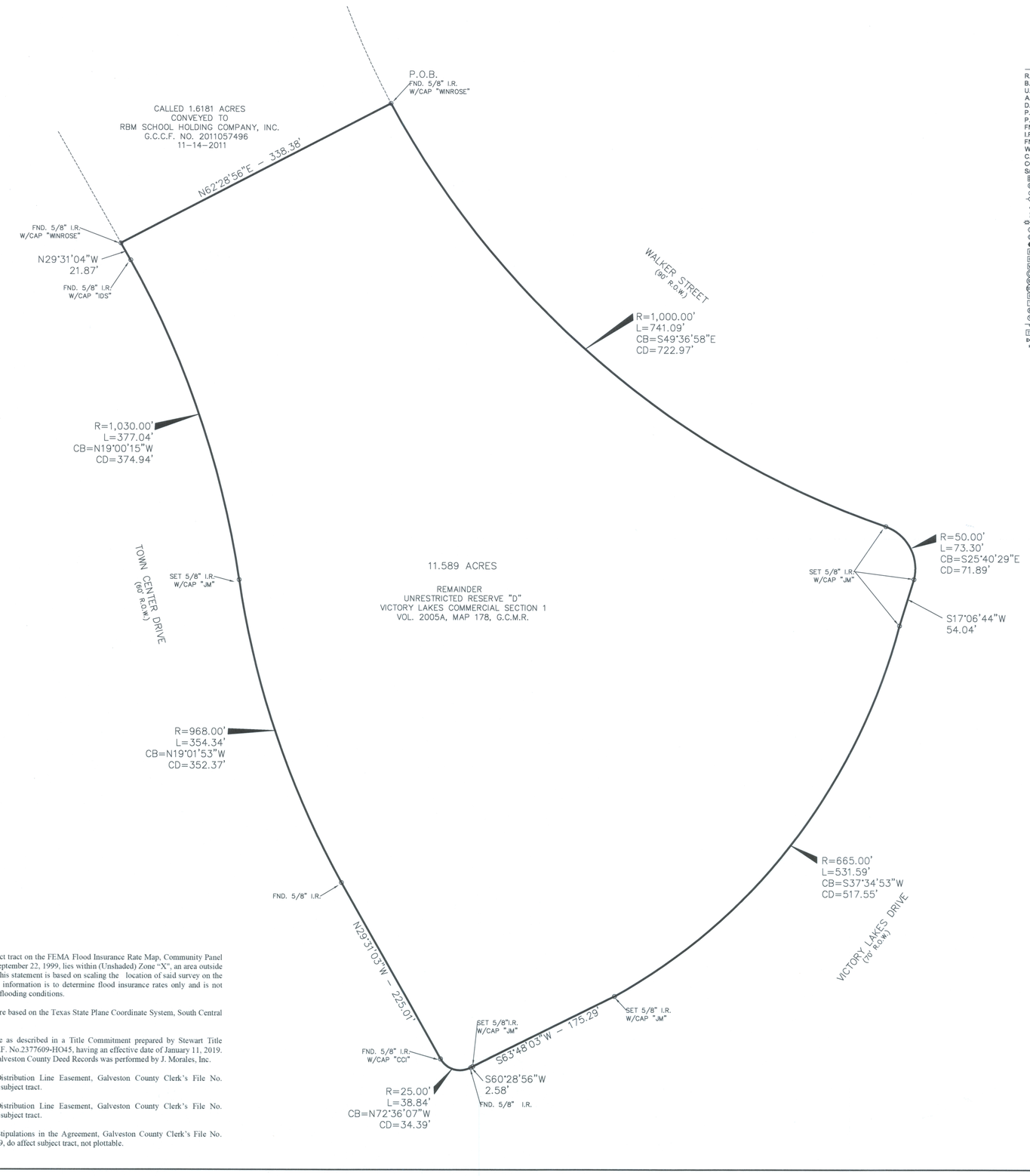
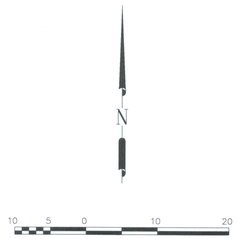


