



City of Baytown
PARKS & RECREATION

LAKEWOOD PARK

BAYTOWN

CLARK CONDON

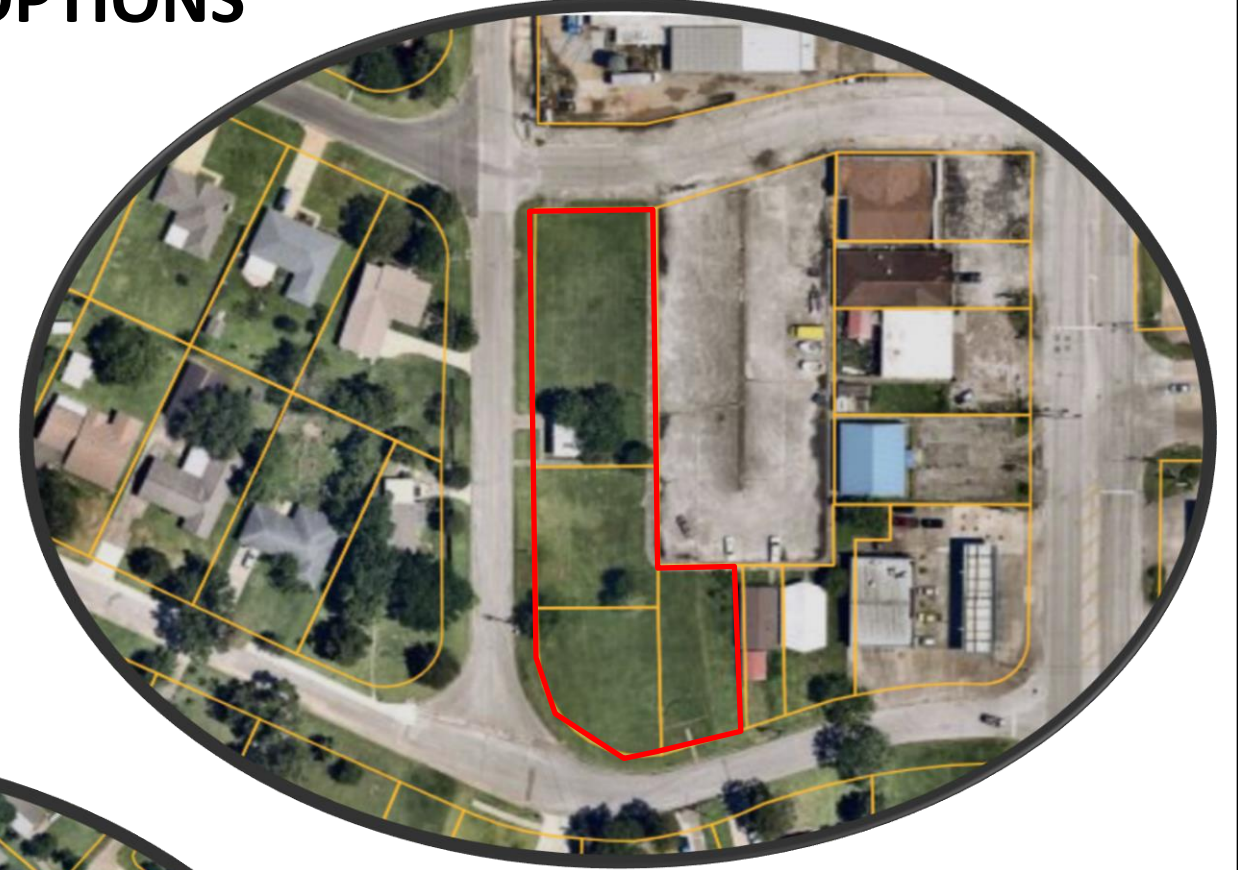


CITY OF BAYTOWN

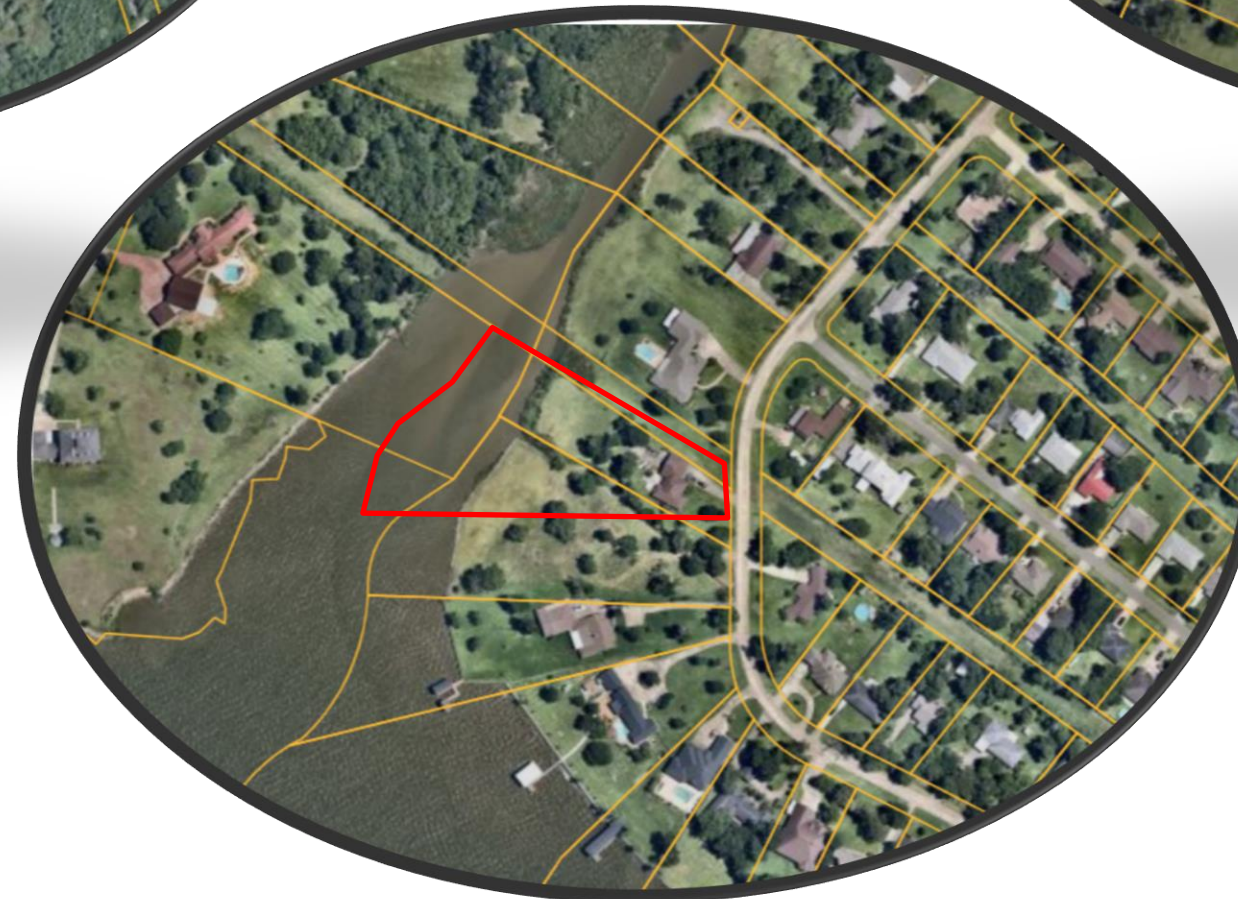
