



LINE	BEARING	DISTANCE
L1	N 26°54'36" W	W/24.15'
L2	S 52°05'11" W	W/18.44'
L3	N 64°26'06" W	W/26.49'

LEGEND

- Cov. Covered
- Fnd. Found
- GCCR Galveston County Deed Records
- GCMR Galveston County Map Records
- L Landing
- Pg. Page
- P.O.B. Point of Beginning
- R.O.W. Right of Way
- TXDOT Texas Department of Transportation
- U.E. Utility Easement
- Vol. Volume
- ⊕ Power Pole
- ⊕ Water Meter
- Overhead Utility Line
- Chain Link Fence
- Wood Fence
- Edge of Asphalt

TRACT 1 - 0.217 ACRE

Being part of Lot 34, of MILLER ADDITION TO BAYVIEW, a subdivision in Galveston County, Texas, according to the Map or Plat thereof recorded in Volume 11, Page 48, in the Office of the County Clerk of Galveston County, Texas, and being more particularly described as follows:

COMMENCING at a mag nail set at the intersection of the Northwest line of Miles Road, being a 70 foot right-of-way, and the Northeast line of State Highway No. 146, right-of-way width varies (originally 100 feet), said point also being the most Southerly corner of a 0.0044 acre tract of land conveyed to the State of Texas in deed recorded under Instrument No. 2021088018 in the Office of the County Clerk of Galveston County, Texas, from which a found 5/8 inch rod bears North 67°20' West, a distance of 3.6 feet;

THENCE North 26°54'36" West, along the Northwest line of said State Highway No. 146, same being the Southwesterly line of said 0.0044 acre State of Texas tract, a distance of 24.15 feet to a found TXDOT disc and the POINT OF BEGINNING of the herein described tract;

THENCE North 26°54'36" West, continuing along the Northwest line of said State Highway No. 146, a distance of 98.85 feet to a point for corner, and a set 1/2 inch rod;

THENCE over and across said Lot 34, the following bearings and distances:

- North 52°05'11" East, a distance of 82.00 feet to a point for corner, and a set 1/2 inch rod;
- South 26°54'36" East, a distance of 120.00 feet to a point for corner, and a set 1/2 inch rod, said point lying in the Northwest line of said Miles Road, said point also being the most Easterly corner of said 0.0044 acre State of Texas tract;

THENCE South 52°05'11" West, along the Northwest line of said Miles Road, same being the Southeasterly line of said 0.0044 acre State of Texas tract, a distance of 65.56 feet to a point for corner and a set 1/2 inch rod;

THENCE North 64°26'06" West along the Northerly line of said 0.0044 acre State of Texas tract, a distance of 26.49 feet to the POINT OF BEGINNING of the herein described tract, and containing 0.217 acre (9,494 Sq. Ft.) of land, more or less.

TRACT 2 - 0.506 ACRE

Being the remainder of Lot 34, of MILLER ADDITION TO BAYVIEW, a subdivision in Galveston County, Texas, according to the Map or Plat thereof recorded in Volume 11, Page 48, in the Office of the County Clerk of Galveston County, Texas, and being more particularly described as follows:

BEGINNING at a 5/8 inch rod found at the intersection of the Northwest line of Miles Road, being a 70 foot right-of-way, and the Southwest line of Demrod Street, being a 60 foot right-of-way;

THENCE South 52°05'11" West, along the Northwest line of said Miles Road, a distance of 221.50' to a point for corner, and a set 1/2 inch rod;

THENCE over and across said Lot 34, the following bearings and distances:

- North 26°54'36" West, a distance of 120.00 feet to a point for corner, and a set 1/2 inch rod,
- South 52°05'11" West, a distance of 82.00 feet to a point for corner, and a set 1/2 inch rod, said point lying in the Northeast line of State Highway No. 146, right-of-way width varies (originally 100 feet);

THENCE North 26°58'11" West, along the Northwest line of said State Highway No. 146, a distance of 8.36 feet to a point for corner, and a set 1/2 inch rod, said point being the Southerly corner of Lot 40, of said MILLER ADDITION TO BAYVIEW;

THENCE North 52°05'11" East, along the Southeast line of said Lot 40, a distance of 179.00 feet to a point for corner, and a set 1/2 inch rod, said point being the Southerly corner of Lot 33, of said MILLER ADDITION TO BAYVIEW;