LEGEND

R.O.W.	RIGHT-OF-WAY
B.L.	BUILDING LINE
U.E.	UTILITY EASEMENT
A.E.	AERIAL EASEMENT
D.E.	DRAINAGE EASEMENT
P.A.E.	PRIVATE ACCESS EASEMENT
P.U.E.	PRIVATE UTILITY EASEMENT
FND.	FOUND
I.R.	IRON ROD
FNC.	FENCE
WD.	WOOD
C.L.F.	CHAIN LINK FENCE
CONC.	CONCRETE
S/W	SIDEWALK
	GRATE INLET
	CLEAN OUT
	PROPERTY CORNER
	FIRE HYDRANT
	GUARD POST
	GUY ANCHOR
	AREA LIGHT
	LIGHT POLE
	SERVICE POLE
	POWER POLE
E	ELECTRIC METER
G	GAS METER
W	WATER METER
	MANHOLE
S	SEPTIC TANK
SW	SAMPLE WELL
CP	CABLE PEDESTAL
T	TELEPHONE PEDESTAL
	PIPELINE MARKER
	PIPELINE VENT
	SIGN
TB	TRAFFIC CONTROL BOX
	WATER VALVE
*	SPRINKLER HEAD
	ELECTRIC CONDUIT
0.5'	OFF PROPERTY
0.5'	ON PROPERTY



Notes:

1. The location of the subject tract on the FEMA Flood Insurance Rate Map, Community Panel No.485488-0030-E, dated September 22, 1999, lies within (Unshaded) Zone "X", an area outside the 500-year flood plain. This statement is based on scaling the location of said survey on the above reference map. This information is to determine flood insurance rates only and is not intended to identify specific flooding conditions.

2. Bearings shown hereon are based on the Texas State Plane Coordinate System, South Central Zone 4204, NAD 83.

3. All easements shown are as described in a Title Commitment prepared by Stewart Title Guaranty Company under G.F. No.2377609-HO45, having an effective date of January 11, 2019. No further research of the Galveston County Deed Records was performed by J. Morales, Inc.

4. Underground Electric Distribution Line Easement, Galveston County Clerk's File No. 2008022391, does not affect subject tract.

5. Underground Electric Distribution Line Easement, Galveston County Clerk's File No. 2009015719, does not affect subject tract.

6. Terms, Conditions and Stipulations in the Agreement, Galveston County Clerk's File No. 2012059493 and 2013038889, do affect subject tract, not plottable.

USER: $USER$
DATE: $DATE$
$FILE$
TIME: $TIME$

PARCEL DESCRIPTION

A tract of land containing 11.589 acres, being out of Unrestricted Reserve "D", Victory Lakes Commercial, Section 1, recorded in Volume 2005A, Page 178, Galveston County Map Records, Texas, being more particularly described by metes and bounds as follows;

BEGINNING, at a found five eighths inch iron rod with cap stamped "Winrose", marking the northeast corner of the tract here in described, the southeast corner of a called 1.6181 acre tract, as recorded in Galveston County Clerk's File No. 2011057496 , in the westerly line of Walker Street (90 foot wide) and being in a non-tangent curve to the left;

1. **THENCE**, for an arc length of 741.09 feet, along the westerly line of said Walker Street and following a curve to the left, having a radius of 1,000.00 feet, a chord bearing of South 49 degrees 36 minutes 58 seconds East and a chord distance of 722.97 feet to a set five eighths inch iron rod with cap stamped "JM", marking the beginning of a curve to the right;

2. **THENCE**, for an arc length of 73.30 feet, following a curve to the right, having a radius of 50.00 feet, a chord bearing of South 25 degrees 40 minutes 29 seconds East, and a chord distance of 71.89 feet to a set five eighths inch iron rod with cap stamped "JM", in the westerly line of Victory Lakes Drive (70 foot wide);