LAKEWOOD PARK PROPERTY OPTIONS



Option 1



Option 2



Option 3

ORIGINAL SITE SELECTION

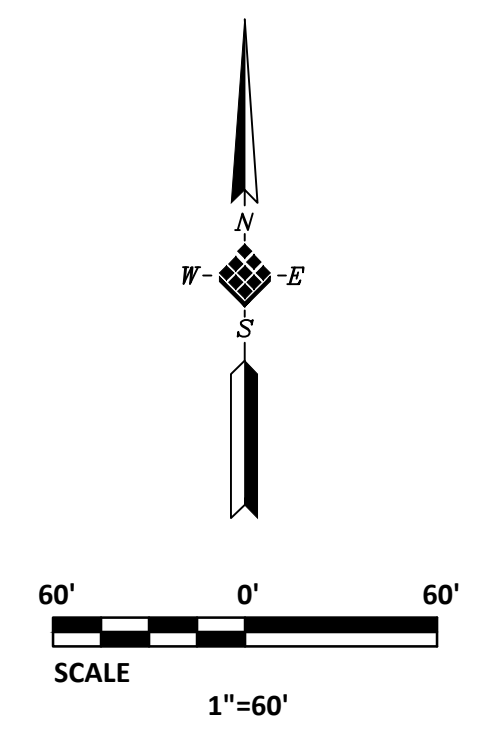
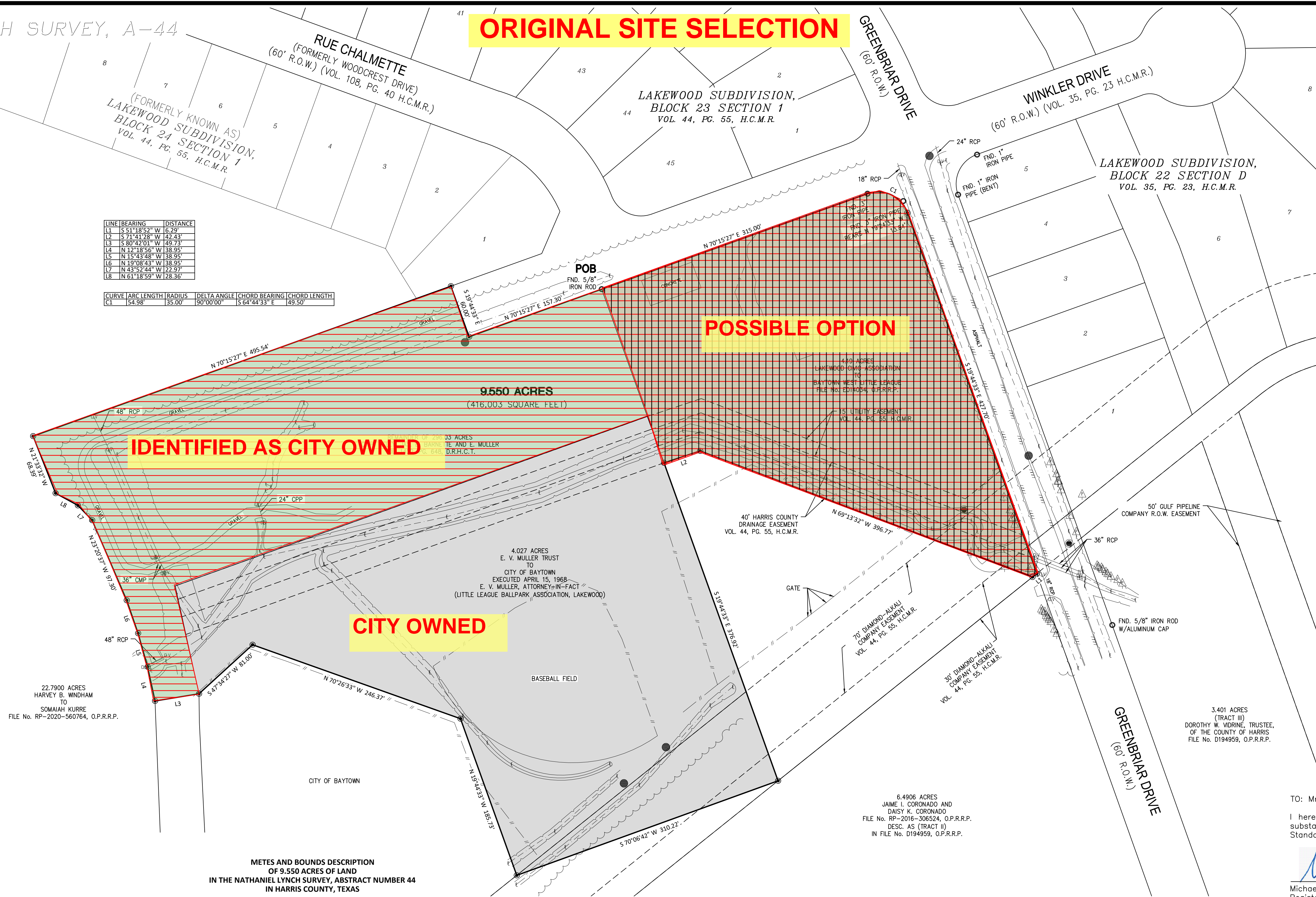


Table with 2 columns: LINE BEARING, DISTANCE. Rows 1-18. Below it, a table with 6 columns: CURVE, ARC LENGTH, RADIUS, DELTA ANGLE, CHORD BEARING, CHORD LENGTH. Row 1.



