

FIELD NOTES FOR 0.1129 ACRE (4,920 SQUARE FEET) OF LAND LOCATED IN THE PERRY AND AUSTIN LEAGUE, ABSTRACT NO. 19, GALVESTON COUNTY, TEXAS; SAID 0.1129 ACRE OF LAND BEING OUT OF LOT 33 OF DICKINSON ADDITION "B", RECORDED IN VOLUME 155, PAGE 10, GALVESTON COUNTY DEED RECORDS (G.C.D.R.); SAID 0.1129 ACRE OF LAND ALSO BEING OUT OF A RESIDUE OF THAT CERTAIN TRACT OF LAND DESCRIBED AS "COMMERCIAL TRACT NO. 3" IN DEED DATED DECEMBER 22, 2003 TO TUSCAN LAKES INVESTORS II, L.P., RECORDED UNDER GALVESTON COUNTY CLERK'S FILE (G.C.C.F.) NO. 2003091445; SAID 0.1129 ACRE OF LAND IS MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: (All coordinates and bearings are referenced to the Texas Coordinate System, South Central Zone, North American Datum of 1983. All distances are surface values and may be converted to grid by multiplying by the combined scale factor of 0.99987021.)

BEGINNING at a 5/8-inch iron rod with TxDOT aluminum cap found, having grid coordinates of N=13,746,510.62 and E=3,222,249.63, at the intersection of the proposed northwest right-of-way line of FM 646, the south boundary line of that certain tract of land described in deed dated May 2, 2018 to Galveston County Municipal Utility District No. 44, recorded under Galveston County Clerk's File (G.C.C.F.) No. 2018033651, and the north boundary line of said residue of "Commercial Tract No. 3" for the northeast corner of the herein described parcel, from which a 5/8-inch iron rod with cap stamped "GEOSURV" found in the existing northwest right-of-way line of FM 646 and the southeast boundary line of said Lot 33 for the southeast corner of said Galveston County Municipal Utility District No. 44 tract and the northeast corner of said residue of "Commercial Tract No. 3" bears South 41°11'09" East, a distance of 15.57 feet;

THENCE South 48°46'27" West, along the proposed northwest right-of-way line of FM 646, a distance of 76.41 feet to a 5/8-inch iron rod with TxDOT aluminum cap found for angle point;

THENCE South 55°37'01" West, continuing along the proposed northwest right-of-way line of FM 646, a distance of 100.71 feet to a 5/8-inch iron rod with TxDOT aluminum cap found for angle point;

THENCE South 48°46'27" West, continuing along the proposed northwest right-of-way line of FM 646, a distance of 122.38 feet to a 5/8-inch iron rod with cap stamped "LANDTECH" set in the north line of a 20-foot wide City of League City Municipal Utility Easement as recorded under G.C.C.F. No. 2011021942 for the southeast corner of the herein described parcel;

THENCE North 86°10'03" West, along the north line of said 20-foot wide City of League City Municipal Utility Easement, a distance of 22.60 feet to a 5/8-inch iron rod with cap stamped "LANDTECH" set for the southwest corner of the herein described parcel;

THENCE North 48°46'27" East, along a line parallel with and 16.00 feet northwest of the proposed northwest right-of-way line of FM 646, a distance of 139.30 feet to a 5/8-inch iron rod with cap stamped "LANDTECH" set for an angle point;

THENCE North 55°37'01" East, continuing along a line parallel with and 16.00 feet northwest of the proposed northwest right-of-way line of FM 646, a distance of 100.71 feet to a 5/8-inch iron rod with cap stamped "LANDTECH" set for an angle point;

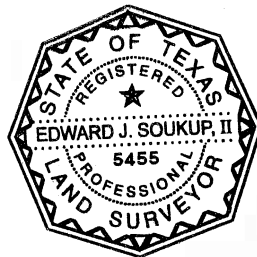
THENCE North 48°46'27" East, continuing along a line parallel with and 16.00 feet northwest of the proposed northwest right-of-way line of FM 646, a distance of 75.46 feet to a 5/8-inch iron rod with cap stamped "LANDTECH" set in the south boundary line of said Galveston County Municipal Utility District No. 44 tract and the north boundary line of said residue of "Commercial Tract No. 3" for the northwest corner of the herein described parcel;

THENCE South 41°11'09" East, along the south boundary line of said Galveston County Municipal Utility District No. 44 tract and the north boundary line of said residue of "Commercial Tract No. 3", a distance of 16.00 feet to the POINT OF BEGINNING and containing 0.1129 acre (4,920 square feet) of land.

This metes and bounds description is accompanied by a separate plat.

August 7, 2020
Landtech, Inc.
TBPELS Firm No. 10019100

Edward J. Soukup II

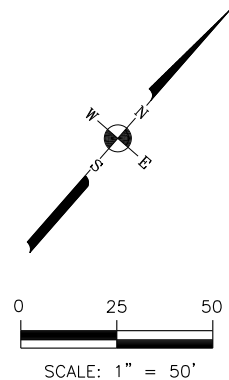


Edward J. Soukup II
Registered Professional Land Surveyor No. 5455

Landtech Project No. 20-2-0099.00
Landtech Dwg. No. 672-C-1565
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PERRY AND AUSTIN LEAGUE
ABSTRACT NO. 19

- LEGEND / ABBREVIATIONS
- I.R. = IRON ROD
 - I.P. = IRON PIPE
 - P.O.B. = POINT OF BEGINNING
 - P.O.C. = POINT OF COMMENCING
 - G.C.D.R. = GALVESTON COUNTY DEED RECORDS
 - G.C.M.R. = GALVESTON COUNTY MAP RECORDS
 - G.C.C.F. = GALVESTON COUNTY CLERK'S FILE
 - O.P.R.G.C. = OFFICIAL PUBLIC RECORDS OF GALVESTON COUNTY
 - R.O.W. = RIGHT OF WAY
 - = SET 5/8" I.R. W/CAP (UNLESS NOTED OTHERWISE)
 - = FOUND AS NOTED
 - AC. = ACRE(S)
 - SQ. FT. = SQUARE FEET
 - ALUM. = ALUMINUM
 - VOL. = VOLUME
 - PG. = PAGE
 - FND. = FOUND
 - MON. = MONUMENT



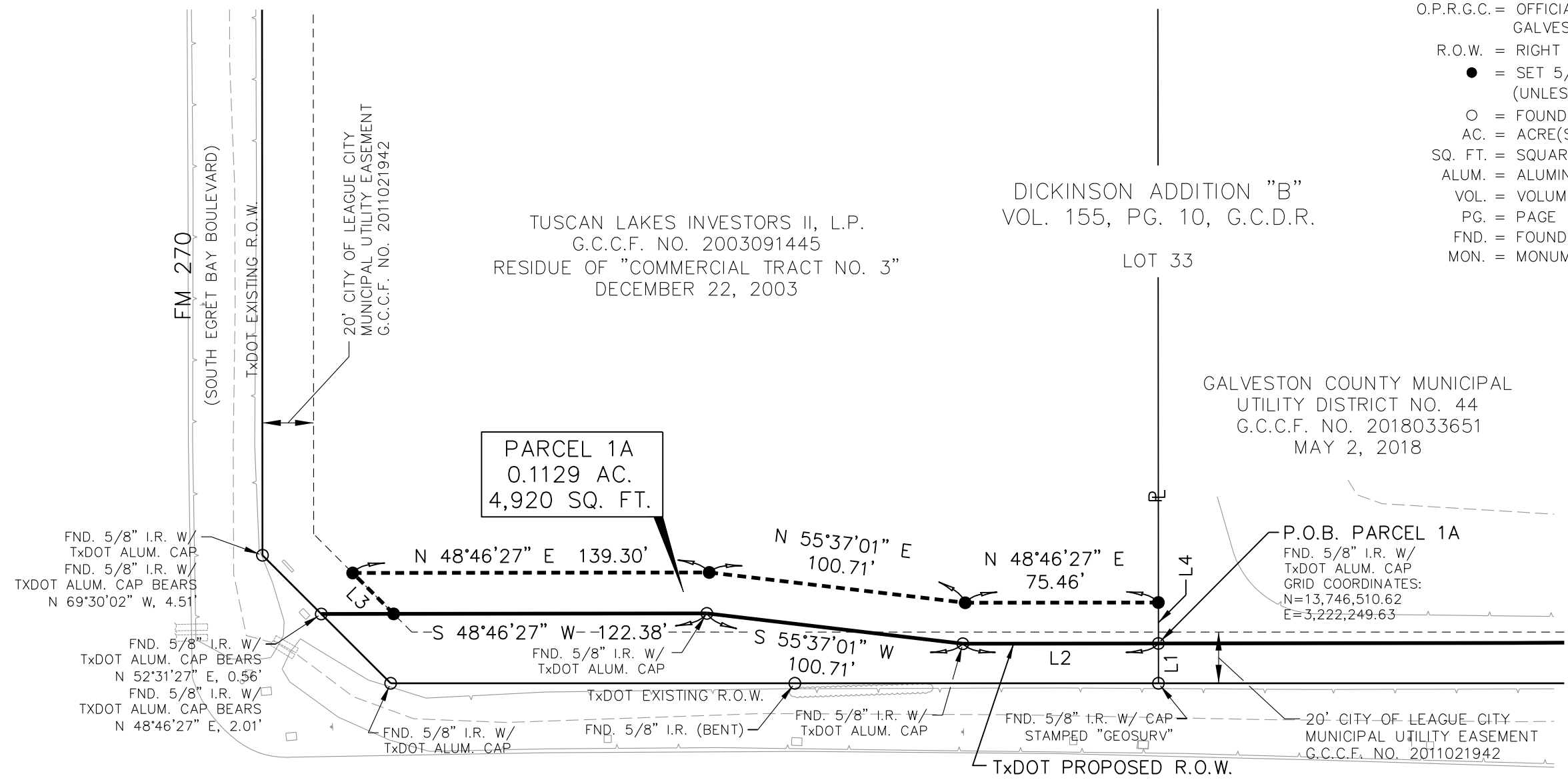
DICKINSON ADDITION "B"
VOL. 155, PG. 10, G.C.D.R.

LOT 33

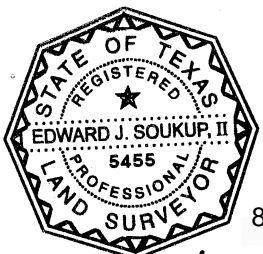
GALVESTON COUNTY MUNICIPAL
UTILITY DISTRICT NO. 44
G.C.C.F. NO. 2018033651
MAY 2, 2018

LINE	BEARING	DISTANCE
L1	S 41°11'09" E	15.57'
L2	S 48°46'27" W	76.41'
L3	N 86°10'03" W	22.60'
L4	S 41°11'09" E	16.00'

PARCEL 1A
0.1129 AC.
4,920 SQ. FT.



