", "B" and "C" also being more particularly described herein.

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
Registered Professional
Land Surveyor No. 5856



High Tide
Land Surveying LLC.

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REVISED: JUNE 29, 2017
SURVEY DATE: MARCH 20, 2017
FILE No.: 7385-0000-0005-001
DRAWING: JTK
JOB No.: 17-0234