



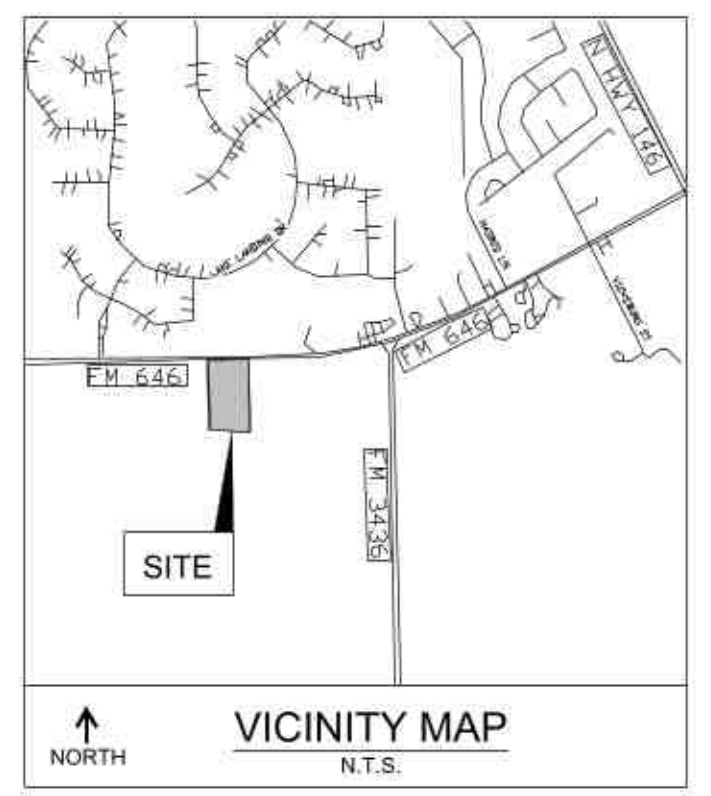
FM 646

*Approval of this Preliminary Plat by the Planning Board and City Commission shall be deemed an expression of approval of the layout submitted on the preliminary plat as a guide to the final engineering of streets, water, sewer and other required improvements and utilities and to the preparation of the final plat. Approval of this preliminary plat shall not constitute automatic approval of the final plat, nor be considered authorization to begin construction or sell lots. Approval of the preliminary plat shall not constitute a guarantee or warranty, either implied or otherwise that all other applicable codes and ordinances of the City of Texas City have been complied with. It shall be the responsibility of the subdivider to ensure that all applicable requirements of the City of Texas City relative to the subdividing and development of property have been met.

On the day of 20, this preliminary plat was duly approved by the Planning Board of the City of Texas City.

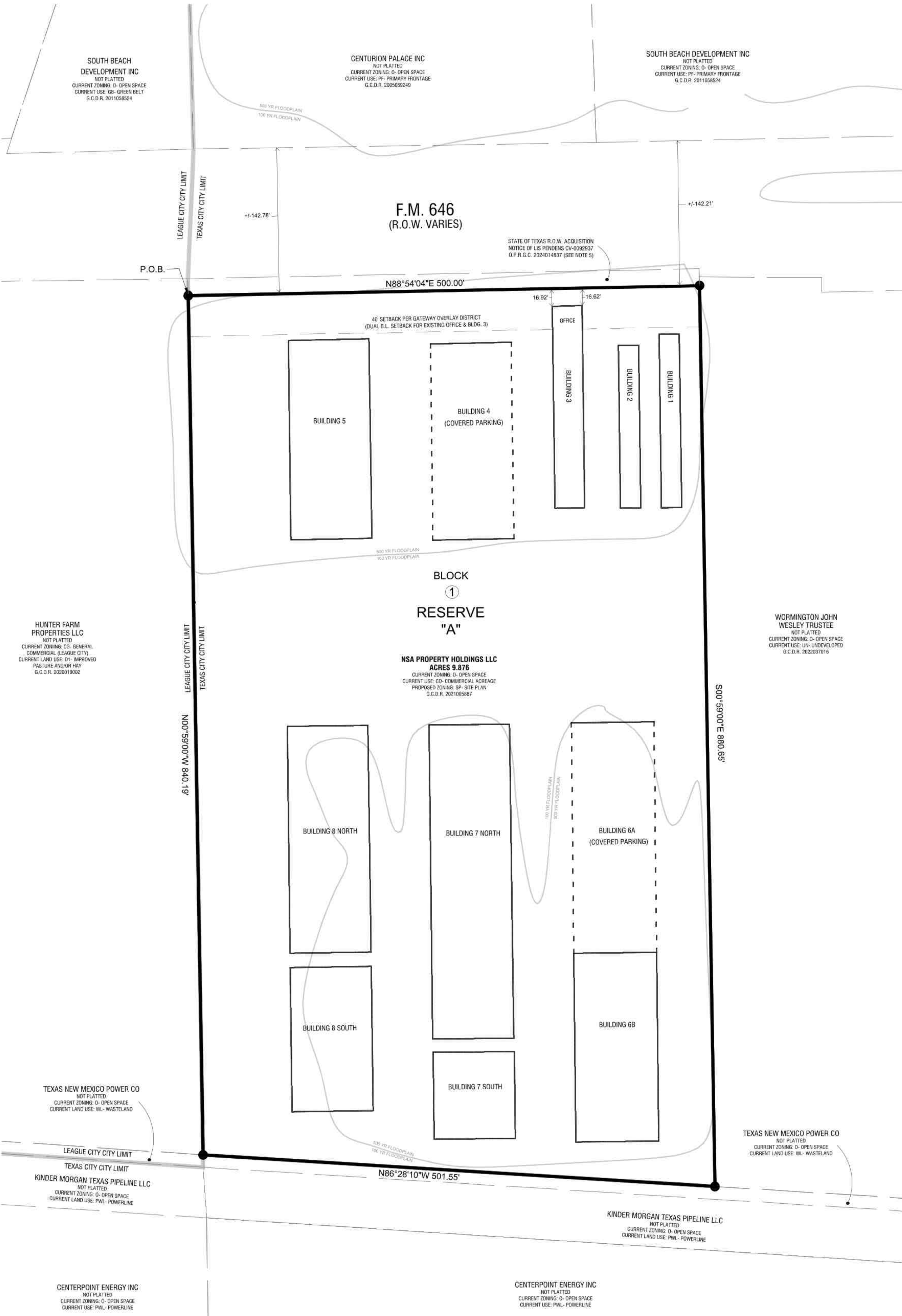
Signed: Secretary of the City of Texas City Planning Board

