

LINE TABLE		
LINE	DISTANCE	BEARING
L1	9.03'	S 02°39'29" E
L2	154.38'	N 87°21'26" E
L3	27.00'	S 02°59'38" E
L4	14.14'	N 42°00'22" E

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	BEARING	CHORD
C1	840.00'	03°52'35"	56.83'	N 85°04'05" E	56.82'
C2	996.00'	03°21'29"	58.37'	N 83°07'13" E	58.36'
C3	996.00'	19°01'00"	330.58'	N 71°55'58" E	329.06'
C4	703.70'	44°02'33"	540.92'	S 24°49'05" E	527.70'

**PROPERTY DESCRIPTION**

All of that certain 4.85 acres (211,343 square feet) tract or parcel of land being out and a part of Lots 3 and 4, in Block M, **SUBDIVISION 9 OF THE STEPHEN F. AUSTIN LEAGUE ABSTRACT NO. 3**, in Galveston County, Texas, according to the map or plat thereof recorded in Volume 153, Page 197, Deed Records of Galveston County, Texas, said 4.85 acres being out of a called 22.364 acres tract described in that certain Warranty Deed with Vendor's Lien from Vision 2005, Ltd. to League City United Methodist Church recorded under Clerk's File Number 2006043407 of the Official Public Records of Real Property of Galveston County, Texas, said 4.85 acres tract being more particularly described by metes and bounds as follows:

**BEGINNING** at a 5/8 inch iron rod found marking the most Northerly Northwest corner of the herein described tract, said point being the Northerly cutback corner at the Southeast intersection of League City Parkway (a.k.a. Texas State Highway 96), a variable width public roadway right-of-way, and Butler Road, a variable width public roadway right-of-way;

**THENCE** Northeasterly, along the Southerly right-of-way line of said League City Parkway, the following courses and distances:

N 87°00'22" E, a distance of 315.38 feet to an iron rod with cap stamped "GeoSurv" found for the point of curvature of a tangent curve to the left, said curve having a radius of 840.00 feet and a central angle of 03°52'35";

Northeasterly, along the arc of said tangent curve to the left, a distance of 56.83 feet, the chord of which bears N 85°04'05" E, 56.82 feet, to a point for corner;

S 02°39'29" E, a distance of 9.03 feet to a point for corner;

N 87°21'26" E, a distance of 154.38 feet to a point for corner, said point being at the beginning of a non-tangent curve to the left, said curve having a radius of 996.00 feet and a central angle of 03°21'29";

and Northeasterly, along the arc of said non-tangent curve to the left, a distance of 58.37 feet, the chord of which bears N 83°07'13" E, 58.36 feet, to a 5/8 inch iron rod with cap stamped "GeoSurv" set for the Northeast corner of the herein described tract;

**THENCE** S 04°44'33" E, a distance of 339.06 feet to a 5/8 inch iron rod with cap stamped "GeoSurv" set for the Southeast corner of the herein described tract;

**THENCE** S 87°00'22" W, a distance of 340.06 feet to a 5/8 inch iron rod with cap stamped "GeoSurv" set for corner;

**THENCE** S 02°59'38" E, a distance of 27.00 feet to a 5/8 inch iron rod with cap stamped "GeoSurv" set for the Southwest corner of the herein described tract, said point being at the Easterly right-of-way line of said Butler Road;

**THENCE** N 02°59'38" W, along the Easterly right-of-way line of said Butler Road, a distance of 360.00 feet to an iron rod with cap stamped "GeoSurv" found for the most Southerly Northwest corner of the herein described tract, said point being the most Southerly cutback corner at the Southeast intersection of said Butler Road and said Brittany Bay Boulevard;

**THENCE**, N 42°00'22" E, along said cutback corner, a distance of 14.14 feet to the **POINT OF BEGINNING** and containing within said boundaries a calculated area of 4.85 acres (211,343 square feet) of land.