- NOTES:
- ALL COORDINATES AND BEARINGS ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983.
 - ALL DISTANCES ARE SURFACE VALUES AND MAY BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.99987021.
 - THIS PLAT IS ACCOMPANIED BY A SEPARATE METES AND BOUNDS DESCRIPTION.



8-7-2020

Edward J. Soukup II

EDWARD J. SOUKUP II
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS REGISTRATION NO. 5455

CITY OF LEAGUE CITY, TEXAS
PROPOSED 16' WATER LINE EASEMENT
PARCEL 1A
TUSCAN LAKES INVESTORS II, L.P.

LANDTECH

2525 North Loop West
Suite 300
Houston, Texas 77008

Tel. (713) 861-7068 Fax (713) 861-4131
TBPELS NO. 10019100

DATE: AUGUST 7, 2020

SCALE: 1" = 50'

PROJECT NO.: 20-2-0099.00

DRAWING NO.: 672-C-1565

SHEET 1 OF 1

FIELD NOTES FOR 0.4119 ACRE (17,942 SQUARE FEET) OF LAND LOCATED IN THE PERRY AND AUSTIN LEAGUE, ABSTRACT NO. 19, GALVESTON COUNTY, TEXAS; SAID 0.4119 ACRE OF LAND BEING OUT OF LOTS 33, 34 AND 35 OF DICKINSON ADDITION "B", RECORDED IN VOLUME 155, PAGE 10, GALVESTON COUNTY DEED RECORDS (G.C.D.R.); SAID 0.4119 ACRE OF LAND ALSO BEING OUT OF THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED DATED MAY 2, 2018 TO GALVESTON COUNTY MUNICIPAL UTILITY DISTRICT NO. 44, RECORDED UNDER GALVESTON COUNTY CLERK'S FILE (G.C.C.F.) NO. 2018033651; SAID 0.4119 ACRE OF LAND IS MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: (All coordinates and bearings are referenced to the Texas Coordinate System, South Central Zone, North American Datum of 1983. All distances are surface values and may be converted to grid by multiplying by the combined scale factor of 0.99987021.)

BEGINNING at a 5/8-inch iron rod with TxDOT aluminum cap found, having grid coordinates of N=13,746,510.62 and E=3,222,249.63, at the intersection of the proposed northwest right-of-way line of FM 646, the north boundary line of a residue of that certain tract of land described as "Commercial Tract No. 3" in deed dated December 22, 2003 to Tuscan Lakes Investors II, L.P., recorded under Galveston County Clerk's File (G.C.C.F.) No. 2003091445, and the south boundary line of said Galveston County Municipal Utility District No. 44 tract for the southeast corner of the herein described parcel, from which a 5/8-inch iron rod with cap stamped "GEOSURV" found in the existing northwest right-of-way line of FM 646 and the southeast boundary line of said Lot 33 for the northeast corner of said residue of "Commercial Tract No. 3" and the southeast corner of said Galveston County Municipal Utility District No. 44 tract bears South 41°11'09" East, a distance of 15.57 feet;

THENCE North 41°11'09" West, along the north boundary line of said residue of "Commercial Tract No. 3" and the south boundary line of said Galveston County Municipal Utility District No. 44 tract, a distance of 16.00 feet to a 5/8-inch iron rod with cap stamped "LANDTECH" set for the southwest corner of the herein described parcel;

THENCE North 48°46'27" East, along a line parallel with and 16.00 feet northwest of the proposed northwest right-of-way line of FM 646, a distance of 137.63 feet to a 5/8-inch iron rod with cap stamped "LANDTECH" set for the point of curvature of a curve to the left;

THENCE in a northeasterly direction, along an arc concentric with and 16.00 feet northwest of the proposed northwest right-of-way line of FM 646, with said curve to the left, having a radius of 2,772.79 feet, an arc length of 77.84 feet, a central angle of 01°36'31", and a chord which bears North 47°58'12" East, a distance of 77.84 feet to a 5/8-inch iron rod with cap stamped "LANDTECH" set for the endpoint of said curve to the left;

THENCE North 47°28'45" East, along a line parallel with and 16.00 feet northwest of the proposed northwest right-of-way line of FM 646, a distance of 182.78 feet to a 5/8-inch iron rod with cap stamped "LANDTECH" set for angle point;

THENCE North 47°09'57" East, continuing along a line parallel with and 16.00 feet northwest of the proposed northwest right-of-way line of FM 646, a distance of 540.11 feet to a 5/8-inch iron rod with cap stamped "LANDTECH" set for the point of curvature of a curve to the right;

THENCE in a northeasterly direction, along an arc concentric with and 16.00 feet northwest of the proposed northwest right-of-way line of FM 646, with said curve to the right, having a radius of 2,955.79 feet, an arc length of 175.13 feet, a central angle of 03°23'41", and a chord which bears North 48°51'48" East, a distance of 175.10 feet to a 5/8-inch iron rod with cap stamped "LANDTECH" set in the south boundary line of a 300-foot wide Houston Lighting and Power Company (currently CenterPoint Energy) fee strip described as "First Tract" in deed dated December 31, 1964, recorded in Volume 1673, Page 519, G.C.D.R. and the north boundary line of said Galveston County Municipal Utility District No. 44 tract for the endpoint of said curve to the right and the northwest corner of the herein described parcel;

THENCE South 84°56'17" East, along the south boundary line of said 300-foot wide CenterPoint Energy fee strip and the north boundary line of said Galveston County Municipal Utility District No. 44 tract, a distance of 22.89 feet to a 5/8-inch iron rod with TxDOT aluminum cap found in the proposed northwest right-of-way line of FM 646 for the beginning point of a curve to the left and the northeast corner of the herein described parcel, from which a 5/8-inch iron rod with cap stamped "COTTON" found in the northwest right-of-way line of an unnamed road (70 feet wide according to Volume 155, Page 10, G.C.D.R.) and the southeast boundary line of said Lot 35 for the southeast corner of said 300-foot wide CenterPoint Energy fee strip and the northeast corner of said Galveston County Municipal Utility District No. 44 tract bears South 84°56'17" East, a distance of 51.03 feet;

THENCE in a southwesterly direction, along the proposed northwest right-of-way line of FM 646, with said curve to the left, having a radius of 2,939.79 feet, an arc length of 190.51 feet, a central angle of 03°42'47", and a chord which bears South 49°01'20" West, a distance of 190.48 feet to a 5/8-inch iron rod with TxDOT aluminum cap found for the point of tangency;

THENCE South 47°09'57" West, continuing along the proposed northwest right-of-way line of FM 646, a distance of 540.11 feet to a 5/8-inch iron rod with TxDOT aluminum cap found for an angle point;

THENCE South 47°28'45" West, continuing along the proposed northwest right-of-way line of FM 646, a distance of 182.78 feet to a 5/8-inch iron rod with TxDOT aluminum cap found for the beginning point of a curve to the right;

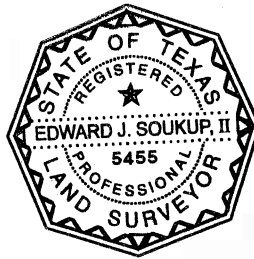
THENCE in a southwesterly direction, continuing along the proposed northwest right-of-way line of FM 646, with said curve to the right, having a radius of 2,788.79 feet, an arc length of 78.29, a central angle of $01^{\circ}36'31''$, and a chord which bears South $47^{\circ}58'12''$ West, a distance of 78.29 feet to a 5/8-inch iron rod with TxDOT aluminum cap found for the point of tangency;

THENCE South $48^{\circ}46'27''$ West, continuing along the proposed northwest right-of-way line of FM 646, at a distance of 12.50 feet passing a 5/8-inch iron rod with TxDOT aluminum cap found on line, continuing for a total distance of 137.64 feet to the POINT OF BEGINNING and containing 0.4119 acre (17,942 square feet) of land.

This metes and bounds description is accompanied by a separate plat.

August 7, 2020
Landtech, Inc.
TBPELS Firm No. 10019100

Edward J. Soukup II



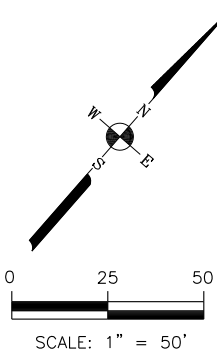
Edward J. Soukup II
Registered Professional Land Surveyor No. 5455

Landtech Project No. 20-2-0099.00
Landtech Dwg. No. 672-C-1565
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LINE	BEARING	DISTANCE
L1	S 41°11'09" E	15.57'
L2	N 41°11'09" W	16.00'

CURVE	RADIUS	LENGTH	DELTA	CHORD
C1	2,772.79'	77.84'	01°36'31"	N 47°58'12" E 77.84'
C4	2,788.79'	78.29'	01°36'31"	S 47°58'12" W 78.29'

- LEGEND / ABBREVIATIONS
- I.R. = IRON ROD
 - I.P. = IRON PIPE
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 - P.O.C. = POINT OF COMMENCING
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 - G.C.M.R. = GALVESTON COUNTY MAP RECORDS
 - G.C.C.F. = GALVESTON COUNTY CLERK'S FILE
 - O.P.R.G.C. = OFFICIAL PUBLIC RECORDS OF GALVESTON COUNTY
 - R.O.W. = RIGHT OF WAY
 - = SET 5/8" I.R. W/CAP (UNLESS NOTED OTHERWISE)
 - = FOUND AS NOTED
 - AC. = ACRE(S)
 - SQ. FT. = SQUARE FEET
 - ALUM. = ALUMINUM
 - VOL. = VOLUME
 - PG. = PAGE
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PERRY AND AUSTIN LEAGUE
ABSTRACT NO. 19

DICKINSON ADDITION "B"
VOL. 155, PG. 10, G.C.D.R.

TUSCAN LAKES INVESTORS II, L.P.
G.C.C.F. NO. 2003091445
RESIDUE OF "COMMERCIAL TRACT NO. 3"
DECEMBER 22, 2003

LOT 33

LOT 33
LOT 34

LOT 34

GALVESTON COUNTY MUNICIPAL
UTILITY DISTRICT NO. 44
G.C.C.F. NO. 2018033651
MAY 2, 2018

PARCEL 1B
0.4119 AC.
17,942 SQ. FT.

