N

SCALE : 1" = 50'

OREGON AVENUE (70' R.O.W)

Sanitary Sewer line

S 41°09'18" E — 70.00'

SET 1/2" I.R.

Lot 7

Block 19 N 48°50'42" E — 260.00'

130.00'

0.4178 Acre of Unimproved R.O.W.

P.O.B. FND. 1/2" I.R. W / CAP 50.00'

13 TH STREET (70' R.O.W., a.k.a. Pear Street)

Sanitary Sewer line

Lot 1

Lot 12

130.00'

130.00'

S 48°50'42" W — 260.00'

Block 18

Pipeline Facility No Access

130.00'

130.00'

SET 1/2" I.R.

Water Well

SS

Lot 6

N 41°09'18" W — 70.00'

Water line

SS

SET 1/2" I.R.

DICKINSON AVENUE (70' R.O.W)

STATE OF TEXAS REGISTERED
★
BARRY D. ADKINS
6137
PROFESSIONAL LAND SURVEYOR
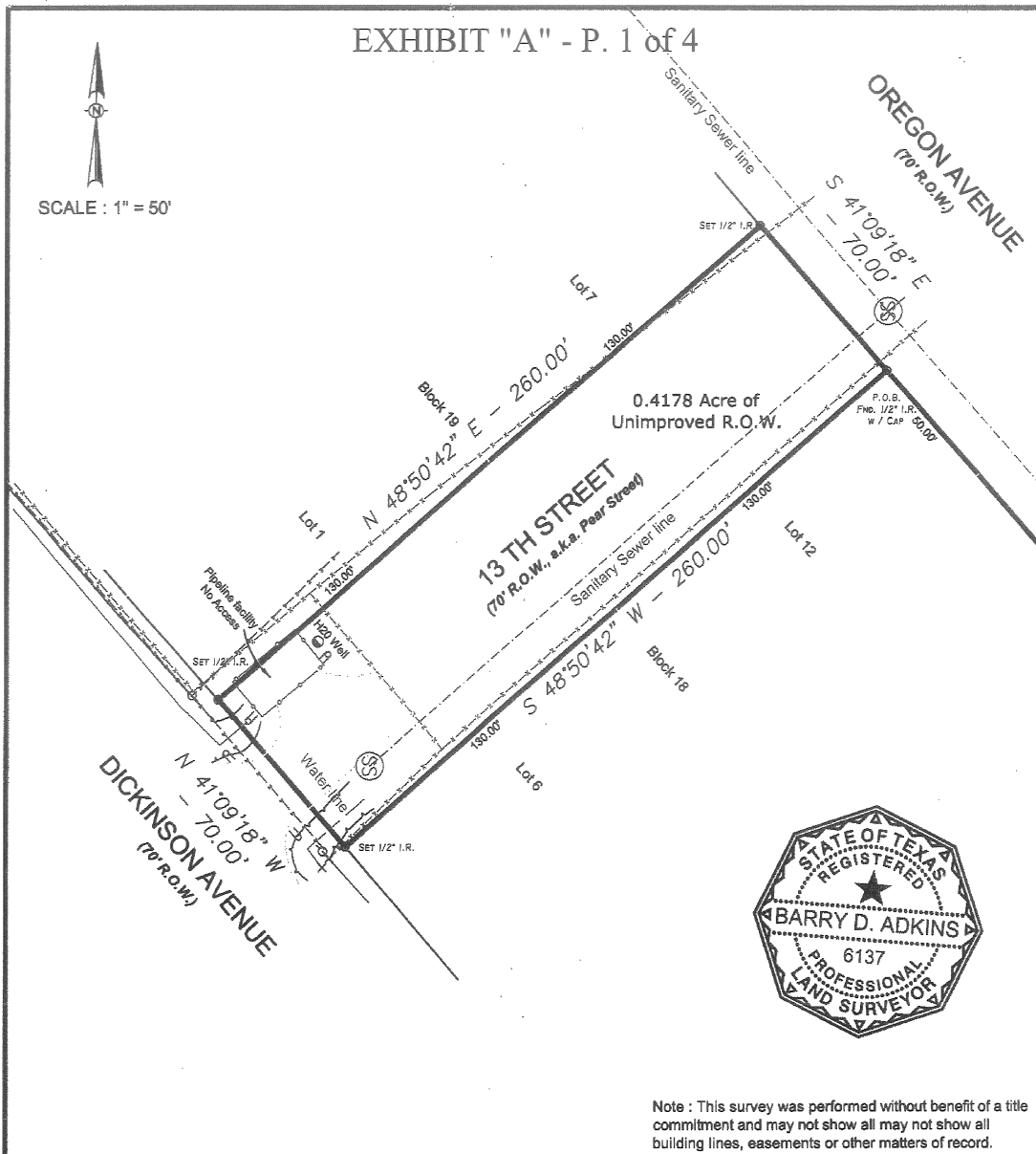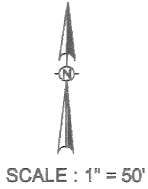
Note : This survey was performed without benefit of a title commitment and may not show all may not show all building lines, easements or other matters of record.