- SYMBOL LEGEND
FOUND MONUMENT
SET 5/8" IRON ROD WITH "IDS" CAP
CONTROLLING MONUMENT
WATER VALVE
WATER METER
FIRE HYDRANT
WATER WELL
HOSE BIB
WATER LINE
GAS VALVE
GAS METER
GAS LINE MARKER
UNDERGROUND TELEPHONE LINE
GAS LINE
POWER POLE
SERVICE POLE
H.L.&P. TOWER LEG
OVER HEAD POWER LINE
TRANSFORMER BOX
ELECTRICAL JUNCTION BOX
GUY WIRE
H.L. & P. MANHOLE
UNDERGROUND H.L.&P. MARKER
UNDERGROUND ELECTRICAL LINE
TELEPHONE POLE
PUBLIC PAY PHONE
UNDERGROUND TELEPHONE MARKER
S.W.B.T. MANHOLE
TELEPHONE JUNCTION BOX
UNDERGROUND TELEPHONE CABLE
TRAFFIC LIGHT STANDARD
STREET LIGHT STANDARD
AREA LIGHT
ADVERTISEMENT SIGN
TRAFFIC SIGN
TYPE "A" INLET
TYPE "B" INLET
TYPE "B-B" INLET
TYPE "C" INLET
TYPE "E" INLET
STORM SEWER MANHOLE
SANITARY SEWER MANHOLE
SANITARY SEWER CLEAN-OUT
GREASE TRAP
CABLE TV MARKER
CABLE TV JUNCTION BOX
TREE
TREE LIMITS
BUSH
PIPELINE MARKER
VENT PIPE
MAIL BOX
CORE BORE
FLAG
GATE POST
METAL POST
WOOD POST
CHAIN LINK FENCE
WOOD FENCE
WROUGHT IRON FENCE
BARBED WIRE FENCE
RAILROAD

IDENTIFIED AS CITY OWNED

POSSIBLE OPTION

CITY OWNED

9.550 ACRES (416,003 SQUARE FEET)

METES AND BOUNDS DESCRIPTION OF 9.550 ACRES OF LAND IN THE NATHANIEL LYNCH SURVEY, ABSTRACT NUMBER 44 IN HARRIS COUNTY, TEXAS

BEING 9.550 acres of land in the Nathaniel Lynch Survey, Abstract Number 44 in Harris County, Texas, being a portion of the 4.19 acre tract described in the deed from Lakewood Civic Association to Baytown West Little League recorded in File Number E014034 in the Official Public Records of Real Property of Harris County, Texas...

BEGINNING at a 5/8-inch iron rod found for the northwest corner of said 4.19 acre tract, in the southeast right-of-way line of Winkler Drive (60' R.O.W.);

THENCE North 70° 15' 27" East - 315.00 feet, with the southeast right-of-way line of said Winkler Drive, to a 3-inch iron pipe found for the west end of the southwest right-of-way cutback curve of said Winkler Drive and Greengrass Drive (60' R.O.W.); and being the beginning of a curve to the right;

THENCE in a southeasterly direction, with said curve to the right, having a radius of 35.00 feet, a central angle of 90° 00' 00", a chord bearing and distance of South 64° 44' 33" East - 49.50 feet, and an arc distance of 54.98 feet, to a 5/8-inch iron rod with cap stamped "IDS" set for the end of curve, from which a 3-inch iron pipe bears North 19° 24' 33" West - 13.84 feet;

THENCE South 19° 44' 33" East - 427.70 feet, with the southwest right-of-way line of said Greengrass Drive, to a 5/8-inch iron rod with cap stamped "IDS" set for the southeast corner of the herein described tract, being the north corner of the 6.4906 acre tract described in the deed to Jaime I. Coronado and Daisy K. Coronado recorded in File Number RP-2016-306524 in the Official Public Records of Real Property of Harris County, Texas;

THENCE South 51° 18' 52" West - 6.29 feet, with the northwest line of said 6.4906 acre tract, to a 5/8-inch iron rod with cap stamped "IDS" set for an angle corner of the herein described tract, in the southwest line of a 40' wide Harris County Drainage Easement recorded in Volume 44, Page 55 in the Map Records of Harris County, Texas;

