



PROPERTY DESCRIPTION:

All that certain 8.40 acres (366,000 square feet) tract or parcel of land being all of Blocks 140, 170, 200 and 230, of **MOORES ADDITION TO THE TOWN OF DICKINSON**, a subdivision in Galveston County Texas, according to the map or plot thereof recorded in Volume 155, Page 10, of the Galveston County, Deed Records, together with those portions of Dakota Avenue (a.k.a. Avenue F), Delaware Avenue (a.k.a. Avenue G), and Hawaii Avenue (a.k.a. Avenue H), abandoned by instrument recorded under Galveston County Clerk's File (G.C.C.F.) Number 2008016047, **SAVE AND EXCEPT** that portion conveyed to the State of Texas by Deed recorded in Volume 3199, Page 251, and corrected by instrument recorded in Volume 3219, Page 82, both in the Deed Records in the said County Clerk's Office:

BEGINNING at a 5/8 inch iron rod found at the point of intersection of the Southwesterly line of State Highway 3 a 150 foot right-of-way with the Northwestery line of Peach Street (a.k.a. 12th Street) a 70 foot right-of way not open;

THENCE S 39°09'00" W, along the Northwestery line of said Peach Street and with the Southeastery lines of said Blocks 140, 170, 200, 230, at a distance of 230.00 feet passing the most Southerly corner of said block 140, from which point a 1/2 inch iron rod found bears S 20°43' E, 0.4 feet, at a distance of 300.00 feet passing the most Easterly corner of said Block 170, at a distance of 560.00 feet passing the most Southerly corner of said Block 170, at a distance of 630.00 feet passing the most Easterly corner of said Block 200, at a distance of 890.00 feet passing the most Southerly corner of said Block 200, at a distance of 960.00 feet passing the most Easterly corner of said Block 230, and continuing for a total distance of 1220.00 feet to a 1/2 inch iron rod found for the most Southerly corner of said Block 230, said point being at the point of intersection of the Northwestery line of said Peach Street and the Northeastery line of Idaho Avenue (a.k.a. Avenue I) a 70 foot right-of-way not open;

THENCE N 50°51'00" W, along the Northeastery line of said Idaho Avenue and with the Southwesterly line of said Block 230, a distance of 300.00 feet to most Westerly corner of said Block 230, from which point a 1/2 inch iron rod found bears N 87°29' W, 0.7 feet, said point being at the point of intersection of the Northeastery line of said Idaho Avenue and with the Southeastery line of Olive Street (a.k.a. 11th Street) a 70 foot right-of-way;

THENCE N 39°09'00" E, along the Southeastery line of said Olive Street and with the Northwestery lines of said Blocks 230, 200, 170, 140, at a distance of 260.00 feet passing the most Northerly corner of said Block 230, at a distance of 330.00 feet passing the most Westerly corner of said Block 200, at a distance of 590.00 feet passing the most Northerly corner of said Block 200, at a distance of 660.00 feet passing a 1/2 inch iron rod found for the most Westerly corner of said Block 170, at a distance of 920.00 feet passing a 1/2 inch iron rod found for the most Northerly corner of said Block 170, at a distance of 990.00 feet passing a 1/2 inch iron rod found for the most Westerly corner of said Block 140, and continuing for a total distance of 1220.00 feet to a 5/8 inch iron rod found for corner, said point being at the intersection of Southeastery line of said Olive street and the Southwesterly line of said State Highway 3;

THENCE S 50°51'00" E, along the Southwesterly line of said State Highway 3 a distance of 300.00 feet to the **POINT OF BEGINNING** and containing a calculated area of 366,000 square feet (8.40 acres) of land.

Survey Prepared for: Kevin Gabriel

Notes:

- 1.) This property lies in Zone "AE", (BFE-17'), defined by FEMA as base flood elevations determined and in Zone "X", (shaded), defined by FEMA as areas of 500-year flood; areas of 100-year flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 100-year flood, as scaled from Flood Insurance Rate Map Community-Panel Number 485488 0030 E, map revised September 22, 1999.
- 2.) This survey has been prepared without the benefit of a current title report or title commitment. This property may be subject to matters of record not reflected hereon which such a title report or title commitment may reveal.
- 3.) Elevations expressed hereon are based on League City Reference Mark LC-2005-118, Elevation 19.14', NAVD88 (2002 Adjustment).

April 30, 2015

I hereby certify that on the above date, the herein described Tract, 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.

GeoSurv, LLC

Dale L. Hardy
Registered Professional
Land Surveyor 4847