Notes :
- Basis for Bearings: Record Plat.
- Distances shown are ground distances.
- All abstracting done by title company.
- All B.L.'s & U.E.'s taken from recorded plat unless otherwise noted.
- All fences are Chain Link unless otherwise noted.
- Dimension ties from improvements to property lines are calculated and should NOT be relied upon for construction and/or removal of any improvements including fences.
- Building dimensions may not be used to calculate square footage.
- This property subject to any and all recorded and unrecorded easements. Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants or ownership title evidence.

LEGEND :
U.E. = Utility Easement   = Wood Fence
D.E. = Drainage Easement   = Chain Link
B.L. = Building Line   = Barbed Wire
G.E. = Guy Easement   = Wrought Iron
I.R. = Iron Rod   = Overhead Powerline
I.P. = Iron Pipe   = Power Pole
P.I.P. = Pinch Iron Pipe
P.P. = Power Pole
Stm.S.E. = Storm Sewer Easement
San.S.E. = Sanitary Sewer Easement
G.C.C.F.No. = Galveston County Clerk File Number

This property appears to be out of the 100 year flood plain, & in insurance rate map zone X, as per map 4854880030 E
Dated : 09-22-1999.

This determination to be used for flood insurance rate purposes ONLY and is NOT to be relied upon for ANY other purpose. Surveyor makes no representation as to whether property may Flood.

02/17/2014

BARRY D. ADKINS, R.P.L.S. No. 6137
This survey is certified for this transaction only, is not transferable to additional institutions or subsequent owners. If this survey does not bear an original BLUE seal it is invalid and should not be relied upon for any purpose.

LOT: *	BLOCK: *	SUBDIVISION:	DICKINSON TOWNSITE	SECTION: -

RECORDATION: VOLUME 155, PAGE 10 AND INDEXED VOLUME 7, PAGE 1 OF THE MAP RECORDS		COUNTY: GALVESTON	STATE: TEXAS

ADDRESS: 13th STREET R.O.W.	CITY: GALVESTON COUNTY	ZIP CODE: 77539

CLIENT: N/A	TITLE COMPANY: N/A	G.F. # N/A

DaRam Engineers, Inc.
5420 Dashwood, Suite 206
Houston, Texas 77081
(713) 528-1552 * Email: info@daram.com

Project #: S201477539-Perry&Austin
Field Crew: WW
Drafted by: JB

STATE OF TEXAS   February 17, 2014

COUNTY OF GALVESTON

<div align="center">

METES AND BOUNDS DESCRIPTION
13th STREET R.O.W.
GALVESTON COUNTY, TEXAS

</div>

ALL THAT CERTAIN 0.4178 ACRE TRACT OF LAND BEING THE UNIMPROVED RIGHT-OF-WAY FOR 13th STREET BOUNDED TO THE NORTHWEST BY BLOCK 19 AND TO THE SOUTHEAST BY BLOCK 18, OF DICKINSON TOWNSITE, ACCORDING TO THE PLAT RECORDED IN VOLUME 155, PAGE 10 AND INDEXED IN VOLUME 7, PAGE 1 OF THE GALVESTON COUNTY MAP RECORDS, SAID 0.4178 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

Basis for bearings: Texas State Plane Coordinate System, South Central Zone No. 4204, NAVD1988.