THENCE, with the southwest line of said 40' wide Harris County Drainage Easement, the following courses and distances:

North 69° 13' 32" West - 396.77 feet to 5/8-inch iron rod with cap stamped "IDS" set for an angle corner of the herein described tract; South 71° 41' 28" West - 42.43 feet to 5/8-inch iron rod with cap stamped "IDS" set for an angle corner of the herein described tract, to a point in the northeast line of said 4.027 acre tract;

THENCE South 19° 44' 33" East - 376.92 feet, with the northeast line of said 4.027 acre tract, to a 5/8-inch iron rod with cap stamped "IDS" set for an angle corner of the herein described tract, to a point in the northwest line of said 6.4906 acre tract;

THENCE South 70° 06' 42" West - 310.22 feet, to a 5/8-inch iron rod with cap stamped "IDS" set for the south corner of the herein described tract, in the south corner of said 4.027 acre tract;

THENCE, with the westerly lines of said 4.027 acre tract, the following courses and distances:

North 19° 44' 33" West - 185.73 feet to 5/8-inch iron rod with cap stamped "IDS" set for an angle corner of the herein described tract;

North 70° 26' 33" West - 246.37 feet to 5/8-inch iron rod with cap stamped "IDS" set for an angle corner of the herein described tract;

South 47° 34' 27" West - 81.00 feet to 5/8-inch iron rod with cap stamped "IDS" set for an angle corner of the herein described tract, in the most westerly southwest corner of said 4.027 acre tract;

THENCE South 80° 42' 01" West - 49.73 feet to 5/8-inch iron rod with cap stamped "IDS" set for the most westerly southwest corner of the herein described tract, in the east line of the 22.7900 acre tract described in the deed from Harvey B. Windham to Somaiah Kurre recorded in File Number RP-2020-560764 in the Official Public Records of Real Property of Harris County, Texas;

THENCE, with the easterly lines of said 22.7900 acre tract, the following courses and distances:

North 12° 18' 56" West - 38.95 feet to 5/8-inch iron rod with cap stamped "IDS" set for an angle corner of the herein described tract;

North 15° 43' 48" West - 38.95 feet to 5/8-inch iron rod with cap stamped "IDS" set for an angle corner of the herein described tract;

North 19° 08' 43" West - 38.95 feet to 5/8-inch iron rod with cap stamped "IDS" set for an angle corner of the herein described tract;

North 23° 20' 37" West - 97.30 feet to 5/8-inch iron rod with cap stamped "IDS" set for an angle corner of the herein described tract;

North 43° 52' 44" West - 22.97 feet to 5/8-inch iron rod with cap stamped "IDS" set for an angle corner of the herein described tract;

North 61° 18' 59" West - 28.36 feet to 5/8-inch iron rod with cap stamped "IDS" set for an angle corner of the herein described tract;

North 21° 33' 32" West - 68.39 feet to 5/8-inch iron rod with cap stamped "IDS" set for the northwest corner of the herein described tract;

North 70° 15' 27" East - 495.54 feet to 5/8-inch iron rod with cap stamped "IDS" set for the north corner of the herein described tract, in the northwest right-of-way corner of said Winkler Drive;

THENCE South 19° 44' 33" East - 60.00 feet, with the west right-of-way line of said Winkler Drive, to a 5/8-inch iron rod with cap stamped "IDS" set for an angle corner of the herein described tract, in the southwest right-of-way corner of said Winkler Drive;

THENCE North 70° 15' 27" East - 157.30 feet, with the southeast right-of-way line of said Winkler Drive, to the POINT OF BEGINNING of the herein described tract and containing 9.550 acres of land.

