

STATE OF TEXAS
COUNTY OF GALVESTON

15' Drainage Easement

Being a 15' Drainage Easement being out of a called 1.32 acre tract described in deed unto B W Hunting LLC as recorded in Galveston County Clerk's File (GCCF) No. 2005035305 further being described by metes and bounds as follows:

BEGINNING at a found 1/2-inch iron rod with cap stamped "RPLS 3686" on the east right-of-way line of Perkins Avenue (called 70' ROW) as shown in Volume 238, Page 12 Map Records of Galveston County, Texas (MRGC), for the northwest corner of this easement, same being the northwest corner of said B W Hunting tract;

THENCE, North 48° 52' 39" East, departing the east right-of-way line of said Perkins Avenue and with the northwest line of said B W Hunting tract, a distance of 124.25 feet to a point for the northeast corner of this easement, same being the northeast corner of said B W Hunting tract;

THENCE, South 41° 07' 21" East, along the northeast line of said B W Hunting tract, a distance of 466.00 feet to a 1-inch iron pipe found for the southeast corner of this easement, same being the southeast corner of said B W Hunting tract and the northeast corner of a called 3.900 acre tract described in deed unto Walding & Sons LLC as recorded in GCCF 2013068255;

THENCE, South 48° 52' 39" West, along the common line of said B W Hunting and Walding & Sons tracts, a distance of 15.00 feet to a point from whence a 1-inch iron pipe found at the southeast corner of said B W Hunting tract bears South 48° 52' 39" West, a distance of 109.25 feet, for reentrant corner of this easement;

THENCE, North 41° 07' 21" West, departing the common line of said B W Hunting and Walding & Sons tracts and crossing said B W Hunting tract, a distance of 451.00 feet to a point for interior corner of this easement;

THENCE, South 48° 52' 39" West, continuing across said B W Hunting tract, a distance of 109.25 feet to a point in the east right-of-way line of said Perkins Avenue for an angle point in the southwest line of this easement;

THENCE, North 41° 07' 21" West, along the east right-of-way line of said Perkins Avenue, a distance of 15.00 feet to the **POINT OF BEGINNING**.

All coordinates and bearings stated herein are referred to the Texas State Coordinate System, South Central Zone, NAD 83.



A handwritten signature in blue ink, appearing to read "Trisha Myree Lund", written over a horizontal line.

Trisha Myree Lund, RPLS 6088

S. F. AUSTIN LEAGUE

G. H. & H. R. R.
(CALLED 100' R.O.W.)
Vol. 172, Pg. 543 D.R.G.C.

N48°52'39"E 124.25'

S48°52'39"W 109.25'

15' DRAINAGE
EASEMENT

N41°07'21"W 451.00'

S41°07'21"E 466.00'

G. H. & H. R. R.
(CALLED 125' R.O.W.)
Vol. 192, Pg. 274 M.R.G.C.

CALLED 1.32 ACRES
B W HUNTING LLC
G.C.C.F. 2005035305

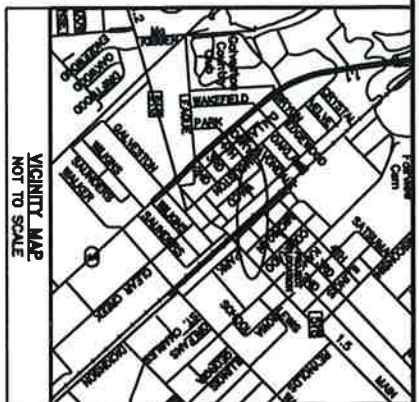
P.O.B.
FOUND 1/2" I.R.
W/CAP STAMPED
RPLS 3686"

L2



PERKINS AVENUE
(CALLED 70' R.O.W.)
Vol. 236, Pg. 12 M.R.G.C.

MATCH LINE



VICINITY MAP
NOT TO SCALE



SCALE IN FEET

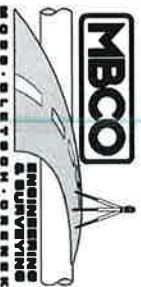
LINE TABLE			
LINE	LENGTH	LINE BEARING	
L1	15.00'	S48°52'39"W	
L2	15.00'	N41°07'21"W	

Bearing Basis:
Texas Coordinate System of
1983, South Central Zone
(TXSC Zone 4204); NAD 83

15' Drainage Easement

Date: 09/09/2017	Drawn By: JP	Job No: 20.17.0003
Scale: 1"=40'	Checked By: TL	Sheet No.: 2 of 3

TRISHA MYREE LUND, RPLS, NO. 6088



13111 Westheimer Road
Suite 307
Houston, Texas 77077
TBPE Reg. No. F16850
TBPLS Reg. No. 10194112
Phone: 281-760-1656
www.mbcosurveying.com

MATCH LINE

S. F. AUSTIN LEAGUE

G. H. & H. R. R.
(CALLED 125' R.O.W.)
Vol. 192, Pg. 274 M.R.G.C.

S41°07'21"E 466.00'

N41°07'21"W 451.00'

15' DRAINAGE
EASEMENT

CALLED 1.32 ACRES
B W HUNTING LLC
G.C.C.F. 2005035305

S48°52'39"W 109.25'

CALLED 3.900 ACRES
WALDING & SONS LLC
G.C.C.F. 2013068255

FOUND 1" I.P.



VICINITY MAP
NOT TO SCALE



SCALE IN FEET

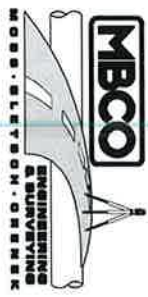
PERKINS AVENUE
(CALLED 70' R.O.W.)
Vol. 238, Pg. 12 M.R.G.C.

LINE TABLE			
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15' Drainage Easement

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Drawn By: JP		Job No: 20.17.0003	
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