BEGINNING at a 1/2 inch iron rod with cap found for the East most corner of the herein described 0.4178 acre tract of land, said point being the Northwest corner of Lot 12, Block 18, of said Dickinson Townsite and being the intersection of the Southwest R.O.W. line of Oregon Avenue (70 feet R.O.W.) with the Southeast R.O.W. line of 13th Street, a.k.a. Pear Street (70 feet R.O.W.);

THENCE along the Northwest line of Block 18, South 48° 50' 42" West a distance of 260.00 feet to a ½ inch iron rod set for the South most corner, said point also being the East most corner of Lot 6, Block 18, same being the intersection of the Southeast R.O.W. line of 13th Street with the Northeast R.O.W. line of Dickinson Avenue (70 feet R.O.W.);

THENCE across 14th Street and along a projected line off of the Southwest line of Block 18, to the Southwest corner of Lot 1, Block 19, North 41° 09' 18" West a distance of 70.00 feet to a 1/2 inch iron rod set for the West most corner of the herein described 0.4178 acre tract of land;

THENCE along the Southeast line of Block 19, North 48° 50' 42" East a distance of 260.00 feet to a ½ inch iron rod set for the North most corner, said point also being the intersection of the Northwest R.O.W. line of 13th Street with the Southwest R.O.W. line of Oregon Avenue:
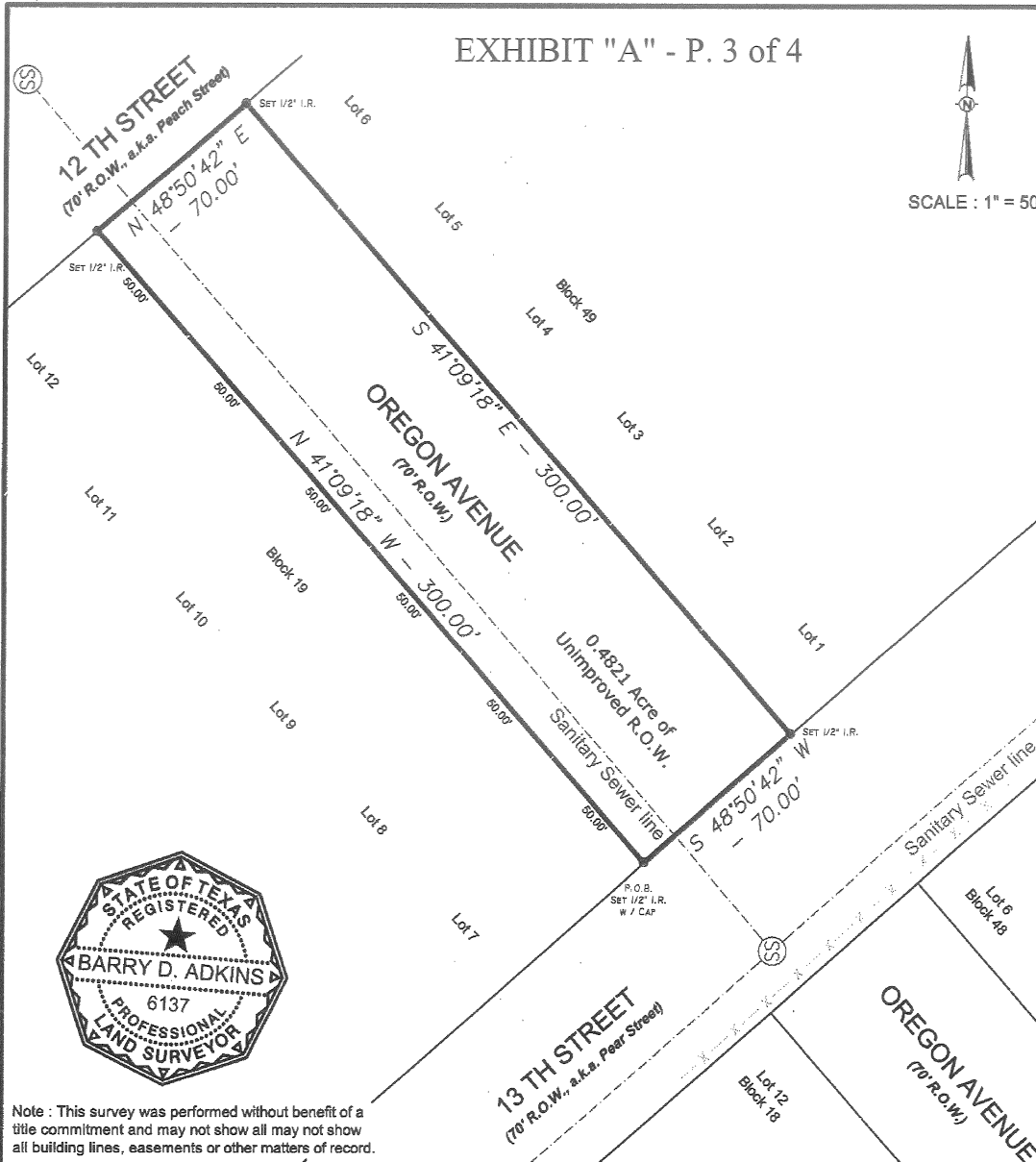
THENCE across 13th Street and along a projected line off of the Northeast line of Block 19, South 41° 09' 18" East a distance of 70.00 feet the **POINT OF BEGINNING** and containing 0.4178 acre of land.

