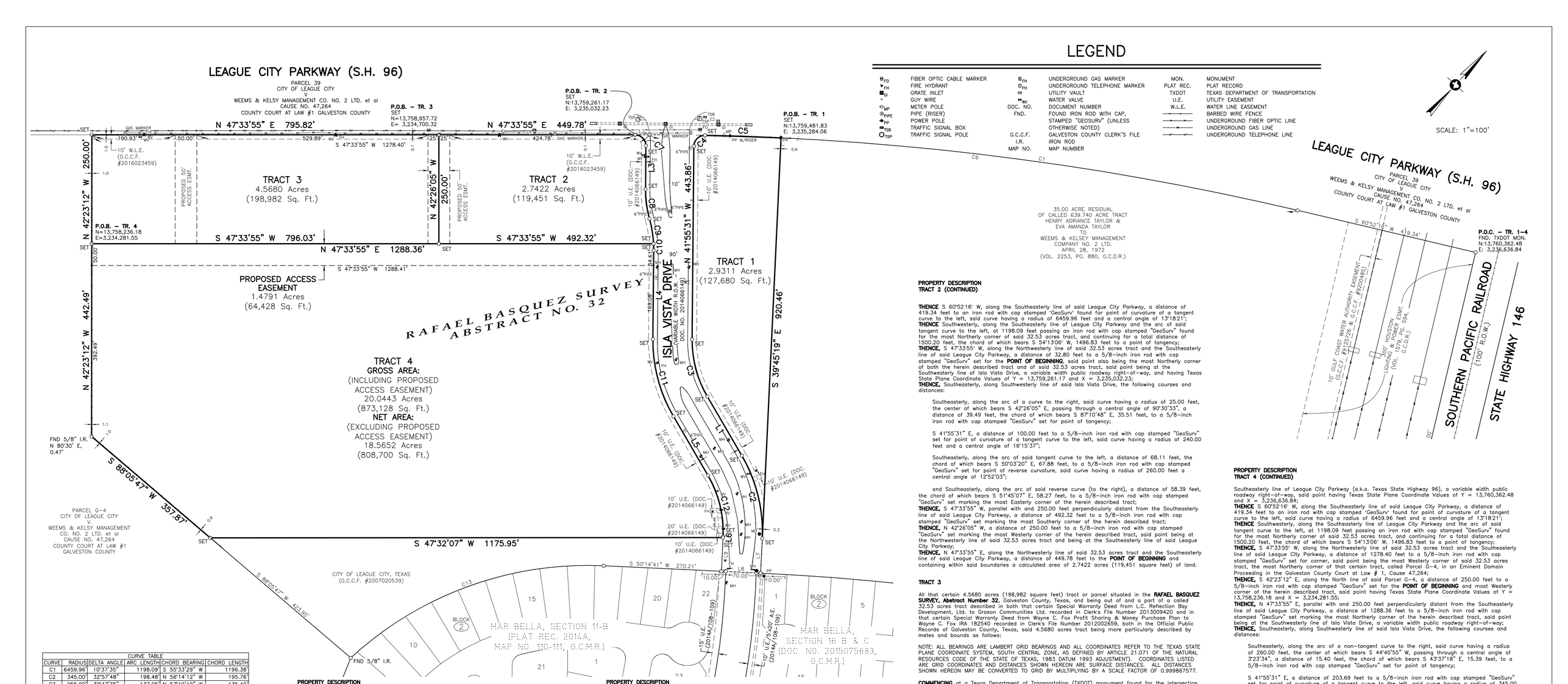


CURVE TABLE						
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	6459.96'	10°37'35"	1198.09'	S 55°33'29" W	1196.38'
C2	345.00'	32°57'48"	198.48'	N 56°14'12" W	195.76'
C3	255.00'	30°47'35"	137.05'	N 57°19'19" W	135.40'
C4	25.00'	90°37'24"	39.54'	N 03°23'11" E	35.55'
C5	6459.96'	1°32'49"	174.41'	N 49°28'17" E	174.41'
C6	6459.96'	13°18'21"	1500.20'	S 54°13'06" W	1496.83'
C7	25.00'	90°30'33"	39.49'	S 87°10'48" E	35.51'
C8	240.00'	16°15'37"	68.11'	S 50°03'20" E	67.88'
C9	260.00'	12°52'03"	58.39'	S 51°45'07" E	58.27'
C10	260.00'	3°23'34"	15.40'	S 43°37'18" E	15.39'
C11	345.00'	30°47'35"	185.42'	S 57°19'19" E	183.19'
C12	255.00'	32°57'48"	146.71'	S 56°14'12" E	144.69'
C13	800.00'	45°24'18"	633.97'	S 27°32'33" W	617.51'

