

MALL OF THE MAINLAND PARKWAY
 (120' R.O.W. — AKA F.M. 2004 — Vol. 647, Pg. 368 GCDR)

LOT 9
 WATERMAN'S
 SUBDIVISION

LOT 10
 WATERMAN'S
 SUBDIVISION

W.K. WILSON SURVEY
 ABSTRACT No. 208

Dickinson Independent School District
 14.49 Acre Tract
 (2020059789 GCDR)

1,499 SF
 ESMT.

P.O.B.

Northwest Corner
 24.42 Ac. Tract "B"

Texas City Economic
 Development Corporation
 Pt. 337.5 Acre Tract
 (2008059944 GCDR)

Galveston County Drainage District No. 2
 Corrected Drainage Easement
 11.3087 Acre Tract
 (005-08-0651 GCDR)

Binnacle Texas City 51, LLC.
 24.42 Acre Tract "B"
 (2021084315 GCDR)

LONG BROOK LANE
 (60' R.O.W.)

PROPOSED
 BROOKWATER
 SECTION 1



SCALE: 1" = 100'

EXHIBIT A

20' DRAINAGE EASEMENT
 0.034 ACRE (1,499 SQ. FT.)
 W.K. WILSON SURVEY,
 ABSTRACT No. 208, TEXAS
 CITY, GALVESTON
 COUNTY, TEXAS

LINE	BEARING	DISTANCE
L1	N 02°18'31" W	11.06'
L2	N 32°47'41" E	63.25'
L3	N 86°56'24" E	24.68'
L4	S 32°47'41" W	71.38'
L5	S 02°19'16" E	4.24'
L6	S 86°16'45" W	20.01'



Stephen C. Blaskey

Stephen C. Blaskey
 Registered Professional
 Land Surveyor No. 5856

REVISED: OCTOBER 6, 2023
 SURVEY DATE: JUNE 14, 2023
 FILE No.: 7385-0000-0010-001
 DRAFTING: JTK
 JOB No.: 23-0249

LEAGUE CITY OFFICE
 Registration Number: 10193855
 (281) 554-7739 www.hightidelandsurveying.com
 200 HOUSTON AVE, SUITE B | LEAGUE CITY, TX 77573
 Mailing | P.O. BOX 16142 | GALVESTON, TX 77552

EXHIBIT B
20' DRAINAGE EASEMENT
0.034 ACRE (1,499 SQ. FT.)
W.K. WILSON SURVEY, ABSTRACT No. 208, TEXAS
CITY, GALVESTON COUNTY, TEXAS

Description of a proposed 20 foot in width drainage easement being a 0.034 acre tract of land out of Lot 9, of the WATERMAN'S SUBDIVISION of the W.K. Wilson Survey, Abstract No. 208, situated in Galveston County, Texas, said tract also being out of that certain 337.5 acre tract of land conveyed to Texas City Economic Development Corporation (TCEDC) in deed recorded under Instrument No. 2008059944 in the Office of the County Clerk of Galveston County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at the Northwest corner of that certain 24.42 acre Tract "B" conveyed to Binnacle Texas City 51, LLC. in deed recorded under Instrument No. 2021084315 in the Office of the County Clerk of Galveston County, Texas, said point also being the most Westerly Southwest corner of said 337.5 acre TCEDC tract, said point also lying in the Easterly line of Mall of The Mainland Parkway (a.k.a. F.M. 2004 – called 120 feet in width);

THENCE North 02°18'31" West along the most Westerly line of said 337.5 TCEDC tract, same being the Easterly line of said Mall of the Mainland Parkway, a distance of 11.06 feet to a point for corner;

THENCE North 32°47'41" East over and across said 337.5 acre TCEDC tract, a distance of 63.25 feet to a point for corner, said point lying in the Southerly line of a drainage easement granted to Galveston County Drainage District No. 2 (GCDD #2) according to deed recorded under Film Code No. 005-08-0651 in the Office of the County Clerk of Galveston County, Texas;

THENCE North 86°56'24" East over and across said 337.5 acre TCEDC tract and along the Southerly line of said GCDD #2 easement, a distance of 24.68 feet to a point for corner;

THENCE South 32°47'41" East over and across said 337.5 acre TCEDC tract, a distance of 71.38 feet to a point for corner;

THENCE South 02°19'16" East over and across said 337.5 acre TCEDC tract, a distance of 4.24 feet to a point for corner, said point lying in the most Westerly South line of said 337.5 acre TCEDC tract, same being the Northerly line of said 24.42 acre Tract "B";

THENCE South 86°16'45" West along the most Westerly South line of said 337.5 acre TCEDC tract, same being the Northerly line of said 24.42 acre Tract "B", a distance of 20.01 feet to the POINT OF BEGINNING of the herein described tract, and containing 0.034 acre (1,499 square feet) of land, more or less.



Stephen C. Blaskey
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Land Surveyor No. 5856

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