PLAT ATTACHED

_____
BARRY D. ADKINS,   R.P.L.S. No. 6137

Job # 13thStreetROW

N

SCALE : 1" = 50'

12 TH STREET
(70' R.O.W., a.k.a. Peach Street)

SS

SET 1/2" I.R.

Lot 6

N 48°50'42" E - 70.00'

Lot 5

SET 1/2" I.R.

50.00'

Block 49

Lot 4

S 41°09'18" E - 300.00'

Lot 12

50.00'

OREGON AVENUE
(70' R.O.W)

Lot 3

Lot 11

50.00'

N 41°09'18" W - 300.00'

Lot 2

Block 19

50.00'

0.4821 Acre of
Unimproved R.O.W.

Lot 10

50.00'

Lot 1

Sanitary Sewer line

SET 1/2" I.R.

S 48°50'42" W - 70.00'

Lot 9

50.00'

Sanitary Sewer line

Lot 8

Sanitary Sewer line

Lot 6
Block 48

OREGON AVENUE
(70' R.O.W)

P.O.B.
SET 1/2" I.R.
W / CAP

SS

Lot 7

STATE OF TEXAS
REGISTERED
★
BARRY D. ADKINS
6137
PROFESSIONAL
LAND SURVEYOR

13 TH STREET
(70' R.O.W., a.k.a. Pear Street)

Lot 12
Block 18

Note : This survey was performed without benefit of a
title commitment and may not show all may not show
all building lines, easements or other matters of record.

Notes :
- Basis for Bearings: Record Plat.
- Distances shown are ground distances.
- All abstracting done by title company.
- All B.L.'s & U.E.'s taken from recorded plat unless otherwise noted.
- All fences are Chain Link unless otherwise noted.
- Dimension ties from improvements to property lines are calculated and should NOT be
    relied upon for construction and/or removal of any improvements including fences.
- Building dimensions may not be used to calculate square footage.
- This property subject to any and all recorded and unrecorded easements. Surveyor has
    made no investigation or independent search for easements of record,
    encumbrances, restrictive covenants or ownership title evidence.

LEGEND :

U.E. = Utility Easement		—— // ——	= Wood Fence
D.E. = Drainage Easement		—O—	= Chain Link
B.L. = Building Line		—X—	= Barbed Wire
G.E. = Guy Easement		—□—	= Wrought Iron
I.R. = Iron Rod		—E—	= Overhead Powerline
I.P. = Iron Pipe		∮	= Power Pole
P.I.P. = Pinch Iron Pipe			
P.P. = Power Pole			
Stm.S.E. = Storm Sewer Easement			
San.S.E. = Sanitary Sewer Easement			
G.C.C.F.No. = Galveston County Clerk File Number			

This property appears to be out of the 100 year
flood plain, & in insurance rate map zone X, as
per map 4854880030 E
Dated : 09-22-1999.

This determination to be used for flood
insurance rate purposes ONLY and is NOT
to be relied upon for ANY other purpose.
Surveyor makes no representation as to
whether property may Flood.