- NOTES:
1. ADJOINER INFORMATION IS SHOWN PER THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING RULES AND IS SHOWN FOR INFORMATIONAL PURPOSES ONLY.
2. THE BEARINGS SHOWN HEREON ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE.
3. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT OR REPORT. THE SURVEYOR HAS NOT ABSTRACTED THE SUBJECT PROPERTY, NOR MADE ANY INDEPENDENT INVESTIGATION OR SEARCH FOR EASEMENTS OF RECORD, RESTRICTIVE COVENANTS OR ANY OTHER ENCUMBRANCES.
4. BY SCALING THE SURVEYED TRACT ONTO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) NO. 48201C0745M, REVISED DATE JANUARY 6, 2017, THE SUBJECT PROPERTY IS IN ZONE AE, DEFINED AS SPECIAL FLOOD HAZARD AREAS INUNDATED BY 100-YEAR FLOOD WITH BASE FLOOD ELEVATIONS DETERMINED.
5. SURVEYOR HAS NOT IDENTIFIED ANY GEOLOGICAL OR ENVIRONMENTAL CONDITIONS IN CONNECTION WITH THE SUBJECT PROPERTY AND SURVEYOR FULLY DISCLAIMS ANY AND ALL RESPONSIBILITY RELATED TO ISSUES OR CLAIMS RELATED THERETO OR RESULTING THEREFROM.
6. AT THE TIME OF THE SURVEY THERE WAS NO OBSERVED EVIDENCE OF THE SITE BEING USED AS A DUMP, SUMP, OR SANITARY LANDFILL.
7. AT THE TIME OF THE SURVEY NO WETLAND AREAS HAD BEEN DESIGNATED BY APPROPRIATE AUTHORITIES.

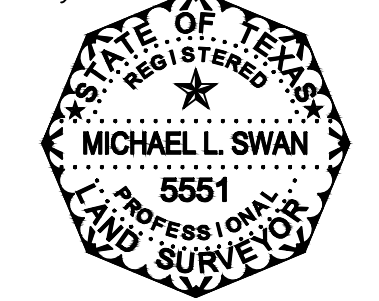
SURVEYOR'S CERTIFICATE

TO: Mr. Brandon Whittaker, PLA, ASLA

I hereby certify that this survey was made on the ground and that this survey substantially complies with the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1A, Condition II Survey.

Michael L. Swan (Signature)

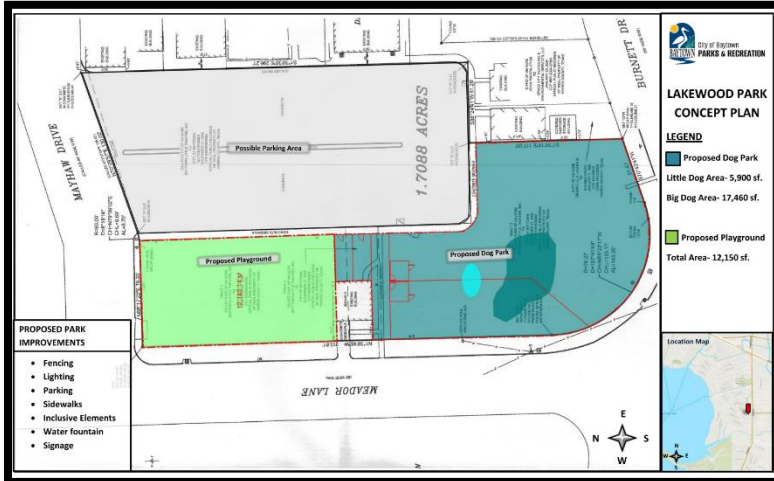
Michael L. Swan Registered Professional Land Surveyor Texas Registration Number 5551



This certification is revoked and the survey is null and void if it does not bear an original signature and seal of the surveyor, if it is relied upon or used by any party other than addressed above or if this document is altered by anyone other than the surveyor.

Table with 2 columns: DATE, REVISION. Multiple empty rows.

IDS Engineering Group logo and contact info. LAND TITLE SURVEY 9.550 ACRES IN THE NATHANIEL LYNCH SURVEY, A-44 HARRIS COUNTY, TEXAS. DRAWN: CMG ORIGINAL ISSUE DATE: 02/06/24 ORIGINAL SCALE: 1" = 60' APPROVED FOR ISSUE: MLS-02/06/2024 JOB NO.: 551-064-00-510