LINE TABLE			LINE TABLE		
LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	N 72°43'06" W	157.12'	L6	S 39°45'19" E	2.13'
L2	S 47°33'55" W	32.80'	L7	S 39°45'19" E	79.54'
L3	S 41°55'31" E	100.00'	L8	S 50°14'41" W	90.00'
L4	S 41°55'31" E	203.69'	L9	S 39°45'19" E	77.41'
L5	S 72°43'06" E	157.12'			

NOTES:

1. This property does not lie within the 100 Year Flood Plain as determined by FEMA and as shown on FIRM 485488 0014 D, Zone X, dated September 22, 1999.
2. This survey has been prepared without the benefit of a current title report or title commitment. This property may be subject to matters of record not reflected hereon which such a title report or title commitment may reveal.
3. The herein surveyed tracts are subject to that certain Restrictions Agreement, covering the property, the "Easement Tract", and the "Railroad Tract", recorded in Clerk's File Number 2004009421 of the Official Public Records of Real Property of Galveston County, Texas.
4. The herein surveyed tracts are subject to that certain pipeline right-of-way easement, 16 feet in width, in favor of Gulf Refining Company and Gulf Oil Corporation, as set forth in instrument recorded in Volume 911, Page 356, in the Office of the County Clerk of Galveston County, Texas. Said easement is unlocatable based on the description provided in said instrument.

TRACT 4
GROSS AREA:
(INCLUDING PROPOSED ACCESS EASEMENT)
20.0443 Acres
(873,128 Sq. Ft.)
NET AREA:
(EXCLUDING PROPOSED ACCESS EASEMENT)
18.5652 Acres
(808,700 Sq. Ft.)

PROPERTY DESCRIPTION
TRACT 1

All that certain 2.9311 acres (127,680 square feet) tract or parcel situated in the **RAFAEL BASQUEZ SURVEY, Abstract Number 32**, Galveston County, Texas, and being out of and a part of a called 32.53 acres tract described in both that certain Special Warranty Deed from L.C. Reflection Bay Development, Ltd. to Grason Communities Ltd. recorded in Clerk's File Number 2013009420 and in that certain Special Warranty Deed from Wayne C. Fox Profit Sharing & Money Purchase Plan to Wayne C. Fox IRA 182540 recorded in Clerk's File Number 2012002659, both in the Official Public Records of Galveston County, Texas, said 2.9311 acres tract being more particularly described by metes and bounds as follows:

NOTE: ALL BEARINGS ARE LAMBERT GRID BEARINGS AND ALL COORDINATES REFER TO THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, AS DEFINED BY ARTICLE 21.071 OF THE NATURAL RESOURCES CODE OF THE STATE OF TEXAS, 1983 DATUM 1993 ADJUSTMENT). COORDINATES LISTED ARE GRID COORDINATES AND DISTANCES SHOWN HEREON ARE SURFACE DISTANCES. ALL DISTANCES SHOWN HEREON MAY BE CONVERTED TO GRID BY MULTIPLYING BY A SCALE FACTOR OF 0.999867577.