P.O.B. PARCEL 1B
FND. 5/8" I.R. W/
TxDOT ALUM. CAP
GRID COORDINATES:
N=13,746,510.62
E=3,222,249.63

L2

N 48°46'27" E 137.63'

C1

N 47°28'45" E 182.78'

N 47°09'57" E 540.11'

L1

S 48°46'27" W 137.64'

C4

S 47°28'45" W 182.78'

S 47°09'57" W 540.11'

FND. 5/8" I.R. W/ CAP
STAMPED "GEOSURV"

FND. 5/8" I.R. W/
TxDOT ALUM. CAP

FND. 5/8" I.R. W/
TxDOT ALUM. CAP

TxDOT EXISTING R.O.W.

20' CITY OF LEAGUE CITY
MUNICIPAL UTILITY EASEMENT
G.C.C.F. NO. 2011021942

FND. 5/8" I.R. W/
TxDOT ALUM. CAP

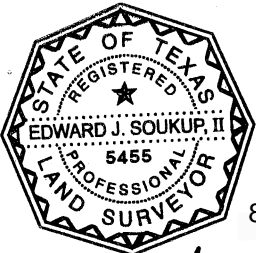
TxDOT PROPOSED R.O.W.

FM 646

MATCH LINE "A"

NOTES:

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- THIS PLAT IS ACCOMPANIED BY A SEPARATE METES AND BOUNDS DESCRIPTION.



8-7-2020

Edward J. Soukup II

EDWARD J. SOUKUP II
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS REGISTRATION NO. 5455

CITY OF LEAGUE CITY, TEXAS
PROPOSED 16' WATER LINE EASEMENT
PARCEL 1B
GALVESTON COUNTY MUNICIPAL
UTILITY DISTRICT NO. 44

LANDTECH

2525 North Loop West
Suite 300
Houston, Texas 77008

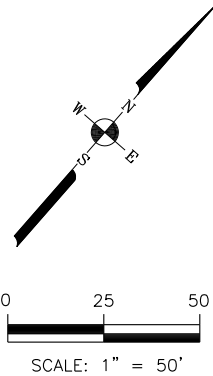
Tel. (713) 861-7068 Fax (713) 861-4131
TBPELS NO. 10019100

DATE: AUGUST 7, 2020
SCALE: 1" = 50'
PROJECT NO.: 20-2-0099.00
DRAWING NO.: 672-C-1565
SHEET 1 OF 2

LINE	BEARING	DISTANCE
L3	S 84°56'17" E	22.89'
L4	S 84°56'17" E	51.03'

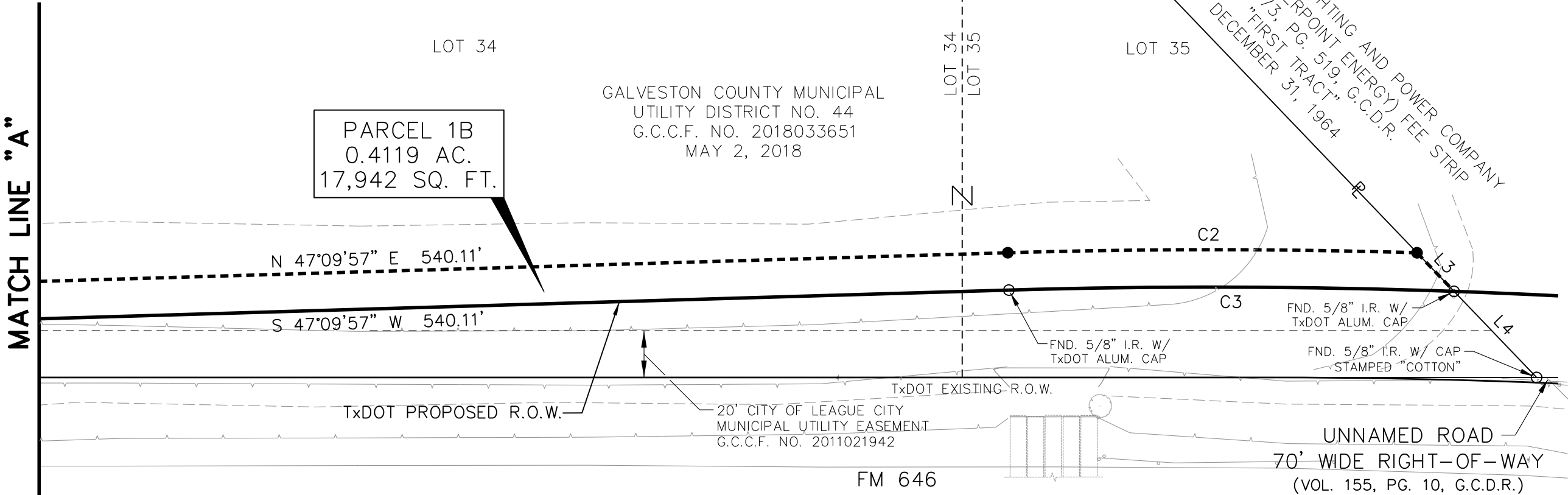
CURVE	RADIUS	LENGTH	DELTA	CHORD
C2	2,955.79'	175.13'	03°23'41"	N 48°51'48" E 175.10'
C3	2,939.79'	190.51'	03°42'47"	S 49°01'20" W 190.48'

- LEGEND / ABBREVIATIONS
- I.R. = IRON ROD
 - I.P. = IRON PIPE
 - P.O.B. = POINT OF BEGINNING
 - P.O.C. = POINT OF COMMENCING
 - G.C.D.R. = GALVESTON COUNTY DEED RECORDS
 - G.C.M.R. = GALVESTON COUNTY MAP RECORDS
 - G.C.C.F. = GALVESTON COUNTY CLERK'S FILE
 - O.P.R.G.C. = OFFICIAL PUBLIC RECORDS OF GALVESTON COUNTY
 - R.O.W. = RIGHT OF WAY
 - = SET 5/8" I.R. W/CAP (UNLESS NOTED OTHERWISE)
 - = FOUND AS NOTED
 - AC. = ACRE(S)
 - SQ. FT. = SQUARE FEET
 - ALUM. = ALUMINUM
 - VOL. = VOLUME
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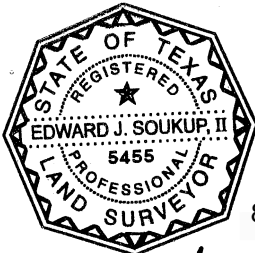
PERRY AND AUSTIN LEAGUE
ABSTRACT NO. 19

DICKINSON ADDITION "B"
VOL. 155, PG. 10, G.C.D.R.



NOTES:

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- THIS PLAT IS ACCOMPANIED BY A SEPARATE METES AND BOUNDS DESCRIPTION.



Edward J. Soukup II

EDWARD J. SOUKUP II
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS REGISTRATION NO. 5455

CITY OF LEAGUE CITY, TEXAS
PROPOSED 16' WATER LINE EASEMENT
PARCEL 1B
GALVESTON COUNTY MUNICIPAL
UTILITY DISTRICT NO. 44

LANDTECH
2525 North Loop West
Suite 300
Houston, Texas 77008
Tel. (713) 861-7068 Fax (713) 861-4131
TBPELS NO. 10019100

DATE: AUGUST 7, 2020
SCALE: 1" = 50'
PROJECT NO.: 20-2-0099.00
DRAWING NO.: 672-C-1565
SHEET 2 OF 2

FIELD NOTES FOR THE CENTERLINE OF A PROPOSED 24-INCH WATERLINE LOCATED IN THE PERRY AND AUSTIN LEAGUE, ABSTRACT NO. 19, GALVESTON COUNTY, TEXAS; SAID PROPOSED WATERLINE EXTENDING ACROSS LOT 35 OF DICKINSON ADDITION "B", AS RECORDED IN VOLUME 155, PAGE 10, GALVESTON COUNTY DEED RECORDS (G.C.D.R.) AND ACROSS THAT CERTAIN CALLED 25.733 ACRE TRACT OF LAND DESCRIBED AS "FIRST TRACT" IN DEED DATED DECEMBER 31, 1964, TO HOUSTON LIGHTING AND POWER COMPANY (CURRENTLY CENTERPOINT ENERGY, INC.), RECORDED IN VOLUME 1673, PAGE 519, G.C.D.R.; THE CENTERLINE OF SAID PROPOSED WATERLINE IS MORE PARTICULARLY DESCRIBED AS FOLLOWS: (All coordinates and bearings are referenced to the Texas Coordinate System, South Central Zone, North American Datum of 1983. All distances are surface values and may be converted to grid by multiplying by the combined scale factor of 0.99987021.)

COMMENCING at a 5/8-inch iron rod with cap "Cotton Surveying" found in the northwest right-of-way line of an unnamed road (70 feet wide according to Volume 155, Page 10, G.C.D.R.), and the southeast boundary line of said Lot 35 for the northeast corner of that certain tract of land described in deed dated May 2, 2018 to Galveston County Municipal Utility District No. 44, recorded under Galveston County Clerk's File (G.C.C.F.) No. 2018033651 and the southeast corner of said 25.733 acre tract;

THENCE North 84°56'17" West, along the north boundary line of said Galveston County Municipal Utility District No. 44 tract and the south boundary line of said 25.733 acre tract, at a distance of 51.03 feet passing 5/8-inch iron rod with TxDOT aluminum cap found in the proposed northwest right-of-way line of FM 646, continuing for a total distance of 58.07 feet to a 5/8-inch iron rod with cap "LANDTECH" set for the POINT OF BEGINNING and southwest end of the herein described centerline, having grid coordinates of N=13,747,269.92 and E=3,223,078.77;

THENCE North 54°06'52" East, a distance of 457.76 feet to a 5/8-inch iron rod with cap "LANDTECH" set in the northwest right-of-way line of said unnamed road and the southeast boundary line of said Lot 35 for the southeast corner of that certain tract of land described in deed dated February 17, 1970 to Community Public Service Company (currently Texas-New Mexico Power Company), recorded in Volume 2093, Page 215, G.C.D.R., the northeast corner of said 25.733 acre tract, and the northeast end of the herein described centerline, from which a 5/8-inch iron rod with TxDOT aluminum cap found in the proposed northwest right-of-way line of FM 646 bears North 84°56'17" West, a distance of 1.97 feet, and from which a 5/8-inch iron rod with cap "Cotton Surveying" found for the northeast corner of said Community Public Service Company tract bears North 48°51'38" East, a distance of 83.13 feet.

TOTAL EASEMENT LENGTH IS 457.76 FEET (27.74 RODS).