LAKWOOD PARK CONCEPT PLAN

LEGEND

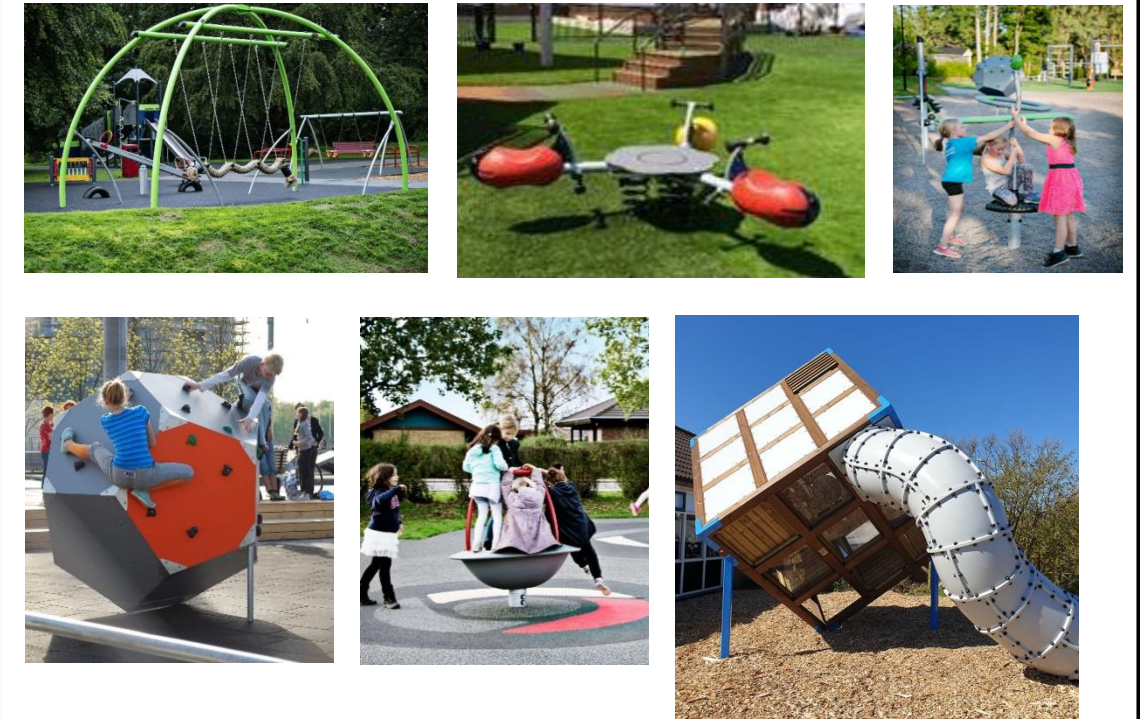
- Proposed Dog Park
- Little Dog Area- 5,900 sf.
- Big Dog Area- 17,460 sf.
- Proposed Playground
- Total Area- 12,150 sf.