COMMENCING at a Texas Department of Transportation (TXDOT) monument found for the intersection of the Westerly line of the Southern Pacific Railroad, 100 feet railroad right-of-way, with the Southeasterly line of League City Parkway (a.k.a. Texas State Highway 96), a variable width public roadway right-of-way, said point having Texas State Plane Coordinate Values of Y = 13,760,362.48 and X = 3,236,636.84;
THENCE S 60°52'16" W, along the Southeasterly line of said League City Parkway, a distance of 419.34 feet to an iron rod with cap stamped "GeoSurv" found for point of curvature of a tangent curve to the left, said curve having a radius of 6459.96 feet and a central angle of 10°37'35";
THENCE, Southwesterly, along the Southeasterly line of League City Parkway and the arc of said tangent curve to the left, at 1198.09 feet passing an iron rod with cap stamped "GeoSurv" found for the most Northerly corner of said 32.53 acres tract, and continuing for a total distance of 1198.09 feet, the chord of which bears S 55°33'29" W, 1196.38 feet to a 5/8-inch iron rod with cap stamped "GeoSurv" set for the **POINT OF BEGINNING**, said point also being the most Northerly corner of both the herein described tract and of said 32.53 acres tract, said point having Texas State Plane Coordinate Values of Y = 13,759,481.83 and X = 3,235,284.06;
THENCE, S 39°45'19" E, along the Northeast line of said 32.53 acres tract, a distance of 920.46 feet to a 5/8-inch iron rod with cap stamped "GeoSurv" set for the most Southerly corner of the herein described tract, said point being at the Northeasterly line of Isla Vista Drive, a variable width public roadway right-of-way;
THENCE, Northwesterly, along the Northeasterly line of said Isla Vista Drive, the following courses and distances:

Northwesterly, along the arc of a tangent curve to the left, said curve having a radius of 345.00 feet, the initial radial of which bears S 50°14'41" W, passing through a central angle of 32°57'48", a distance of 198.48 feet, the chord of which bears N 56°14'12" W, 195.76 feet, to a 5/8-inch iron rod with cap stamped "GeoSurv" set for point of tangency;

N 72°43'06" W, a distance of 157.12 feet to a 5/8-inch iron rod with cap stamped "GeoSurv" set for point of curvature of a tangent curve to the right, said curve having a radius of 255.00 feet and a central angle of 30°47'35";

Northwesterly, along the arc of said tangent curve to the right, a distance of 137.05 feet, the chord of which bears N 57°19'19" W, 135.40 feet, to a 5/8-inch iron rod with cap stamped "GeoSurv" set for point of tangency;

N 41°55'31" W, a distance of 443.86 feet to a 5/8-inch iron rod with cap stamped "GeoSurv" set for point of curvature of a tangent curve to the right, said curve having a radius of 25.00 feet and a central angle of 90°37'24";

and Northeasterly, along the arc of said curve to the right, a distance of 39.54 feet, the chord of which bears N 03°23'11" E, 35.55 feet, to a 5/8-inch iron rod with cap stamped "GeoSurv" set for point of compound curvature, said curve having a radius of 6459.96 feet and a central angle of 01°32'49";
THENCE, Northeasterly, along the arc of said compound curve, a distance of 174.41 feet, the chord of which bears N 49°28'17" E, 174.41 feet, to the **POINT OF BEGINNING** and containing within said boundaries a calculated area of 2.9311 acres (127,680 square feet) of land.

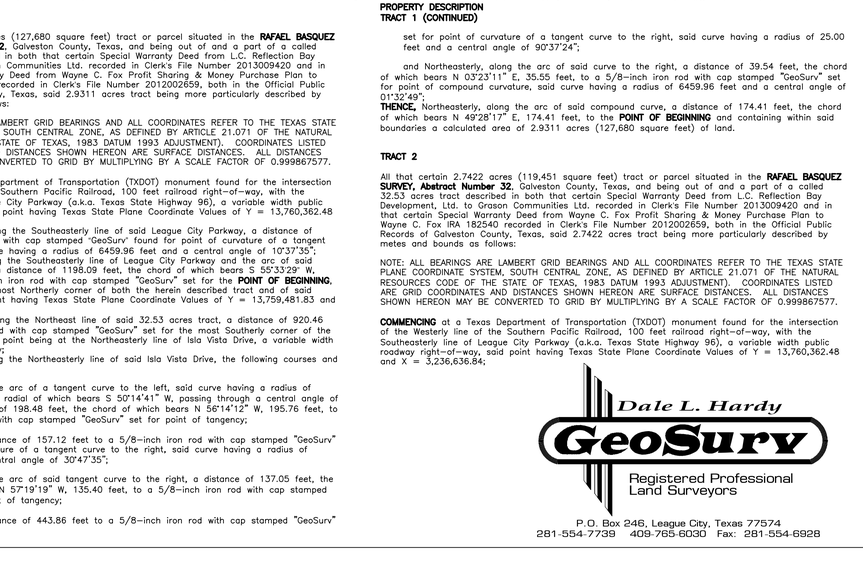
PROPERTY DESCRIPTION
TRACT 1 (CONTINUED)