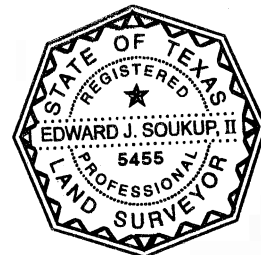
CenterPoint Energy Map Reference: C289.

This centerline description is accompanied by a separate plat (Page 2 of 2).

Edward J. Soukup II

8-7-2020

Edward J. Soukup II
Registered Professional Land Surveyor No. 5455
Landtech, Inc.
TBPELS Firm No. 10019100
Landtech Project No. 20-2-0099.00
Landtech Dwg. No. 672-A-4141
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LEGEND / ABBREVIATIONS

HOUSTON LIGHTING AND POWER COMPANY
(CURRENTLY CENTERPOINT ENERGY, INC.)
VOL. 1673, PG. 519, G.C.D.R.
"FIRST TRACT" - CALLED 25.733 ACRES
DECEMBER 31, 1964
(CENTERPOINT ENERGY MAP NO. C289)

GALVESTON COUNTY MUNICIPAL
 UTILITY DISTRICT NO. 44
 G.C.C.F. NO. 2018033651
 MAY 2, 2018

P.O.B.
GRID COORDINATES:
N=13,747,269.92
E=3,223,078.77

20' CITY OF LEAGUE CITY
MUNICIPAL UTILITY EASEMENT-
G.C.C.F. NO. 2011021942

COMMUNITY PUBLIC SERVICE COMPANY

CURRENTLY TEXAS-NEW MEXICO POWER COMPANY

VOL. 2093, PG. 215, G.C.D.R.

FEBRUARY 17, 1970

S 84°56'17" E 244.42'

PROPOSED WATERLINE

FOOT PROPOSED R.O.W.

SCALE: 1" = 10'

0 50

PROPOSED

TOWER #00037
 CENTERPOINT
 92
 7

P.O.C.
FND. 5/8" I.R. W/ CAP
"COTTON SURVEYING"

FM 646

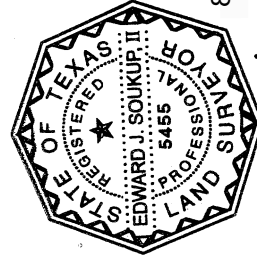
TXDOT EXISTING R.O.W.

TOTAL RODS: 27.74

LINE	BEARING	DISTANCE
L1	N 84°56'17" W	58.07'
L2	S 84°56'17" E	43.73'
L3	N 84°56'17" W	1.97'
L4	N 48°51'38" E	83.13'

1. ALL COORDINATES AND BEARINGS ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983.
2. ALL DISTANCES ARE SURFACE VALUES AND MAY BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.99987021

3. THIS PLAT IS ACCOMPANIED BY A SEPARATE CENTERLINE DESCRIPTION.
4. CENTERPOINT ENERGY MAP REFERENCE: C289.



8-7-2020

Edward J. Lechup II

EDWARD J. SOUKUP II
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS REGISTRATION NO. 5455

CITY OF LEAGUE CITY, TEXAS
1535 DICKINSON AVE.
LEAGUE CITY, TEXAS 77573

PROPOSED 24" WATERLINE ACROSS
CENTERPOINT ENERGY, INC.
25.733 ACRE TRACT LOCATED IN
LEAGUE CITY,
GALVESTON, COUNTY, TEXAS

LANDTECH

2525 North Loop West
Suite 300
Houston, Texas 77008

Tel. (713) 861-7068 Fax (713) 861-4131
TBPELS NO. 10019100

DATE: 10/15/2020
SCALE: 1" = 100'
PROJECT NO.: 20-2-0099.00
DRAWING NO.: 672-A-4141
PAGE 2 OF 2

City of League City
Waterline Easement
Parcel 5A
Page 1 of 2 Pages

FIELD NOTES FOR 0.3861 ACRE (16,820 SQUARE FEET) OF LAND LOCATED IN THE ROBERT HALL SURVEY, ABSTRACT NO. 78, GALVESTON COUNTY, TEXAS; SAID 0.3861 ACRE OF LAND BEING OUT OF UNRESTRICTED RESERVE "G" OF STAMFORD COURTE, AS RECORDED IN VOLUME 18, PAGE 140, GALVESTON COUNTY MAP RECORDS (G.C.M.R.); SAID 0.3861 ACRE OF LAND ALSO BEING OUT OF A CERTAIN TRACT OF LAND DESCRIBED AS "TRACT IV" IN DEED TO GRET INVESTMENTS, LTD., DATED JUNE 28, 2018, RECORDED UNDER INSTRUMENT NO. 2018038901, OFFICIAL PUBLIC RECORDS OF GALVESTON COUNTY (O.P.R.G.C.); SAID 0.3861 ACRE OF LAND IS MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: (All coordinates and bearings are referenced to the Texas Coordinate System, South Central Zone, North American Datum of 1983. All distances are surface values and may be converted to grid by multiplying by the combined scale factor of 0.99987021.)

BEGINNING at a 5/8-inch iron rod with TxDOT aluminum cap, having grid coordinates of N=13,748,017.22 and E=3,225,700.53, found in the west boundary line of said Unrestricted Reserve "G" and said Gret Investments, Ltd. tract, at the intersection of the existing east right-of-way line of Tuscan Lakes Boulevard (formerly FM 1266, 80 feet wide according to Volume 93, Page 3, Volume 977, Page 151 and Volume 1035, Page 134 of the Galveston County Deed Records [G.C.D.R.]) and the proposed north right-of-way line of FM 646 for the southwest corner of the herein described parcel;

THENCE North 02°56'20" West, along the existing east right-of-way line of Tuscan Lakes Boulevard and the west boundary line of said Unrestricted Reserve "G" and said Gret Investments, Ltd. tract, a distance of 22.62 feet to a 5/8-inch iron rod with "LANDTECH" cap set for the northwest corner of the herein described parcel;

THENCE South 47°56'54" East, a distance of 55.60 feet to a 5/8-inch iron rod with "LANDTECH" cap set for an angle point;

THENCE North 87°02'50" East, a distance of 143.57 feet to a 5/8-inch iron rod with "LANDTECH" cap set for an angle point;

THENCE South 86°06'36" East, a distance of 100.72 feet to a 5/8-inch iron rod with "LANDTECH" cap set for an angle point;

THENCE North 87°02'50" East, a distance of 752.76 feet to a 5/8-inch iron rod with "LANDTECH" cap set in the west right-of-way line of Galveston Avenue (unimproved, 70 feet wide according to Volume 93, Page 3, G.C.D.R.) and the east boundary line of said Unrestricted Reserve "G" and said Gret Investments, Ltd. tract for the northeast corner of the herein described parcel;

City of League City
Waterline Easement
Parcel 5A
Page 2 of 2 Pages

THENCE South 02°58'20" East, along the west right-of-way line of Galveston Avenue and the east boundary line of said Unrestricted Reserve "G" and said Gret Investments, Ltd. tract, a distance of 16.00 feet to a 5/8-inch iron rod with "LANDTECH" cap set in the proposed north right-of-way line of FM 646 for the southeast corner of the herein described parcel;

THENCE South 87°02'50" West, along the proposed north right-of-way line of FM 646, a distance of 753.72 feet to a 5/8-inch iron rod with TxDOT aluminum cap found for an angle point;

THENCE North 86°06'36" West, continuing along the proposed north right-of-way line of FM 646, a distance of 100.72 feet to a 5/8-inch iron rod with TxDOT aluminum cap found for an angle point;

THENCE South 87°02'50" West, continuing along the proposed north right-of-way line of FM 646, a distance of 149.24 feet to a 5/8-inch iron rod with "LANDTECH" cap set for an angle point;

THENCE North 47°56'54" West, continuing along the proposed north right-of-way line of FM 646, a distance of 46.23 feet to the POINT OF BEGINNING and containing 0.3861 acre (16,820 square feet) of land.

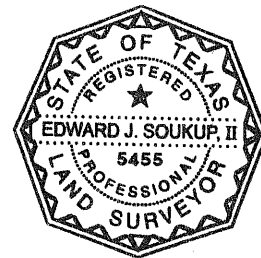
This metes and bounds description is accompanied by a separate plat.

Revised: February, 2019 – Update ownership information, delete Parcel 5, and create Parcel 5A.

Landtech, Inc.
TBPLS Firm No. 10019100 TBPE No. F-1364

Edward J. Soukup II 2-7-2019

Edward J. Soukup II
Registered Professional Land Surveyor No. 5455



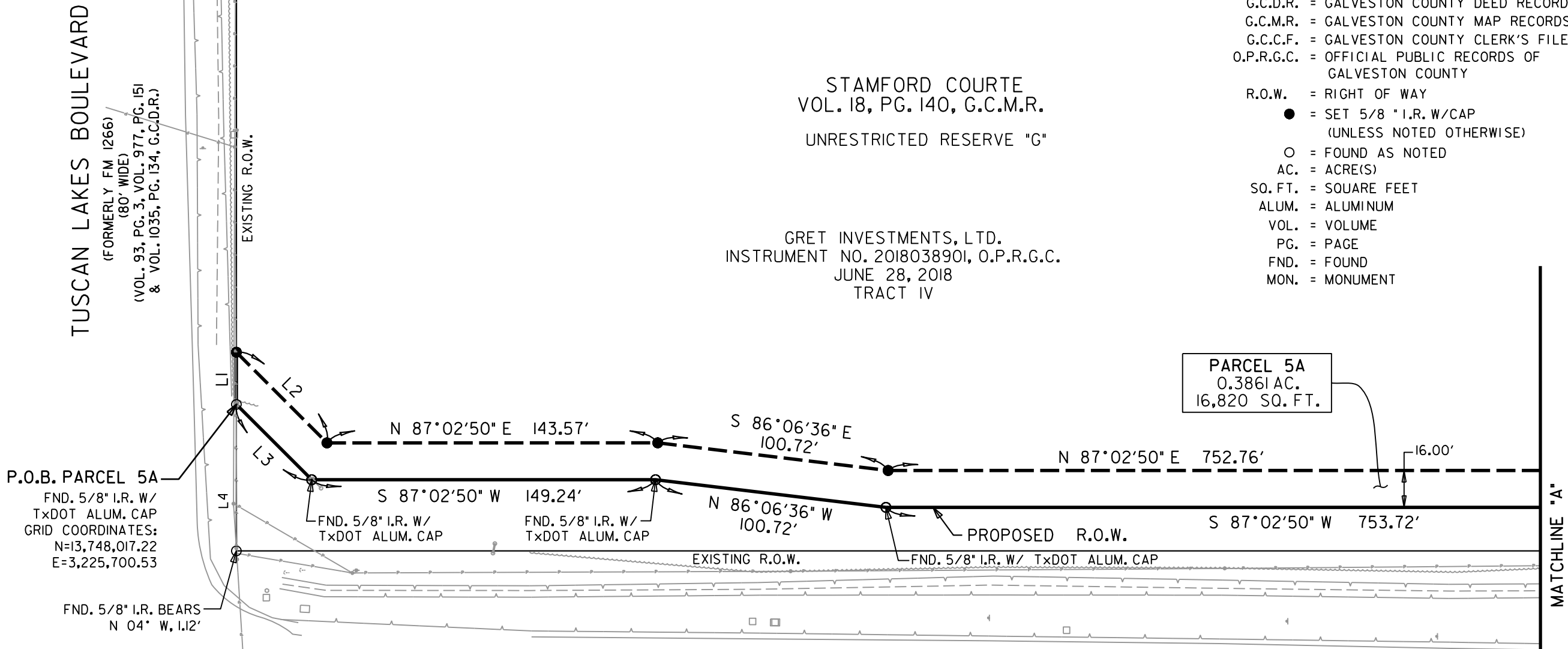
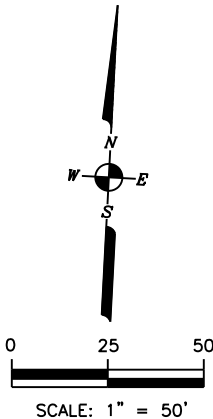
Project No. 13-2-0100.01
LCI Dwg. No. 672-C-1565
S:\2013\1320100\Survey\Parcel 5A.doc

