



15' U.E.
0.0424 ACRE
(1,845 SQ. FT.)

CASTLEROCK COMMUNITIES LLC
6.6720 ACRES
(G.C.C.F. NO. 2023026703)

TEXAS CITY ECONOMIC DEVELOPMENT CORPORATION
REMAINDER OF 540' X 580' TRACT
(G.C.C.F. NO. 2011003650)
(G.C.C.F. NO. 2012003287)

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 02°23'22" W	15.00'
L2	N 87°36'38" E	123.00'
L3	S 02°23'22" E	15.00'
L4	S 87°36'38" W	123.00'

EXHIBIT
OF
A PROPOSED UTILITY EASEMENT BEING
A 0.0424 ACRE (1,845 SQ. FT.)
TRACT OF LAND
IN THE DANIEL L. RICHARDSON SURVEY,
ABSTRACT NO. 167,
CITY OF TEXAS CITY,
GALVESTON COUNTY, TEXAS

MCKIM & CREED
ENGINEERS, SURVEYORS, PLANNERS

12718 Century Drive
Stafford, Texas 77477
281.491.2525

www.mckimcreed.com

TBPELS Firm Registration No. 101776-00

NOTES:

- 1.) BEARINGS SHOWN HEREON ARE BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD83) USING NGS CONTINUOUSLY OPERATING REFERENCE STATIONS.
- 2.) A METES-AND-BOUNDS DESCRIPTION WAS COMPILED IN CONJUNCTION WITH THIS EXHIBIT.
- 3.) ALL RODS SET ARE 5/8" IRON RODS WITH CAPS STAMPED: "MCKIM & CREED".
- 4.) IMPROVEMENTS ARE NOT SHOWN HEREON.

LEGEND

- FND - FOUND
- G. C. C. F. - GALVESTON COUNTY CLERK'S FILE
- G. C. M. R. - GALVESTON COUNTY MAP RECORDS
- IP - IRON PIPE
- IR - IRON ROD
- PTP - PINCHED TOP PIPE
- P. O. B. - POINT OF BEGINNING
- R. O. W. - RIGHT OF WAY
- U. E. - UTILITY EASEMENT
- W/ - WITH

DATE: 06/13/24

JOB NO.: 08780-0001

SCALE: 1"=50'

June 13, 2024

15' Utility Easement

**0.0424 acre of land in the Daniel L. Richardson Survey, Abstract No. 167,
City of Texas City, Galveston County, Texas**

A FIELD NOTE DESCRIPTION of a 0.0424 acre (1,845 square feet) tract of land in the Daniel L. Richardson Survey, Abstract No. 167, City of Texas City, Galveston County, Texas; said 0.0424 acre tract being out of the remainder of a 540' x 580' tract of land conveyed to Texas City Economic Development Corporation, as recorded in Galveston County Clerk's File Nos. 2011003650 and 2012003287; said tract being more particularly described by metes-and-bounds as follows with the bearings being based on Texas State Plane Coordinate System, South Central Zone (NAD83) per GPS Observations using National Geodetic Survey Continuously Operating Reference Stations:

BEGINNING at a 5/8-inch iron rod with cap stamped "McKim & Creed" set at the intersection of the east right-of-way line of 15th Street North (70 feet wide), according to the map or plat recorded in Volume 2, Page 48 of the Galveston County Map Records with the north right-of-way line of 16th Avenue North (80 feet wide), according to the map or plat recorded in Volume 9, Page 67 of the Galveston County Map Records for the southwest corner of said 540' x 580' tract and for the southwest corner of this tract;

THENCE, North 02° 23' 22" West – 15.00 feet with the east right-of-way line of said 15th Street North and with the west line of said 540' x 580' tract to a point for the northwest corner of this tract; from which a 5/8-inch iron rod with cap stamped "McKim & Creed" set for a southwest corner of a 6.6720 acre tract of land conveyed to Castlerock Communities LLC, as recorded in Galveston County Clerk's File No. 2023026703 bears North 02° 23' 22" West – 55.46 feet; also from which a 5/8-inch iron rod found for a northwest corner of said 6.6720 acre tract bears North 02° 23' 22" West – 452.00 feet;

THENCE, North 87° 36' 38" East – 123.00 feet to a point in a west line of said 6.6720 acre tract for the northeast corner of this tract; from which a 5/8-inch iron rod with cap stamped "McKim & Creed" set for an interior corner of said 6.6720 acre tract bears North 02° 23' 22" West – 55.46 feet;

THENCE, South 02° 23' 22" East – 15.00 feet with a west line of said 6.6720 acre tract to a 5/8-inch iron rod with cap stamped "McKim & Creed" set in the north right-of-way line of said 16th Avenue North for a southwest corner of said 6.6720 acre tract and for the southeast corner of this tract; from which a 5/8-inch iron rod with cap stamped "McKim & Creed" set at the intersection of the north right-of-way line of said 16th Avenue North with the west right-of-way line of 14th Street North (70 feet wide), according to the map or plat recorded in Volume 2, Page 48 of the Galveston County Map Records for the southeast corner of said 6.6720 acre tract bears North 87° 36' 38" East – 417.00 feet;

THENCE, South 87° 36' 38" West – 123.00 feet with the north right-of-way line of said 16th Avenue North to the POINT OF BEGINNING and containing 0.0424 acre (1,845 square feet) of land.

Note: This metes-and-bounds description was compiled in conjunction with an exhibit performed on even date.

COMPILED BY:
MCKIM & CREED
Engineers, Surveyors, Planners
Stafford, Texas
Firm Registration No. 10177600
Job No. 08780-0001
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Chris Kelly
Robert Chris Kelly
Registered Professional Land Surveyor
State of Texas No. 6833

FILED AND RECORDED

Instrument Number: 2024037030

Recording Fee: 37.00

Number Of Pages: 5

Filing and Recording Date: 08/16/2024 10:39AM

I hereby certify that this instrument was FILED on the date and time stamped hereon and RECORDED in the OFFICIAL PUBLIC RECORDS of Galveston County, Texas.



Dwight D. Sullivan

Dwight D. Sullivan, County Clerk
Galveston County, Texas

NOTICE: It is a crime to intentionally or knowingly file a fraudulent court record or instrument with the clerk.

DO NOT DESTROY - *Warning, this document is part of the Official Public Record.*