TRACT 2

All that certain 2.7422 acres (119,451 square feet) tract or parcel situated in the **RAFAEL BASQUEZ SURVEY, Abstract Number 32**, Galveston County, Texas, and being out of and a part of a called 32.53 acres tract described in both that certain Special Warranty Deed from L.C. Reflection Bay Development, Ltd. to Grason Communities Ltd. recorded in Clerk's File Number 2013009420 and in that certain Special Warranty Deed from Wayne C. Fox Profit Sharing & Money Purchase Plan to Wayne C. Fox IRA 182540 recorded in Clerk's File Number 2012002659, both in the Official Public Records of Galveston County, Texas, said 2.7422 acres tract being more particularly described by metes and bounds as follows:

NOTE: ALL BEARINGS ARE LAMBERT GRID BEARINGS AND ALL COORDINATES REFER TO THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, AS DEFINED BY ARTICLE 21.071 OF THE NATURAL RESOURCES CODE OF THE STATE OF TEXAS, 1983 DATUM 1993 ADJUSTMENT). COORDINATES LISTED ARE GRID COORDINATES AND DISTANCES SHOWN HEREON ARE SURFACE DISTANCES. ALL DISTANCES SHOWN HEREON MAY BE CONVERTED TO GRID BY MULTIPLYING BY A SCALE FACTOR OF 0.999867577.

COMMENCING at a Texas Department of Transportation (TXDOT) monument found for the intersection of the Westerly line of the Southern Pacific Railroad, 100 feet railroad right-of-way, with the Southeasterly line of League City Parkway (a.k.a. Texas State Highway 96), a variable width public roadway right-of-way, said point having Texas State Plane Coordinate Values of Y = 13,760,362.48 and X = 3,236,636.84;



P.O. Box 246, League City, Texas 77574
281-554-7739 409-765-6030 Fax: 281-554-6928

PROPERTY DESCRIPTION
TRACT 2 (CONTINUED)

THENCE S 60°52'16" W, along the Southeasterly line of said League City Parkway, a distance of 419.34 feet to an iron rod with cap stamped "GeoSurv" found for point of curvature of a tangent curve to the left, said curve having a radius of 6459.96 feet and a central angle of 13°18'21";
THENCE Southwesterly, along the Southeasterly line of League City Parkway and the arc of said tangent curve to the left, at 1198.09 feet passing an iron rod with cap stamped "GeoSurv" found for the most Northerly corner of said 32.53 acres tract, and continuing for a total distance of 1500.20 feet, the chord of which bears S 54°13'06" W, 1496.83 feet to a point of tangency;
THENCE, S 47°33'55" W, along the Northwesterly line of said 32.53 acres tract and the Southeasterly line of said League City Parkway, a distance of 32.80 feet to a 5/8-inch iron rod with cap stamped "GeoSurv" set for the **POINT OF BEGINNING**, said point also being the most Northerly corner of both the herein described tract and of said 32.53 acres tract, said point being at the Southwesterly line of Isla Vista Drive, a variable width public roadway right-of-way, and having Texas State Plane Coordinate Values of Y = 13,759,261.17 and X = 3,235,032.23;
THENCE, Southeasterly, along Southwesterly line of said Isla Vista Drive, the following courses and distances:

Southeasterly, along the arc of a curve to the right, said curve having a radius of 25.00 feet, the center of which bears S 42°26'05" E, passing through a central angle of 90°30'33", a distance of 39.49 feet, the chord of which bears S 87°10'48" E, 35.51 feet, to a 5/8-inch iron rod with cap stamped "GeoSurv" set for point of tangency;