ROBERT HALL SURVEY
ABSTRACT NO. 78

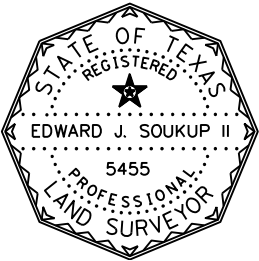
STAMFORD COURTE
VOL. 18, PG. 140, G.C.M.R.
UNRESTRICTED RESERVE "G"

GRET INVESTMENTS, LTD.
INSTRUMENT NO. 2018038901, O.P.R.G.C.
JUNE 28, 2018
TRACT IV

- LEGEND / ABBREVIATIONS
- I.R. = IRON ROD
 - I.P. = IRON PIPE
 - P.O.B. = POINT OF BEGINNING
 - P.O.C. = POINT OF COMMENCING
 - G.C.D.R. = GALVESTON COUNTY DEED RECORDS
 - G.C.M.R. = GALVESTON COUNTY MAP RECORDS
 - G.C.C.F. = GALVESTON COUNTY CLERK'S FILE
 - O.P.R.G.C. = OFFICIAL PUBLIC RECORDS OF GALVESTON COUNTY
 - R.O.W. = RIGHT OF WAY
 - = SET 5/8" I.R. W/CAP (UNLESS NOTED OTHERWISE)
 - = FOUND AS NOTED
 - AC. = ACRE(S)
 - SQ. FT. = SQUARE FEET
 - ALUM. = ALUMINUM
 - VOL. = VOLUME
 - PG. = PAGE
 - FND. = FOUND
 - MON. = MONUMENT



LINE	BEARING	DISTANCE
L1	N 02°56'20" W	22.62'
L2	S 47°56'54" E	55.60'
L3	N 47°56'54" W	46.23'
L4	S 02°56'20" E	63.57'



Edward J. Soukup II 2-7-2019

EDWARD J. SOUKUP II
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS REGISTRATION NO. 5455

CITY OF LEAGUE CITY, TEXAS
PROPOSED 16' WATER LINE EASEMENT
PARCEL 5A
GRET INVESTMENTS, LTD.

REVISED: FEBRUARY, 2019
UPDATE OWNERSHIP INFORMATION
DELETE PARCEL 5, CREATE PARCEL 5A

LANDTECH
engineering • surveying
2525 North Loop West
Suite 300
Houston, Texas 77008
Tel. (713) 861-7068 Fax (713) 861-4131
TBPLS NO. 10019100 TBPE NO. F-1364

DATE: APRIL 10, 2015
SCALE: 1" = 50'
PROJECT NO.: 13-2-0100.01
DRAWING NO.: 672-C-1565
SHEET 1 OF 2

- NOTES:
- ALL COORDINATES AND BEARINGS ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983.
 - ALL DISTANCES ARE SURFACE VALUES AND MAY BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.99987021.
 - THIS PLAT IS ACCOMPANIED BY A SEPARATE METES AND BOUNDS DESCRIPTION.

ROBERT HALL SURVEY
ABSTRACT NO. 78

STAMFORD COURTE
VOL. 18, PG. 140, G.C.M.R.

GRET INVESTMENTS, LTD.
INSTRUMENT NO. 2018038901, O.P.R.G.C.
JUNE 28, 2018
TRACT IV

UNRESTRICTED RESERVE "G"

PARCEL 5A
0.3861 AC.
16,820 SQ. FT.

MATCHLINE "A"

16.00'
N 87°02'50" E 752.76'
PROPOSED R.O.W.
S 87°02'50" W 753.72'

EXISTING R.O.W.

FM 646

LINE	BEARING	DISTANCE
L5	S 02°58'20" E	16.00'

NOTES:

- ALL COORDINATES AND BEARINGS ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983.
- ALL DISTANCES ARE SURFACE VALUES AND MAY BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.99987021.
- THIS PLAT IS ACCOMPANIED BY A SEPARATE METES AND BOUNDS DESCRIPTION.

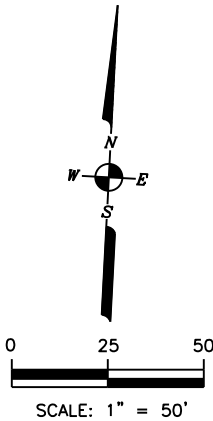


Edward J. Soukup II 2-7-2019

EDWARD J. SOUKUP II
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS REGISTRATION NO. 5455

LEGEND / ABBREVIATIONS

O = FOUND AS NOTED
AC. = ACRE(S)
SQ. FT. = SQUARE FEET
ALUM. = ALUMINUM
VOL. = VOLUME
PG. = PAGE
FND. = FOUND
MON. = MONUMENT
I.R. = IRON ROD
I.P. = IRON PIPE
P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCING
G.C.D.R. = GALVESTON COUNTY DEED RECORDS
G.C.M.R. = GALVESTON COUNTY MAP RECORDS
G.C.C.F. = GALVESTON COUNTY CLERK'S FILE
O.P.R.G.C. = OFFICIAL PUBLIC RECORDS OF GALVESTON COUNTY
R.O.W. = RIGHT OF WAY
● = SET 5/8" I.R. W/CAP (UNLESS NOTED OTHERWISE)



EXISTING R.O.W.
GALVESTON AVENUE
(UNIMPROVED)
(70' WIDE)
(VOL. 93, PG. 3, G.C.D.R.)
EXISTING R.O.W.
UNRESTRICTED RESERVE "I"
EXISTING R.O.W.

REVISED: FEBRUARY, 2019
UPDATE OWNERSHIP INFORMATION
DELETE PARCEL 5, CREATE PARCEL 5A

LANDTECH
engineering • surveying
2525 North Loop West
Suite 300
Houston, Texas 77008
Tel. (713) 861-7068 Fax (713) 861-4131
TBPLS NO. 10019100 TBPE NO. F-1364

CITY OF LEAGUE CITY, TEXAS
PROPOSED 16' WATER LINE EASEMENT
PARCEL 5A
GRET INVESTMENTS, LTD.

DATE: APRIL 10, 2015
SCALE: 1" = 50'
PROJECT NO.: 13-2-0100.01
DRAWING NO.: 672-C-1565
SHEET 2 OF 2

FIELD NOTES FOR 0.1102 ACRE (4,800 SQUARE FEET) OF LAND LOCATED IN THE ROBERT HALL SURVEY, ABSTRACT NO. 78, GALVESTON COUNTY, TEXAS; SAID 0.1102 ACRE OF LAND BEING OUT OF UNRESTRICTED RESERVE "I" OF STAMFORD COURTE, AS RECORDED IN VOLUME 18, PAGE 140, GALVESTON COUNTY MAP RECORDS (G.C.M.R.); SAID 0.1102 ACRE OF LAND ALSO BEING OUT OF A CERTAIN TRACT OF LAND DESCRIBED AS "TRACT VI" IN DEED TO GRET INVESTMENTS, LTD., DATED JUNE 28, 2018, RECORDED UNDER INSTRUMENT NO. 2018038901, OFFICIAL PUBLIC RECORDS OF GALVESTON COUNTY (O.P.R.G.C.); SAID 0.1102 ACRE OF LAND IS MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: (All coordinates and bearings are referenced to the Texas Coordinate System, South Central Zone, North American Datum of 1983. All distances are surface values and may be converted to grid by multiplying by the combined scale factor of 0.99987021.)

BEGINNING at a 5/8-inch iron rod with "LANDTECH" cap, having grid coordinates of N=13,748,029.54 and E=3,226,806.87, set in the west boundary line of said Unrestricted Reserve "I" and said Gret Investments, Ltd. tract, at the intersection of the existing east right-of-way line of Galveston Avenue (unimproved, 70 feet wide according to Volume 93, Page 3 of the Galveston County Deed Records [G.C.D.R.]) and the proposed north right-of-way line of FM 646 for the southwest corner of the herein described parcel;

THENCE North 02°58'20" West, along the existing east right-of-way line of Galveston Avenue and the west boundary line of said Unrestricted Reserve "I" and said Gret Investments, Ltd. tract, a distance of 16.00 feet to a 5/8-inch iron rod with "LANDTECH" cap set for the northwest corner of the herein described parcel;

THENCE North 87°02'50" East, a distance of 300.00 feet to a 5/8-inch iron rod with "LANDTECH" cap set in the west right-of-way line of Texas Avenue (unimproved, 100 feet wide according to Volume 93, Page 3, G.C.D.R.) and the east boundary line of said Unrestricted Reserve "I" and said Gret Investments, Ltd. tract for the northeast corner of the herein described parcel;

THENCE South 02°58'20" East, along the west right-of-way line of Texas Avenue and the east boundary line of said Unrestricted Reserve "I" and said Gret Investments, Ltd. tract, a distance of 16.00 feet to a 5/8-inch iron rod with "LANDTECH" cap set in the proposed north right-of-way line of FM 646 for the southeast corner of the herein described parcel;

THENCE South 87°02'50" West, along the proposed north right-of-way line of FM 646, a distance of 300.00 feet to the POINT OF BEGINNING and containing 0.1102 acre (4,800 square feet) of land.