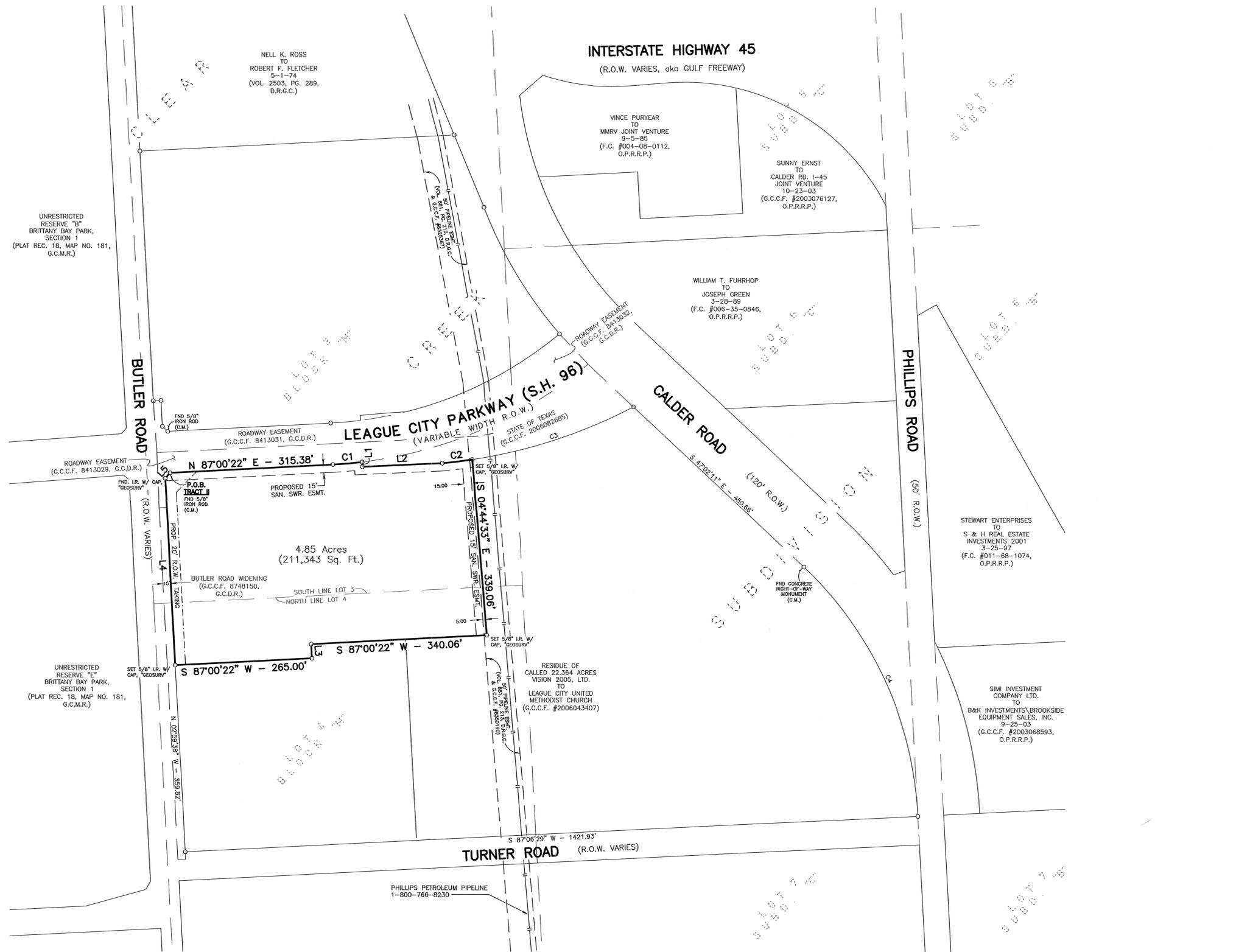
March 13, 2015  
Revised March 17, 2015 (for Title Commitment)

I hereby attest that on the above date, the herein described Lot was 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  
  
Dale L. Hardy  
Registered Professional  
Land Surveyor 4847  


**Notes:**

- 1.) This property lies in Zone X, defined by FEMA as areas determined to be outside the 500-year floodplain, as scaled from Flood Insurance Rate Map Community-Panel Number 485488, 0030 E, map revised September 22, 1999.
- 2.) This survey has been prepared based on Title Commitment provided by First American Title Insurance Company, G.F. #LC1430906, issued December 9, 2014.
- 3.) Bearings are oriented to the bearing base reflected in the recorded Roadway Easement for League City Parkway (formerly Brittany Bay Boulevard) as recorded by Galveston County Clerk's File Number 8413029, Official Public Records of Real Property, Galveston County, Texas.
- 4.) All corners are "found" iron rods with cap stamped GeoSurv unless shown otherwise hereon.



NELL K. ROSS  
TO  
ROBERT F. FLETCHER  
5-1-74  
(VOL. 2503, PG. 289,  
D.R.G.C.)

UNRESTRICTED  
RESERVE "B"  
BRITANNY BAY PARK,  
SECTION 1  
(PLAT REC. 18, MAP NO. 181,  
G.C.M.R.)

UNRESTRICTED  
RESERVE "E"  
BRITANNY BAY PARK,  
SECTION 1  
(PLAT REC. 18, MAP NO. 181,  
G.C.M.R.)

PHILLIPS PETROLEUM PIPELINE  
1-800-766-8230