S 41°55'31" E, a distance of 100.00 feet to a 5/8-inch iron rod with cap stamped "GeoSurv" set for point of curvature of a tangent curve to the left, said curve having a radius of 240.00 feet and a central angle of 16°15'37";

Southeasterly, along the arc of said tangent curve to the left, a distance of 68.11 feet, the chord of which bears S 50°03'20" E, 67.88 feet, to a 5/8-inch iron rod with cap stamped "GeoSurv" set for point of reverse curvature, said curve having a radius of 260.00 feet a central angle of 12°52'03";

and Southeasterly, along the arc of said reverse curve (to the right), a distance of 58.39 feet, the chord of which bears S 51°45'07" E, 58.27 feet, to a 5/8-inch iron rod with cap stamped "GeoSurv" set marking the most Easterly corner of the herein described tract;
THENCE, S 47°33'55" W, parallel with and 250.00 feet perpendicularly distant from the Southeasterly line of said League City Parkway, a distance of 492.32 feet to a 5/8-inch iron rod with cap stamped "GeoSurv" set marking the most Southerly corner of the herein described tract;
THENCE, N 42°26'05" W, a distance of 250.00 feet to a 5/8-inch iron rod with cap stamped "GeoSurv" set marking the most Westerly corner of the herein described tract, said point being at the Northeasterly line of said 32.53 acres tract and being at the Southeasterly line of said League City Parkway;
THENCE, N 47°33'55" E, along the Northwesterly line of said 32.53 acres tract and the Southeasterly line of said League City Parkway, a distance of 449.78 feet to the **POINT OF BEGINNING** and containing within said boundaries a calculated area of 2.7422 acres (119,451 square feet) of land.

TRACT 3

All that certain 4.5680 acres (198,982 square feet) tract or parcel situated in the **RAFAEL BASQUEZ SURVEY, Abstract Number 32**, Galveston County, Texas, and being out of and a part of a called 32.53 acres tract described in both that certain Special Warranty Deed from L.C. Reflection Bay Development, Ltd. to Grason Communities Ltd. recorded in Clerk's File Number 2013009420 and in that certain Special Warranty Deed from Wayne C. Fox Profit Sharing & Money Purchase Plan to Wayne C. Fox IRA 182540 recorded in Clerk's File Number 2012002659, both in the Official Public Records of Galveston County, Texas, said 4.5680 acres tract being more particularly described by metes and bounds as follows:

NOTE: ALL BEARINGS ARE LAMBERT GRID BEARINGS AND ALL COORDINATES REFER TO THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, AS DEFINED BY ARTICLE 21.071 OF THE NATURAL RESOURCES CODE OF THE STATE OF TEXAS, 1983 DATUM 1993 ADJUSTMENT). COORDINATES LISTED ARE GRID COORDINATES AND DISTANCES SHOWN HEREON ARE SURFACE DISTANCES. ALL DISTANCES SHOWN HEREON MAY BE CONVERTED TO GRID BY MULTIPLYING BY A SCALE FACTOR OF 0.999867577.