Signed: Chairman of the City of Texas City Planning Board



GENERAL NOTES:

- Bearing orientation is based on the Texas State Plane Coordinate System of 1983, South Central Zone as determined by GPS measurements.
- The Coordinates shown hereon are Texas South Central Zone No. 4204 state plane grid coordinates (NAD 83) and may be brought to surface by applying the following scale factor: 1.0.
- According to the Federal Emergency Management Agency Flood Insurance Rate Map, Galveston County, Texas, Community Panel No. 48167C0235G, dated August 15, 2019, the property lies partially within Zone AE and partially within Shaded Zone X.
This flood statement does not imply that the property or structures thereon will be free from flooding or flood damage. On rare occasions floods can and will occur and flood heights may be increased by man-made or natural causes. The location of the flood zone was determined by scaling from said FEMA map. The actual location, as determined by elevation contours, may differ. Edminster, Hinshaw, Russ & Associates, Inc. d/b/a EHRA, assumes no liability as to the accuracy of the location of the flood zone limits. This flood statement shall not create liability on the part of Edminster, Hinshaw, Russ & Associates, Inc. d/b/a EHRA.
- Typical Abbreviations:
B.L. indicates Building Line.
D.E. indicates Drainage Easement.
M.H. indicates Manhole.
NO. indicates number.
PG. indicates Page.
P.A.E. indicates Permanent Access Easement.
P.O.B. indicates Point of Beginning.
P.U.E. indicates Public Utility Easement.
P.V.T. indicates Private.
R. indicates Radius.
R.O.W. indicates Right-Of-Way.
S.S.E. indicates Sanitary Sewer Easement.
S.T.M.S.E. indicates Storm Sewer Easement.
U.E. indicates Utility Easement.
VOL. indicates Volume.
G.C.C.F. indicates Galveston County Clerk's File.
G.C.D.R. indicates Galveston County Deed Records.
O.P.R.C.C. indicates Official Public Records of Galveston County.
W.L.E. indicates Water Line Easement.
- The State of Texas filed its Petition in Condemnation and recorded a Notice of Lis Pendens (CV-0092937) on April 4, 2024. The Condemnation Case has moved from the administrative phase to litigation and the State has deposited the Award funds into the Court's registry. Upon settlement agreement or final judgment in this case, and deposit of funds, the State may take possession of the condemned portion of the Subject Property under Texas Property Code Sec. 21.021 (POSSESSION PENDING LITIGATION).



APPLICANT
 EHRA ENGINEERING
 10011 MEADOWGLEN LAKE
 HOUSTON, TX 77042
 713-784-4500

OWNER
 NSA PROPERTY HOLDINGS LLC
 8400 EAST PRENTICE AVE
 9TH FLOOR
 GREENWOOD, CO 80111
 713-784-4500

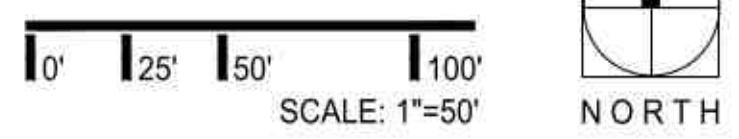
**ISTORAGE
 SELF STORAGE
 PRELIMINARY PLAT**

BEING 9.876 ACRES OUT OF THE
 J. F. DUGAT SUBDIVISION OF
 THE W. G. BANKS SURVEY
 ABSTRACT NO. 36
 TEXAS CITY, GALVESTON COUNTY, TEXAS.

DECEMBER 2025



EHRA JOB NO. 241-122-00
 No warranty or representation of intended use, design or proposed improvements are made hereon. All Plans for land or facilities are subject to change without notice.



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