

GALVESTON COUNTY, TEXAS

LINE #	BEARING	DISTANCE
L1	N46° 13' 43"E	152.50'
L2	S16° 25' 10"E	223.65'
L3	S86° 56' 42"W	121.15'
L4	N24° 23' 28"W	126.80'

P.O.B.
5/8" IRON ROD W/CAP STAMPED "SAM" FOUND
NAD 83 N: 13712843.70
NAD 83 E: 3228817.31
NAD 83 LAT: 29.39596342
NAD 83 LONG: -095.04110378

EXP-DRAINAGE DITCH #2
ABSTRACT 208, PAGE 7
PART OF LOT 19
WATERMANS SUBDIVISION
F.C. NO. 009-63-0217

JAMES R. PACE SURVEY,
ABSTRACT NO. 161

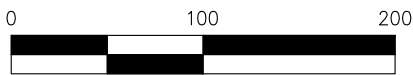
TEXAS NEW MEXICO POWER CO
ABSTRACT 208, PAGE 7
PART OF LOT 19
WATERMANS SUBDIVISION
F.C. NO. 010-35-0532

WILLIAM K. WILSON SURVEY,
ABSTRACT NO. 208
SECTION 12, BLOCK 12

HIGH POINT SELF STORAGE
CALLED 10.3342 ACRES
LOT 1, BLOCK 1
DOCUMENT NO. 2019058650
O.P.R.G.C.T.

5/8" IRON ROD FOUND
NAD 83 N: 13712405.39
NAD 83 E: 3229109.41
NAD 83 LAT: 29.39473148
NAD 83 LONG: -095.04023352

GRAPHIC SCALE



1 INCH = 100 FT.

LEGEND

- PROPERTY LINE
- BOUNDARY LINE
- - - - - ADJOINER LINE
- FOUND IRON ROD
- CAPPED IRON ROD SET
- ⊙ POWER POLE
- E— OVERHEAD ELEC. LINE
- x—x— FENCE LINE
- P.O.B. POINT OF BEGINNING
- O.P.R.G.C.T. OFFICIAL PUBLIC RECORDS OF GALVESTON COUNTY, TEXAS



BOUNDARY SURVEY OF A 0.512 ACRE TRACT
SITUATED IN
WILLIAM K. WILSON SURVEY, ABSTRACT NO. 208,
GALVESTON COUNTY, TEXAS

4100 INTERNATIONAL PLAZA, SUITE 240
FORT WORTH, TX 76109
FIRM NO. 10193814
PHONE: (318) 226-0100

SHEET 1 OF 2

X:\2022\22-2124\Working\Plats and Field Notes\Plats\M&B PLAT\22-2124_MAINLAND BESS SITE SURVEY_M&B Plat.dwg

X:\2022\22-2124\Working\Plats and Field Notes\Plats\M&B PLAT\22-2124_MAINLAND BESS SITE SURVEY_M&B Plat.dwg

METES AND BOUNDS DESCRIPTION OF A 0.512 ACRE SITE

Being a 0.512 acre proposed site, situated in the William K. Wilson Survey, Abstract no. 208, Section 12, Block 12, Galveston County, Texas, and being a portion of a tract of land conveyed to Texas New Mexico Power Co, Recorded in Abstract 208, Page 7, Part of Lot 19 of Watermans Subdivision, F.C. No. 010-35-0532, being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8 inch iron rod with cap stamped "SAM" found for the Northwest corner of said tract [N: 13712843.70, E: 3228817.31] and in the South right-of-way line of FM 1764;

THENCE N 46°13'43" E with the North boundary line of said tract, a distance of 152.50 feet for the Northeast corner of said site;

THENCE S 16°25'10" E, a distance of 223.65 feet for the Southeast corner of said site, from which a 5/8 inch iron rod found for the Southeast corner of said tract bears S 19°49'59" E, a distance of 350.04 feet;

THENCE S 86°56'42" W, a distance of 121.15 feet to a point in the West line of said tract, for the Southwest corner of said site;

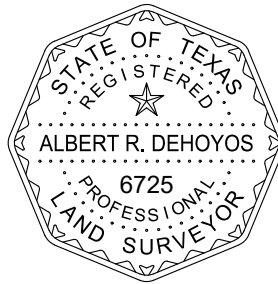
THENCE N 24°23'28" W, with said West line, a distance of 126.80 feet, returning to the **POINT OF BEGINNING**, and containing **0.512 acres** of land more or less.

I, Albert R. DeHoyos, certify that this plat was prepared under my direct supervision from a survey made on the ground on November 10, 2022, that this plat correctly represents the facts found at the time of said survey.



Albert R. DeHoyos
STATE OF TEXAS R.P.L.S. NO. 6725

12/08/22



BOUNDARY SURVEY OF A 0.512 ACRE TRACT
SITUATED IN
WILLIAM K. WILSON SURVEY, ABSTRACT NO. 208,
GALVESTON COUNTY, TEXAS

NOTES:

1. PROPERTY LINES HAVE BEEN ESTABLISHED BASED UPON FOUND MONUMENTS, MEASUREMENTS, AND EVIDENCE OBTAINED IN THE FIELD, ALONG WITH RECORDS AS PROVIDED BY THE CLIENT.
2. ABSTRACT LINES AND INFORMATION SHOWN ARE BASED ON AVAILABLE RECORDS, INCLUDING GENERAL LAND OFFICE (GLO) MAPS.
3. BASIS OF BEARINGS IS GRID NORTH, NAD '83, TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE.
4. ELEVATIONS ARE BASED ON GPS OBSERVATION, NAVD' 88 DATUM.
5. THIS PLAT PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT OR ABSTRACT OF TITLE; THERE MAY BE ADDITIONAL EASEMENTS THAT ARE NOT SHOWN HEREON.
6. SURVEY BASED UPON CONTROLLING DATA AS SHOWN OR AS FURTHER NOTED ON THIS PLAT.



4100 INTERNATIONAL PLAZA, SUITE 240
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SHEET 2 OF 2