3. **THENCE**, South 17 degrees 06 minutes 44 seconds West, along the westerly line of said Victory Lakes Drive, for a distance of 54.04 feet to a set five eighths inch iron rod with cap stamped "JM", marking the beginning of a curve to the right;

4. **THENCE**, for an arc length of 531.59 feet, continuing along the westerly line of said Victory Lakes Drive and following a curve to the right, having a radius of 665.00 feet, a chord bearing of South 37 degrees 34 minutes 53 seconds West, and a chord distance of 517.55 feet to a set five eighths inch iron rod with cap stamped "JM";

5. **THENCE**, South 63 degrees 48 minutes 03 seconds West, continuing along the westerly line of said Victory Lakes Drive, for a distance of 175.29 feet to a set five eighths inch iron rod with cap stamped "JM";

6. **THENCE**, South 60 degrees 28 minutes 56 seconds West, continuing along the westerly line of said Victory Lakes Drive, for a distance of 2.58 feet to a found five eighths inch iron rod, marking the beginning of a curve to the right;

7. **THENCE**, for an arc length of 38.84 feet, following a curve to the right, having a radius of 25.00 feet, a chord bearing of North 72 degrees 36 minutes 07 seconds West, and a chord distance of 34.39 feet to a found five eighths inch iron rod with cap "CCI" in the easterly line of Town Center Drive (60 foot wide);

8. **THENCE**, North 29 degrees 31 minutes 03 seconds West, along the easterly line of said Town Center Drive, for a distance of 225.01 feet, to a found five eighths inch iron rod, marking the beginning of a curve to the right;

9. **THENCE**, for an arc length of 354.34 feet, along the continuing along the easterly line of said Town Center Drive, and following a curve to the right, having a radius of 968.00 feet, a chord bearing of North 19 degrees 01 minutes 53 seconds West, and a chord distance of 352.37 feet to a set five eighths inch iron rod with cap stamped "JM", marking the beginning of a curve to the left;

10. **THENCE**, for an arc length of 377.04 feet, continuing along the easterly line of said Town Center Drive, and following a curve to the left, having a radius of 1,030.00 feet, a chord bearing of North 19 degrees 00 minutes 15 seconds West, and a chord distance of 374.94 feet to a found five eighths inch iron rod with cap stamped "IDS";

11. **THENCE**, North 29 degrees 31 minutes 04 seconds West, continuing along the easterly line of said Town Center Drive, for a distance of 21.87 feet, to a found five eighths inch iron rod with cap stamped "Winrose", marking the southwest corner of said called 1.6181 acre tract;

12. **THENCE**, North 62 degrees 28 minutes 56 seconds East, along the south line of said called 1.6181 acre tract, for a distance of 338.38 feet to the **POINT OF BEGINNING**.

I, DAVID C. NEWELL, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS A SURVEY MADE ON THE GROUND UNDER MY SUPERVISION AND CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF THIS SURVEY AND THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR CATEGORY 1A, CONDITION II SURVEY.

STATE OF TEXAS
REGISTERED
DAVID C. NEWELL
4085
PROFESSIONAL
LAND SURVEYOR

DAVID C. NEWELL
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 4085

PREPARED BY:
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T.B.A.E. FIRM NO. BR2442
T.B.P.E. FIRM NO. F-004636
T.B.P.L.S. FIRM NO. 10039400

J. MORALES
ARCHITECTS • ENGINEERS • SURVEYORS

SURVEY OF
11.589 ACRES OUT OF
UNRESTRICTED RESERVE "D"
VICTORY LAKES COMMERCIAL, SECTION 1
VOLUME 2005A, PAGE 178, GALVESTON
COUNTY MAP RECORDS, TEXAS

ISSUED FOR

DATE	DESCRIPTION

REVISIONS

△	DATE	DESCRIPTION

DRAWN BY:	CHECKED BY:

DATE: 02-05-19

SCALE: 1"= 60'

PROJECT # 02-01 RESERVE D