THENCE over and across said Lot 34, the following bearings and distances:

- South 37°54'49" East, a distance of 50.00 feet to a point for corner, and a set 1/2 inch rod;
- North 52°05'11" East, a distance of 100.00 feet to a point for corner, and a set 1/2 inch rod, said rod lying in the Southwest line of said Demrod Street, from which a found 1/2 inch pipe bears North 41°06' East, a distance of 2.8 feet;

THENCE South 37°54'49" East, along the Southwest line of said Demrod Street, a distance of 76.00 feet to the POINT OF BEGINNING of the herein described tract, and containing 0.506 acre (31,676 Sq. Ft.) of land, more or less.

TRACT 3 - 0.389 ACRE

Being all of Lots 39 and 40, of MILLER ADDITION TO BAYVIEW, a subdivision in Galveston County, Texas, according to the Map or Plat thereof recorded in Volume 11, Page 48, in the Office of the County Clerk of Galveston County, Texas.

I hereby certify that on the below date, the herein described property, 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.

Stephen C. Blaskey
 Stephen C. Blaskey
 Registered Professional
 Land Surveyor No. 5856

REVISED:	JUNE 9, 2023
SURVEY DATE:	MAY 5, 2023
FILE No.:	5144-0000-0034-003
DRAFTING:	RWB/JTK
JOB No.:	23-0187



*** Save & Except
 State of Texas
 0.0044 Acre Tract
 (2021088017 GCDR)
 (2021088018 GCDR)

LEAGUE CITY OFFICE
 Registration Number: 10193889
 (281) 554-1739 www.hightidelandsurveying.com
 200 HOUSTON AVE., SUITE B | LEAGUE CITY, TX 77552
 Mailing | P.O. BOX 16142 | GALVESTON, TX 77552

- NOTES:
- 1) This property lies entirely within Zone "X" (No BFE) per FIRM Map No. 48167C00446, dated August 15, 2019, as established by the Federal Emergency Management Agency.
 - 2) This property is subject to any restrictions of record as established by the City, Plat, or Subdivision Covenants and Restrictions; may also be subject to easements and setbacks for utility services and power lines as individually recorded or established by OSHA (call your power company).
 - 3) Bearings based on found monumentation of subject tract.
 - 4) Stewart Title Insurance Company Insured: Tri State Petroleum, Inc. OF No: 2320436-WLF Issue Date: June 2, 2023
 - 5) Schedule B Exceptions from Coverage:
- Item 10 a. Tracts 1 & 2 - Easement as shown on the plat and dedication set out in Schedule A hereof:
 Purpose: utility
 Location: Five (5) feet along the northwesterly property line. (Shown hereon)
 - Item 10 b. Tract 3 (Lot 40) - Easement as shown on the plat and dedication set out in Schedule A hereof:
 Purpose: utility
 Location: Five (5) feet along the southeasterly property line. (Shown hereon)
 - Item 10 c. Tract 3 - Easement as shown on the plat and dedication set out in Schedule A hereof:
 Purpose: utility
 Location: Five (5) feet along the rear property lines. (Shown hereon)
 - Item 10 d. Certain surface leases, surface rights, rights of way, servitudes, easements, condemnation judgments, declarations of taking, franchises, privileges, permits, grants, leases, consents and agreements:
 Recorded: Volume 759, Page 659, Deed Records, Galveston County, Texas.
 To: Texas Eastern Transmission Corporation (Not locatable)
 - Item 10 e. Easement as evidenced in Conveyance:
 Recorded: Volume 1231, Page 522, Deed Records, Galveston County, Texas.
 To: Atlantic Pipe Line Company
 Purpose: pipe line (Not locatable)
 - Item 10 f. Easement as evidenced in Conveyance:
 Recorded: Volume 1338, Page 89, Deed Records, Galveston County, Texas.
 To: Service Pipe Line Company
 Purpose: pipe line (Not locatable)
 - Item 10 g. Tract 1 - Terms, Conditions, and Stipulations in the Possession and Use Agreement:
 Recorded: Clerk's File No. 2021088017, Official Public Records, Galveston County, Texas. (Shown hereon)