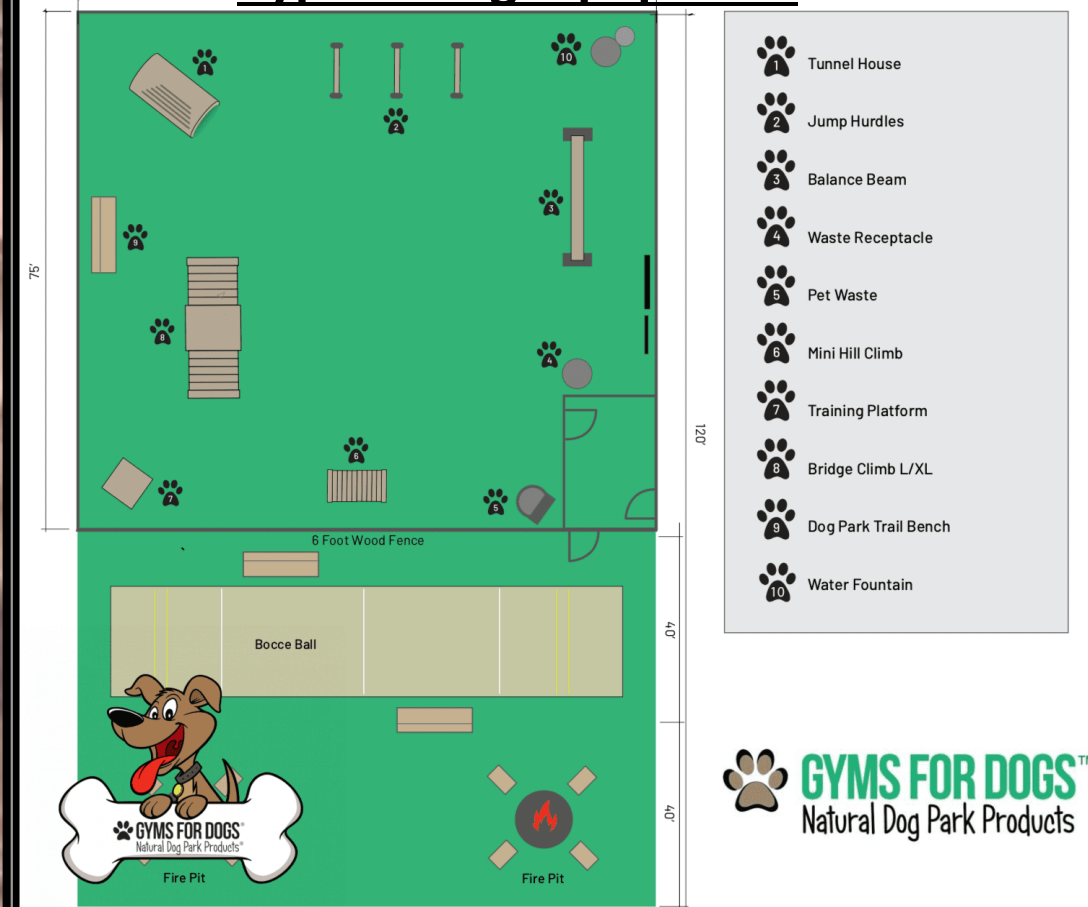
LAKWOOD PARK CONCEPT PLAN



Typical Playground Equipment

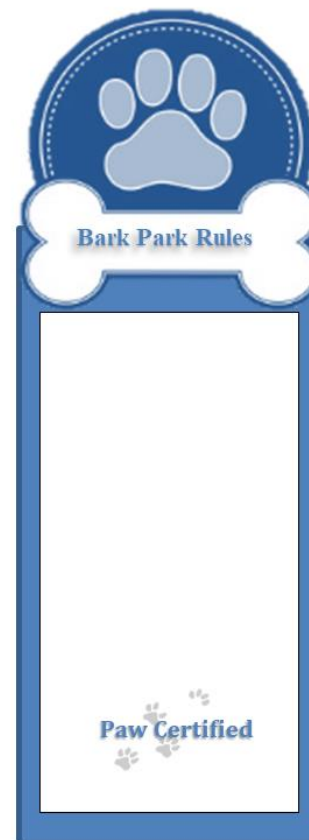


Typical Dog Equipment



* Pictures are illustration examples of potential park improvements only

Park Signage



Park Mural





6-23 Months



4-Seat See-Saw
Model: TFR0684XX
Use Zone: 21' x 14'
Ages: 2-5, 5-12



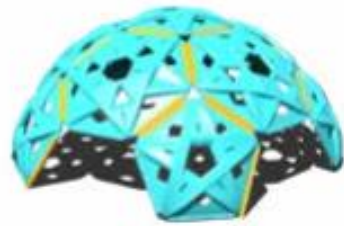
Lifeguard Vehicle
Model: TFR0653XX
Ages: 2-12
Clearance Zone: 17' x 13'



Sensory Panels



Standalone Slide



Mole Hill
Model: 87000010XX
Use Zone: 26' x 26'
Height: 6'
Ages: 5-12



5 - 12 year old Fitness/Play



Play Spheres
Ages: 2-5, 5-12
Required Mounting Kit Sold Separately.
In-Ground Mounting Kit: TFR0716XX
Surface Mounting Kit: TFR0717XX

Style	Size	Item Number
Half	14"	TFR0704XX
	20"	TFR0706XX
	28"	TFR0708XX
Full	14"	TFR0705XX
	20"	TFR0707XX
	28"	TFR0709XX



Toddler Combo Swing



Standalone Merry go round



Tower

Ascend Helix
Model: RC-TS0065R
Use Zone: 33' 4" x 22' 4"
Fall Height: 9'
Ages: 5-12



Freestanding Play 95

5 - 12 year old Fitness/Play



NEW! PS3-72216 \$25,862.54
Age Group: 2-5 Years
Capacity: 15-20
Structure Size: 16' x 15'
Use Zone: 28' x 27'
Fall Height: 3'
Est. Timber Count: 25
ADA: Yes

Playground



Standalone Climbing Wall



* Pictures are illustration examples of potential park improvements only



Canine Condo



Agility Course



Doggie Crawl



Stepping paws



Rover Jump



Misting Hydrant



Water hose



Trooper Weave



Dog Station



*Pictures are illustration examples of potential park improvements only