COMMENCING at a Texas Department of Transportation (TXDOT) monument found for the intersection of the Westerly line of the Southern Pacific Railroad, 100 feet railroad right-of-way, with the Southeasterly line of League City Parkway (a.k.a. Texas State Highway 96), a variable width public roadway right-of-way, said point having Texas State Plane Coordinate Values of Y = 13,760,362.48 and X = 3,236,636.84;
THENCE S 60°52'16" W, along the Southeasterly line of said League City Parkway, a distance of 419.34 feet to an iron rod with cap stamped "GeoSurv" found for point of curvature of a tangent curve to the left, said curve having a radius of 6459.96 feet and a central angle of 13°18'21";
THENCE Southwesterly, along the Southeasterly line of League City Parkway and the arc of said tangent curve to the left, at 1198.09 feet passing an iron rod with cap stamped "GeoSurv" found for the most Northerly corner of said 32.53 acres tract, and continuing for a total distance of 1500.20 feet, the chord of which bears S 54°13'06" W, 1496.83 feet to a point of tangency;
THENCE, S 47°33'55" W, along the Northwesterly line of said 32.53 acres tract and the Southeasterly line of said League City Parkway, a distance of 482.58 feet to a 5/8-inch iron rod with cap stamped "GeoSurv" set for the **POINT OF BEGINNING**, said point also being the most Northerly corner of both the herein described tract and of said 32.53 acres tract, said point being at the Southwesterly line of Isla Vista Drive, a variable width public roadway right-of-way, and having Texas State Plane Coordinate Values of Y = 13,758,957.72 and X = 3,234,700.32;
THENCE, S 42°26'05" E, a distance of 250.00 feet to a 5/8-inch iron rod with cap stamped "GeoSurv" set marking the most Easterly corner of the herein described tract;
THENCE, S 47°33'55" W, parallel with and 250.00 feet perpendicularly distant from the Southeasterly line of said League City Parkway, a distance of 796.03 feet to a 5/8-inch iron rod with cap stamped "GeoSurv" set marking the most Southerly corner of the herein described tract, said point being at the North line of that certain tract, called Parcel G-4, in an Eminent Domain Proceeding in the Galveston County Court at Law # 1, Cause 47,264;
THENCE, N 42°23'12" W, a distance of 250.00 feet to a 5/8-inch iron rod with cap stamped "GeoSurv" set for the most Westerly corner of said 32.53 acres tract, the most Northerly corner of said Parcel G-4, being at the Southeasterly line of said League City Parkway;
THENCE, N 47°33'55" E, along the Northwesterly line of said 32.53 acres tract and the Southeasterly line of said League City Parkway, a distance of 795.82 feet to the **POINT OF BEGINNING** and containing within said boundaries a calculated area of 4.5680 acres (198,982 square feet) tract or parcel of land.

TRACT 4

All that certain 20.0443 acres (873,128 square feet) tract or parcel situated in the **RAFAEL BASQUEZ SURVEY, Abstract Number 32**, Galveston County, Texas, and being out of and a part of a called 32.53 acres tract described in both that certain Special Warranty Deed from L.C. Reflection Bay Development, Ltd. to Grason Communities Ltd. recorded in Clerk's File Number 2013009420 and in that certain Special Warranty Deed from Wayne C. Fox Profit Sharing & Money Purchase Plan to Wayne C. Fox IRA 182540 recorded in Clerk's File Number 2012002659, both in the Official Public Records of Galveston County, Texas, said 20.0443 acres tract being more particularly described by metes and bounds as follows:

NOTE: ALL BEARINGS ARE LAMBERT GRID BEARINGS AND ALL COORDINATES REFER TO THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, AS DEFINED BY ARTICLE 21.071 OF THE NATURAL RESOURCES CODE OF THE STATE OF TEXAS, 1983 DATUM 1993 ADJUSTMENT). COORDINATES LISTED ARE GRID COORDINATES AND DISTANCES SHOWN HEREON ARE SURFACE DISTANCES. ALL DISTANCES SHOWN HEREON MAY BE CONVERTED TO GRID BY MULTIPLYING BY A SCALE FACTOR OF 0.999867577.

COMMENCING at a Texas Department of Transportation (TXDOT) monument found for the intersection of the Westerly line of the Southern Pacific Railroad, 100 feet railroad right-of-way, with the

PROPERTY DESCRIPTION
TRACT 4 (CONTINUED)