City of League City
Waterline Easement
Parcel 5B
Page 2 of 2 Pages

This metes and bounds description is accompanied by a separate plat.

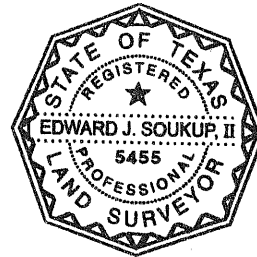
Revised: February, 2019 – Update ownership information, delete Parcel 5, and create Parcel 5B.

Landtech, Inc.

TBPLS Firm No. 10019100 TBPE No. F-1364

Edward J. Soukup II 2-7-2019

Edward J. Soukup II
Registered Professional Land Surveyor No. 5455



Project No. 13-2-0100.01
LCI Dwg. No. 672-C-1565
S:\2013\1320100\Survey\Parcel 5B.doc

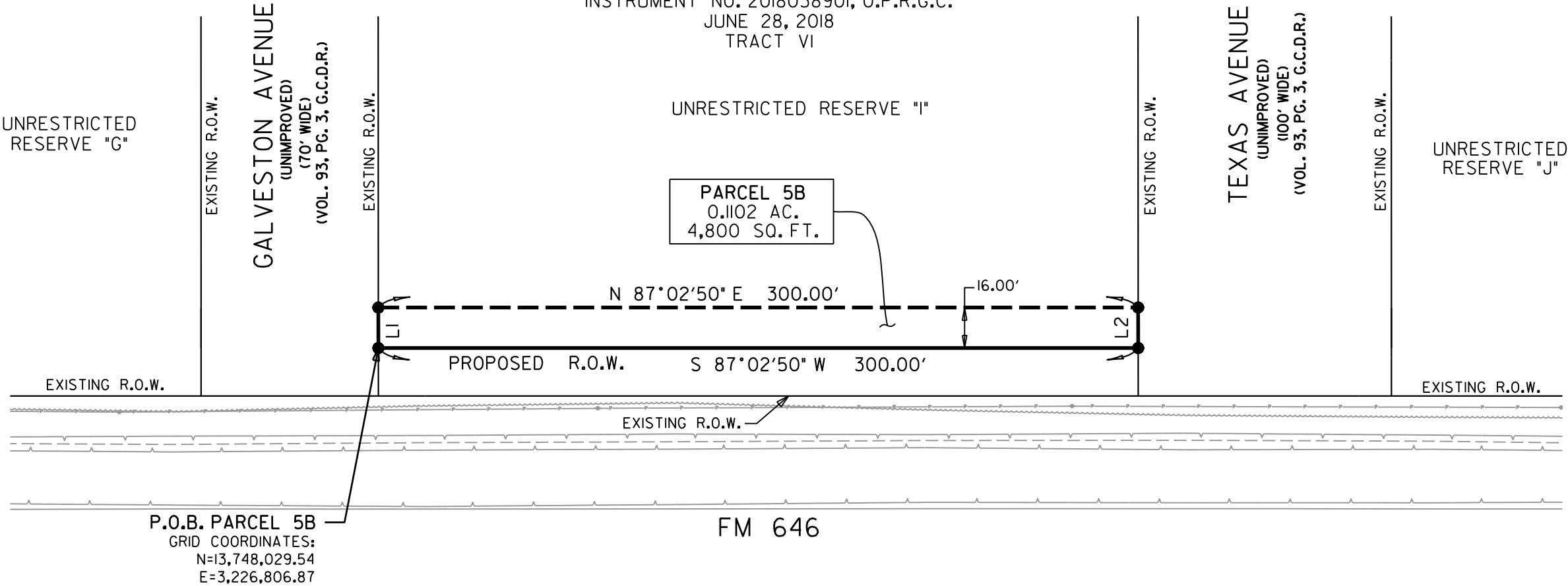
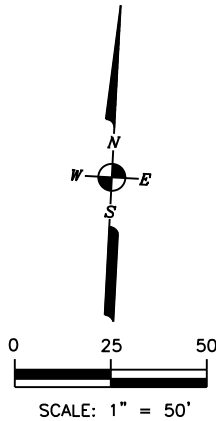
ROBERT HALL SURVEY
ABSTRACT NO. 78

STAMFORD COURTE
VOL. 18, PG. 140, G.C.M.R.

GRET INVESTMENTS, LTD.
INSTRUMENT NO. 2018038901, O.P.R.G.C.
JUNE 28, 2018
TRACT VI

LEGEND / ABBREVIATIONS

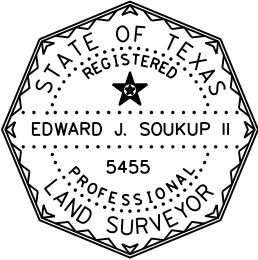
○ = FOUND AS NOTED	I.R. = IRON ROD
AC. = ACRE(S)	I.P. = IRON PIPE
SQ. FT. = SQUARE FEET	P.O.B. = POINT OF BEGINNING
ALUM. = ALUMINUM	P.O.C. = POINT OF COMMENCING
VOL. = VOLUME	G.C.D.R. = GALVESTON COUNTY DEED RECORDS
PG. = PAGE	G.C.M.R. = GALVESTON COUNTY MAP RECORDS
FND. = FOUND	G.C.C.F. = GALVESTON COUNTY CLERK'S FILE
MON. = MONUMENT	O.P.R.G.C. = OFFICIAL PUBLIC RECORDS OF GALVESTON COUNTY
	R.O.W. = RIGHT OF WAY
	● = SET 5/8 " I.R. W/CAP (UNLESS NOTED OTHERWISE)



LINE	BEARING	DISTANCE
L1	N 02°58'20" W	16.00'
L2	S 02°58'20" E	16.00'

NOTES:

- ALL COORDINATES AND BEARINGS ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983.
- ALL DISTANCES ARE SURFACE VALUES AND MAY BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.99987021.
- THIS PLAT IS ACCOMPANIED BY A SEPARATE METES AND BOUNDS DESCRIPTION.



Edward J. Soukup II 2-7-2019

EDWARD J. SOUKUP II
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS REGISTRATION NO. 5455

CITY OF LEAGUE CITY, TEXAS
PROPOSED 16' WATER LINE EASEMENT
PARCEL 5B
GRET INVESTMENTS, LTD.

REVISED: FEBRUARY, 2019
UPDATE OWNERSHIP INFORMATION
DELETE PARCEL 5, CREATE PARCEL 5B

LANDTECH
engineering • surveying
2525 North Loop West
Suite 300
Houston, Texas 77008
Tel. (713) 861-7068 Fax (713) 861-4131
TBPLS NO. 10019100 TBPE NO. F-1364

DATE: APRIL 10, 2015
SCALE: 1" = 50'
PROJECT NO.: 13-2-0100.01
DRAWING NO.: 672-C-1565
SHEET 1 OF 1

FIELD NOTES FOR 0.2461 ACRE (10,720 SQUARE FEET) OF LAND LOCATED IN THE ROBERT HALL SURVEY, ABSTRACT NO. 78, GALVESTON COUNTY, TEXAS; SAID 0.2461 ACRE OF LAND BEING OUT OF UNRESTRICTED RESERVE "J" OF STAMFORD COURTE, AS RECORDED IN VOLUME 18, PAGE 140, GALVESTON COUNTY MAP RECORDS (G.C.M.R.); SAID 0.2461 ACRE OF LAND ALSO BEING OUT OF A CERTAIN TRACT OF LAND DESCRIBED IN DEED TO GRET INVESTMENTS, LTD., DATED APRIL 4, 2016, RECORDED UNDER INSTRUMENT NO. 2016018854, OFFICIAL PUBLIC RECORDS OF GALVESTON COUNTY (O.P.R.G.C.); SAID 0.2461 ACRE OF LAND IS MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: (All coordinates and bearings are referenced to the Texas Coordinate System, South Central Zone, North American Datum of 1983. All distances are surface values and may be converted to grid by multiplying by the combined scale factor of 0.99987021.)

BEGINNING at a 5/8-inch iron rod with "LANDTECH" cap, having grid coordinates of N=13,748,050.15 and E=3,227,206.29, set in the west boundary line of said Unrestricted Reserve "J" and said Gret Investments, Ltd. tract, at the intersection of the existing east right-of-way line of Texas Avenue (unimproved, 100 feet wide according to Volume 93, Page 3 of the Galveston County Deed Records [G.C.D.R.]) and the proposed north right-of-way line of FM 646 for the southwest corner of the herein described parcel;

THENCE North 02°58'20" West, along the existing east right-of-way line of Texas Avenue and the west boundary line of said Unrestricted Reserve "J" and said Gret Investments, Ltd. tract, a distance of 16.00 feet to a 5/8-inch iron rod with "LANDTECH" cap set for the northwest corner of the herein described parcel;

THENCE North 87°02'50" East, a distance of 670.00 feet to a 5/8-inch iron rod with "LANDTECH" cap set in the west right-of-way line of Colorado Avenue (70 feet wide according to Volume 93, Page 3, G.C.D.R.) and the east boundary line of said Unrestricted Reserve "J" and said Gret Investments, Ltd. tract for the northeast corner of the herein described parcel;

THENCE South 02°58'20" East, along the west right-of-way line of Colorado Avenue and the east boundary line of said Unrestricted Reserve "J" and said Gret Investments, Ltd. tract, a distance of 16.00 feet to a 5/8-inch iron rod with "LANDTECH" cap set in the proposed north right-of-way line of FM 646 for the southeast corner of the herein described parcel;

THENCE South 87°02'50" West, along the proposed north right-of-way line of FM 646, a distance of 670.00 feet to the POINT OF BEGINNING and containing 0.2461 acre (10,720 square feet) of land.

City of League City
Waterline Easement
Parcel 5C
Page 2 of 2 Pages

This metes and bounds description is accompanied by a separate plat.

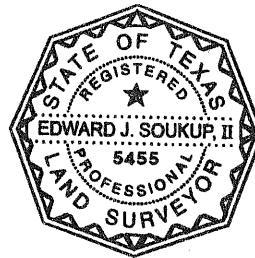
Revised: February, 2019 – Update ownership information, delete Parcel 5, and create Parcel 5C.

Landtech, Inc.