B. Adkins (signature)   02/27/2014

BARRY D. ADKINS, R.P.L.S. No. 6137

This survey is certified for this transaction only, is not transferable to additional institutions
or subsequent owners. If this survey does not bear an original BLUE seal it is invalid and
should not be relied upon for any purpose.

LOT: *	BLOCK: *	SUBDIVISION:	DICKINSON TOWNSITE	SECTION: -

RECORDATION:	COUNTY:	STATE:
VOLUME 155, PAGE 10 AND INDEXED VOLUME 7, PAGE 1 OF THE MAP RECORDS	GALVESTON	TEXAS

ADDRESS:	CITY:	ZIP CODE:
OREGON AVENUE / 12th STREET R.O.W.	GALVESTON COUNTY	77539

CLIENT: N/A	TITLE COMPANY: N/A	G.F. # N/A

STATE OF TEXAS   February 17, 2014

COUNTY OF GALVESTON

METES AND BOUNDS DESCRIPTION
OREGON AVENUE / 12TH STREET R.O.W.
GALVESTON COUNTY, TEXAS

ALL THAT CERTAIN 0.4821 ACRE TRACT OF LAND BEING THE UNIMPROVED RIGHT-OF-WAY FOR OREGON AVENUE BOUNDED TO THE NORTHEAST BY BLOCK 49 AND TO THE SOUTHWEST BY BLOCK 19, OF DICKINSON TOWNSITE, ACCORDING TO THE PLAT RECORDED IN VOLUME 155, PAGE 10 AND INDEXED IN VOLUME 7, PAGE 1 OF THE GALVESTON COUNTY MAP RECORDS, SAID 0.4821 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

Basis for bearings: Texas State Plane Coordinate System, South Central Zone No. 4204, NAVD1988.

BEGINNING at a 1/2 inch iron rod with cap set for the South most corner of the herein described 0.4821 acre tract of land, said point being the Northeast corner of Lot 7, Block 19, of said Dickinson Townsite and being the intersection of the Northwest R.O.W. line of 13th Street (70 feet R.O.W., a.k.a. Pear Street) with the Southwest R.O.W. line of Oregon Avenue (70 feet R.O.W.);
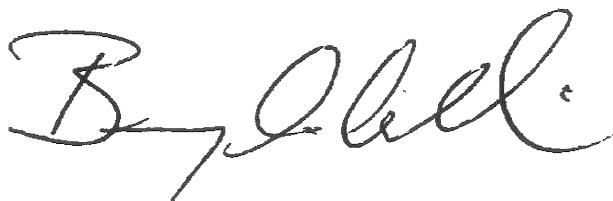
THENCE along the Northeast line of Block 19, North 41° 09' 18" West a distance of 300.00 feet to a 1/2 inch iron rod set for the West most corner, said point also being the Northeast corner of Lot 12, Block 19, same being the intersection of the Southeast R.O.W. line of 12th Street (70 feet R.O.W., a.k.a. Peach Street) with the Southwest R.O.W. line of Oregon Avenue;

THENCE across Oregon Avenue and along a projected Northwest line of Block 19, North 48° 50' 42" East a distance of 70.00 feet to a point for the North most corner of the herein described 0.4821 acre tract of land, said point also being the intersection of the Northeast R.O.W. line of Oregon Avenue with the Southeast R.O.W. line of 12th Street;

THENCE along the Southwest line of Block 49, same being the Northwest R.O.W. line of Oregon Avenue, South 41° 09' 18" East a distance of 300.00 feet to the East most corner of the herein described 0.4821 acre tract of land, said point also being the intersection of the Northeast R.O.W. line of Oregon Avenue with the Northwest R.O.W. line of 13th Street;

THENCE across Oregon Avenue and along a projected line off of the Southeast line of Block 49, South 48° 50' 42" West a distance of 70.00 feet to the **POINT OF BEGINNING** and containing 0.4821 acre of land.

PLAT ATTACHED

BARRY D. ADKINS,   R.P.L.S. No. 6137

STATE OF TEXAS
REGISTERED
BARRY D. ADKINS
6137
PROFESSIONAL
LAND SURVEYOR

Job # Oregon12thStreetROW