Southeasterly line of League City Parkway (a.k.a. Texas State Highway 96), a variable width public roadway right-of-way, said point having Texas State Plane Coordinate Values of Y = 13,760,362.48 and X = 3,236,636.84;
THENCE S 60°52'16" W, along the Southeasterly line of said League City Parkway, a distance of 419.34 feet to an iron rod with cap stamped "GeoSurv" found for point of curvature of a tangent curve to the left, said curve having a radius of 6459.96 feet and a central angle of 13°18'21";
THENCE Southwesterly, along the Southeasterly line of League City Parkway and the arc of said tangent curve to the left, at 1198.09 feet passing an iron rod with cap stamped "GeoSurv" found for the most Northerly corner of said 32.53 acres tract, and continuing for a total distance of 1500.20 feet, the chord of which bears S 54°13'06" W, 1496.83 feet to a point of tangency;
THENCE, S 47°33'55" W, along the Northwesterly line of said 32.53 acres tract and the Southeasterly line of said League City Parkway, a distance of 1278.40 feet to a 5/8-inch iron rod with cap stamped "GeoSurv" set for corner, said point being the most Westerly corner of said 32.53 acres tract, the most Northerly corner of that certain tract, called Parcel G-4, in an Eminent Domain Proceeding in the Galveston County Court at Law # 1, Cause 47,264;
THENCE, S 42°23'12" E, along the North line of said Parcel G-4, a distance of 250.00 feet to a 5/8-inch iron rod with cap stamped "GeoSurv" set for the **POINT OF BEGINNING** and most Westerly corner of the herein described tract, said point having Texas State Plane Coordinate Values of Y = 13,758,236.18 and X = 3,234,281.55;
THENCE, N 47°33'55" E, parallel with and 250.00 feet perpendicularly distant from the Southeasterly line of said League City Parkway, a distance of 1288.36 feet to a 5/8-inch iron rod with cap stamped "GeoSurv" set marking the most Northerly corner of the herein described tract, said point being at the Southwesterly line of Isla Vista Drive, a variable width public roadway right-of-way;
THENCE, Southeasterly, along Southwesterly line of said Isla Vista Drive, the following courses and distances:

Southeasterly, along the arc of a non-tangent curve to the right, said curve having a radius of 260.00 feet, the center of which bears S 44°40'55" W, passing through a central angle of 3°23'34", a distance of 15.40 feet, the chord of which bears S 43°37'18" E, 15.39 feet, to a 5/8-inch iron rod with cap stamped "GeoSurv" set for point of tangency;

S 41°55'31" E, a distance of 203.69 feet to a 5/8-inch iron rod with cap stamped "GeoSurv" set for point of curvature of a tangent curve to the left, said curve having a radius of 345.00 feet and a central angle of 30°47'35";

Southeasterly, along the arc of said tangent curve to the left, a distance of 185.42 feet, the chord of which bears S 57°19'19" E, 183.19 feet, to a 5/8-inch iron rod with cap stamped "GeoSurv" set for point of tangency;

S 72°43'06" E, a distance of 157.12 feet to a 5/8-inch iron rod with cap stamped "GeoSurv" set for point of curvature of a tangent curve to the right, said curve having a radius of 255.00 feet and a central angle of 32°57'48";

Southeasterly, along the arc of said tangent curve to the right, a distance of 146.71 feet, the chord of which bears S 56°14'12" E, 144.69 feet, to a 5/8-inch iron rod with cap stamped "GeoSurv" set for point of tangency;

and S 39°45'19" E, a distance of 2.13 feet to a 5/8-inch iron rod with cap stamped "GeoSurv" set for the most Easterly corner of the herein described tract, said point being at the Southeast line of said 32.53 acres tract and being the most Northerly corner of a 3.14 acres tract described in that certain Special Warranty Deed from L.C. Reflection Bay Development, Ltd. to the City of League City recorded in Clerk's File Number 2007020539 of the Official Public Records of Real Property of Galveston County, Texas;
THENCE, S 47°32'07" W, along the Southeasterly line of said 32.53 acres tract, a distance of 1175.95 feet to a 5/8-inch iron rod with cap stamped "GeoSurv" set for an angle point to the right, said point being the most Westerly corner of said 3.14 acres tract and being at the North line of said Parcel G-4;
THENCE, S 88°05'47" W, along the Southwesterly line of said 32.53 acres tract, a distance of 357.87 feet to a point for corner, said point being a reentrant corner of said Parcel G-4 and from which a found 5/8-inch iron rod bears N 80°30' E, 0.47 feet;
THENCE, N 42°23'12" W, along the North line of said Parcel G-4, a distance of 442.49 feet to the **POINT OF BEGINNING** and containing within said boundaries a calculated area of 20.0443 acres (873,128 square feet) of land.

March 1, 2019

I hereby certify that on the above date, the herein described tracts were surveyed on the ground and under my direction, and that this map, together with dimensions as shown hereon, accurately represents the facts as found on the ground this date.

GeoSurv, LLC

PRELIMINARY

Dale L. Hardy
Registered Professional
Land Surveyor 4847

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