TBPLS Firm No. 10019100 TBPE No. F-1364

Edward J. Soukup II 2-7-2019

Edward J. Soukup II
Registered Professional Land Surveyor No. 5455

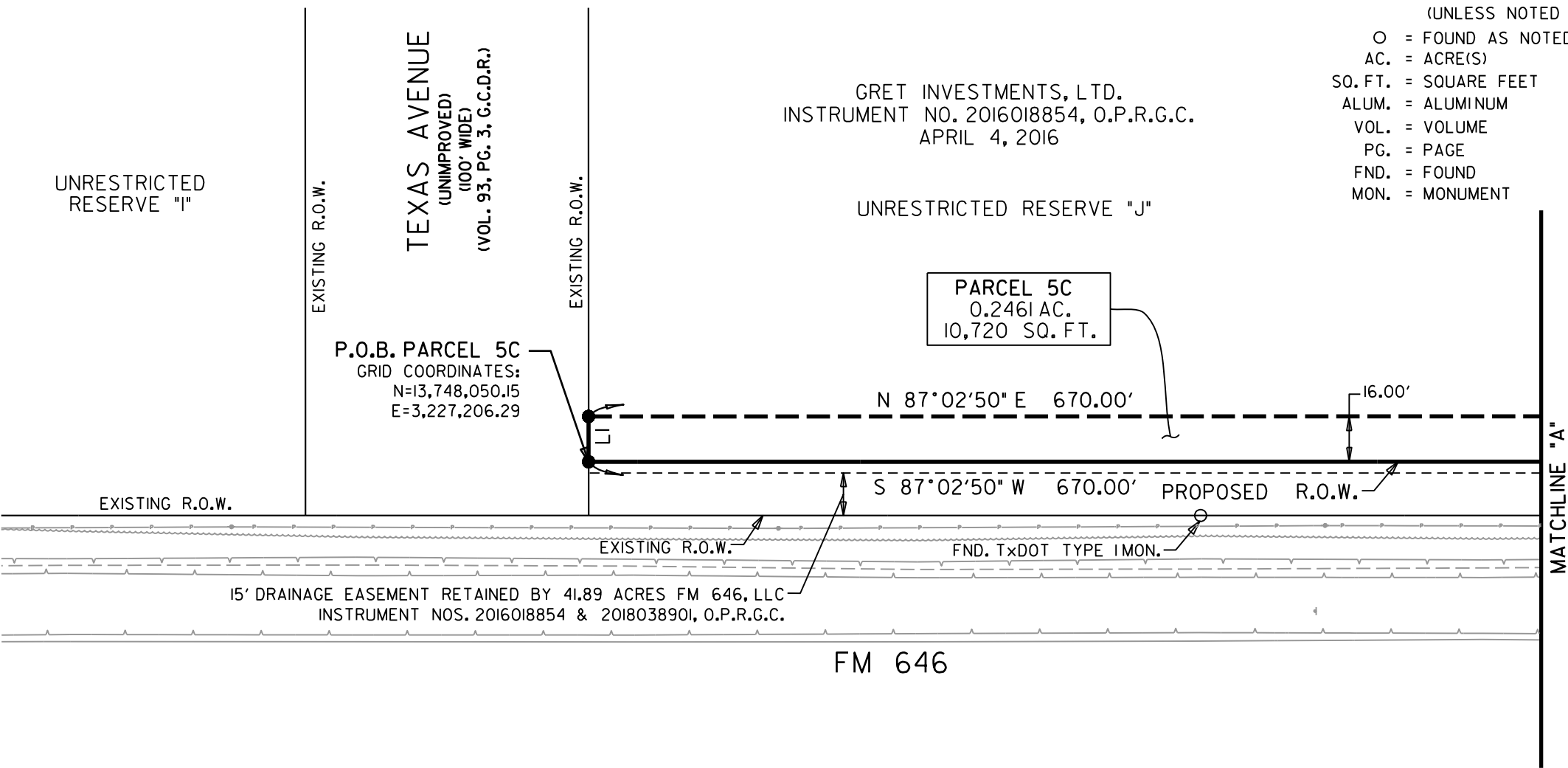
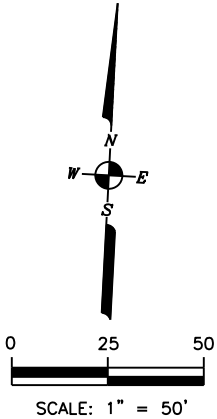


Project No. 13-2-0100.01
LCI Dwg. No. 672-C-1565
S:\2013\1320100\Survey\Parcel 5C.doc

ROBERT HALL SURVEY
ABSTRACT NO. 78

STAMFORD COURTE
VOL. 18, PG. 140, G.C.M.R.

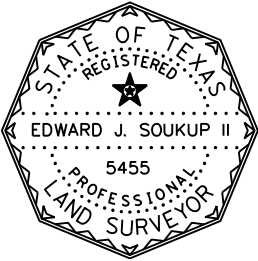
- LEGEND / ABBREVIATIONS
- I.R. = IRON ROD
 - I.P. = IRON PIPE
 - P.O.B. = POINT OF BEGINNING
 - P.O.C. = POINT OF COMMENCING
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 - G.C.M.R. = GALVESTON COUNTY MAP RECORDS
 - G.C.C.F. = GALVESTON COUNTY CLERK'S FILE
 - O.P.R.G.C. = OFFICIAL PUBLIC RECORDS OF GALVESTON COUNTY
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 - AC. = ACRE(S)
 - SQ. FT. = SQUARE FEET
 - ALUM. = ALUMINUM
 - VOL. = VOLUME
 - PG. = PAGE
 - FND. = FOUND
 - MON. = MONUMENT



LINE	BEARING	DISTANCE
LI	N 02°58'20" W	16.00'

NOTES:

- ALL COORDINATES AND BEARINGS ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983.
- ALL DISTANCES ARE SURFACE VALUES AND MAY BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.99987021.
- THIS PLAT IS ACCOMPANIED BY A SEPARATE METES AND BOUNDS DESCRIPTION.



Edward J. Soukup II 2-7-2019

EDWARD J. SOUKUP II
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS REGISTRATION NO. 5455

CITY OF LEAGUE CITY, TEXAS
PROPOSED 16' WATER LINE EASEMENT
PARCEL 5C
GRET INVESTMENTS, LTD.

REVISED: FEBRUARY, 2019
UPDATE OWNERSHIP INFORMATION
DELETE PARCEL 5, CREATE PARCEL 5C

LANDTECH
engineering • surveying
2525 North Loop West
Suite 300
Houston, Texas 77008
Tel. (713) 861-7068 Fax (713) 861-4131
TBPLS NO. 10019100 TBPE NO. F-1364

DATE: APRIL 10, 2015
SCALE: 1" = 50'
PROJECT NO.: 13-2-0100.01
DRAWING NO.: 672-C-1565
SHEET 1 OF 2

ROBERT HALL SURVEY
ABSTRACT NO. 78

STAMFORD COURTE
VOL. 18, PG. 140, G.C.M.R.

GRET INVESTMENTS, LTD.
INSTRUMENT NO. 2016018854, O.P.R.G.C.
APRIL 4, 2016

UNRESTRICTED RESERVE "J"

PARCEL 5C
0.2461 AC.
10,720 SQ. FT.

MATCHLINE "A"

Diagram illustrating a proposed Right-of-Way (R.O.W.) boundary. The diagram shows a horizontal line representing the R.O.W. boundary, with a vertical offset of 16.00' from the centerline. The boundary is defined by the following bearings and distances:

- N 87°02'50" E 670.00'
- S 87°02'50" W 670.00'

The area between the proposed R.O.W. boundary and the centerline is labeled "PROPOSED R.O.W.".

EXISTING R.O.W.

15' DRAINAGE EASEMENT RETAINED BY 41.89 ACRES FM 646, LLC
INSTRUMENT NOS. 2016018854 & 2018038901, O.P.R.G.C.

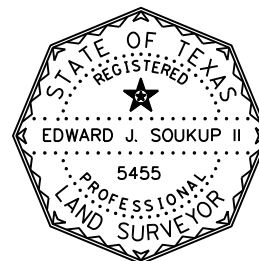
FM 646

FM 648
(ASPHALT PAVEMENT)

LINE	BEARING	DISTANCE
L2	S 02°58'20" E	16.00'

NOTES:

1. ALL COORDINATES AND BEARINGS ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983.
2. ALL DISTANCES ARE SURFACE VALUES AND MAY BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.99987021.
3. THIS PLAT IS ACCOMPANIED BY A SEPARATE METES AND BOUNDS DESCRIPTION.

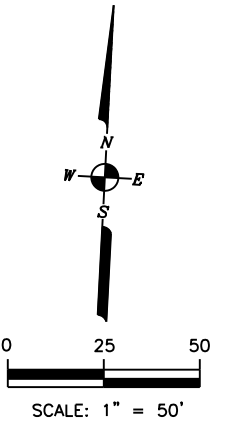


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LEGEND / ABBREVIATIONS

I.R. = IRON ROD
I.P. = IRON PIPE
P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCING
G.C.D.R. = GALVESTON COUNTY DEED RECORDS
G.C.M.R. = GALVESTON COUNTY MAP RECORDS
G.C.C.F. = GALVESTON COUNTY CLERK'S FILE
O.P.R.G.C. = OFFICIAL PUBLIC RECORDS OF
GALVESTON COUNTY
R.O.W. = RIGHT OF WAY
● = SET 5/8 "I.R. W/CAP
(UNLESS NOTED OTHERWISE)
○ = FOUND AS NOTED
AC. = ACRE(S)
SQ. FT. = SQUARE FEET
ALUM. = ALUMINUM
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FIELD NOTES FOR 0.2461 ACRE (10,720 SQUARE FEET) OF LAND LOCATED IN THE ROBERT HALL SURVEY, ABSTRACT NO. 78, GALVESTON COUNTY, TEXAS; SAID 0.2461 ACRE OF LAND BEING OUT OF UNRESTRICTED RESERVE "K" OF STAMFORD COURTE, AS RECORDED IN VOLUME 18, PAGE 140, GALVESTON COUNTY MAP RECORDS (G.C.M.R.); SAID 0.2461 ACRE OF LAND ALSO BEING OUT OF A CERTAIN TRACT OF LAND DESCRIBED IN DEED TO GRET INVESTMENTS, LTD., DATED APRIL 4, 2016, RECORDED UNDER INSTRUMENT NO. 2016018854, OFFICIAL PUBLIC RECORDS OF GALVESTON COUNTY (O.P.R.G.C.); SAID 0.2461 ACRE OF LAND IS MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: (All coordinates and bearings are referenced to the Texas Coordinate System, South Central Zone, North American Datum of 1983. All distances are surface values and may be converted to grid by multiplying by the combined scale factor of 0.99987021.)

BEGINNING at a 5/8-inch iron rod with TxDOT aluminum cap, having grid coordinates of N=13,748,122.77 and E=3,228,614.23, found in the east boundary line of said Unrestricted Reserve "K" and said Gret Investments, Ltd. tract, at the intersection of the existing west right-of-way line of California Avenue (unimproved, 60 feet wide according to Volume 93, Page 3 and Volume 215, Page 414 of the Galveston County Deed Records [G.C.D.R.]) and the proposed north right-of-way line of FM 646 for the southeast corner of the herein described parcel;

THENCE South 87°02'50" West, along the proposed north right-of-way line of FM 646, a distance of 670.00 feet to a 5/8-inch iron rod with "LANDTECH" cap set in the east right-of-way line of Colorado Avenue (70 feet wide according to Volume 93, Page 3, G.C.D.R.) and the west boundary line of said Unrestricted Reserve "K" and said Gret Investments, Ltd. tract for the southwest corner of the herein described parcel;

THENCE North 02°58'20" West, along the existing east right-of-way line of Colorado Avenue and the west boundary line of said Unrestricted Reserve "K" and said Gret Investments, Ltd. tract, a distance of 16.00 feet to a 5/8-inch iron rod with "LANDTECH" cap set for the northwest corner of the herein described parcel;

THENCE North 87°02'50" East, a distance of 670.00 feet to a 5/8-inch iron rod with "LANDTECH" cap set in the west right-of-way line of California Avenue and the east boundary line of said Unrestricted Reserve "K" and said Gret Investments, Ltd. tract for the northeast corner of the herein described parcel;

THENCE South 02°58'20" East, along the west right-of-way line of California Avenue and the east boundary line of said Unrestricted Reserve "K" and said Gret Investments, Ltd. tract, a distance of 16.00 feet to the POINT OF BEGINNING and containing 0.2461 acre (10,720 square feet) of land.

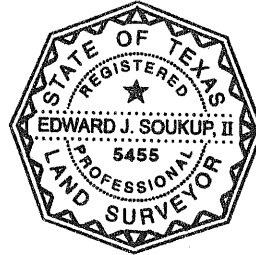
This metes and bounds description is accompanied by a separate plat.

Revised: February, 2019 – Update ownership information, delete Parcel 5, and create Parcel 5D.

Landtech, Inc.
TBPLS Firm No. 10019100 TBPE No. F-1364

Edward J. Soukup II 2-7-2019

Edward J. Soukup II
Registered Professional Land Surveyor No. 5455



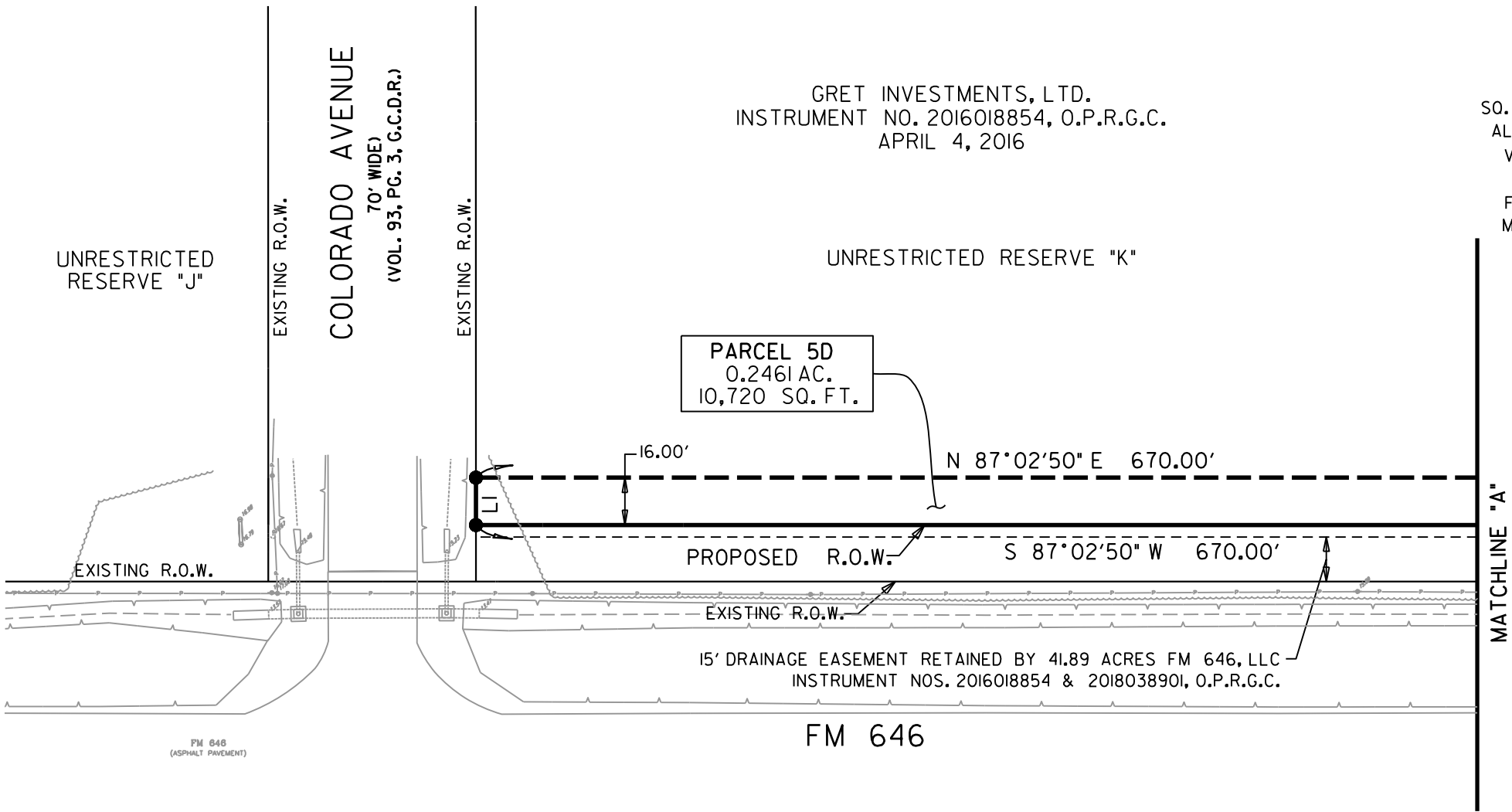
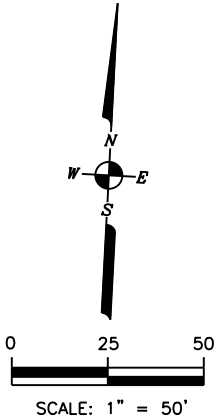
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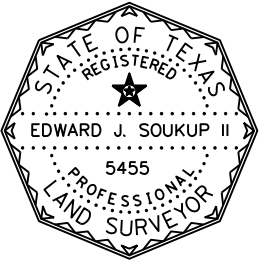
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LINE	BEARING	DISTANCE
LI	N 02°58'20" W	16.00'

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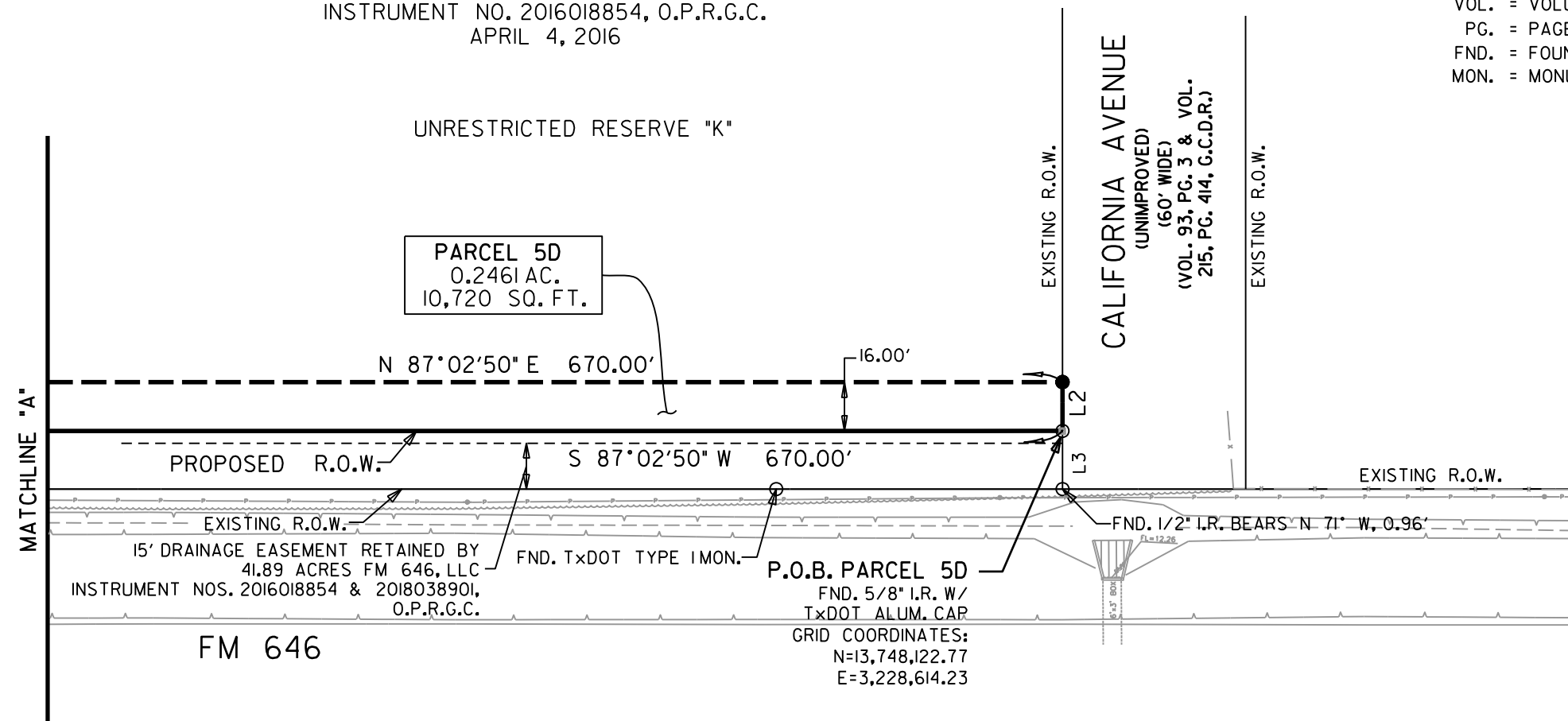
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LINE	BEARING	DISTANCE
L2	S 02°58'20" E	16.00'
L3	S 02°58'20" E	19.05'

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APRIL 4, 2016



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REGISTERED
★
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