



WINDROSE
LAND SURVEYING | PLATTING

**DESCRIPTION OF
7.982 ACRES OR 347,696 SQ. FT.**

A TRACT OR PARCEL CONTAINING 7.982 ACRES OR 347,696 SQUARE FEET OF LAND SITUATED IN THE I. & G. N. RR. SURVEY, ABSTRACT NOS. 608 & 614, GALVESTON COUNTY, TEXAS, BEING THE REMAINDER OF A CALLED 4.073 ACRE TRACT, DESCRIBED IN DEED TO KYLE PERRI, RECORDED UNDER GALVESTON COUNTY CLERK'S FILE (G.C.C.F.) NO. 2013049164, AND THE REMAINDER OF A CALLED 5.927 ACRE TRACT, DESCRIBED IN DEED TO SHAWNA RATHBURN LEWIS, RECORDED UNDER G.C.C.F. NO. 2013049163, WITH SAID 7.982 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, WITH ALL BEARINGS BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE (4204):

BEGINNING AT A CAPPED 5/8 INCH IRON ROD STAMPED "WINDROSE" SET FOR THE COMMON SOUTH CORNER OF A CALLED 1.3347 ACRE TRACT, DESCRIBED IN DEED TO CITY OF FRIENDSWOOD, RECORDED UNDER G.C.C.F. NO. 2018040688 AND A CALLED 5.09 ACRE TRACT, DESCRIBED IN DEED TO HW WE PHASE I, LLC, RECORDED UNDER G.C.C.F. NO. 2022061689 AND THE COMMON NORTH CORNER OF THE REMAINDER OF A CALLED 83.451 ACRE TRACT, DESCRIBED IN DEED TO HW WE PHASE I, LLC, RECORDED UNDER G.C.C.F. NO. 2022061687, AND SAID 4.073 ACRE TRACT, FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, FROM WHICH A FOUND 5/8 INCH CAPPED IRON ROD STAMPED "CL DAVIS RPLS 4464" FOUND FOR THE COMMON NORTH CORNER OF SAID 5.09 ACRE TRACT AND SAID 1.3347 ACRE TRACT BEARS NORTH 03 DEG. 42 MIN. 21 SEC. WEST, A DISTANCE OF 243.16 FEET;

THENCE, NORTH 86 DEG. 19 MIN. 10 SEC. EAST, WITH THE COMMON LINE OF SAID 1.3347 ACRE TRACT AND SAID 4.073 ACRE TRACT, AT A DISTANCE OF 155.78 FEET PASSING THE SOUTHWEST CORNER OF SLOANS SECOND SUBDIVISION, MAP OR PLAT THEREOF RECORDED UNDER BOOK 254-A, PG. 12, GALVESTON COUNTY MAP RECORDS (G.C.M.R.), AND CONTINUING WITH THE SOUTH LINE OF SLOANS SECOND SUBDIVISION FOR A TOTAL DISTANCE OF 866.55 FEET TO A MAG NAIL SET FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 04 DEG. 54 MIN. 30 SEC. EAST, WITH THE EAST LINE OF SAID 5.927 ACRE TRACT, A DISTANCE OF 456.85 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "WINDROSE" SET ON THE NORTH RIGHT-OF-WAY (R.O.W.) LINE OF SAID LEAGUE CITY PARKWAY (120 FOOT R.O.W.), RECORDED UNDER PLAT NO. 225020406, G.C.M.R., FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 85 DEG. 56 MIN. 31 SEC. WEST, WITH THE NORTH R.O.W. LINE OF SAID LEAGUE CITY PARKWAY, A DISTANCE OF 34.12 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "WINDROSE" SET FOR THE BEGINNING OF A CURVE TO THE RIGHT;

THENCE, CONTINUING WITH THE NORTH R.O.W. LINE OF SAID LEAGUE CITY PARKWAY, WITH SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 1,940.00 FEET, A CENTRAL ANGLE OF 25 DEG. 39 MIN. 59 SEC., AN ARC LENGTH OF 869.05 FEET, AND A CHORD BEARING AND DISTANCE OF NORTH 81 DEG. 13 MIN. 30 SEC. WEST, - 861.80 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "WINDROSE" SET FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

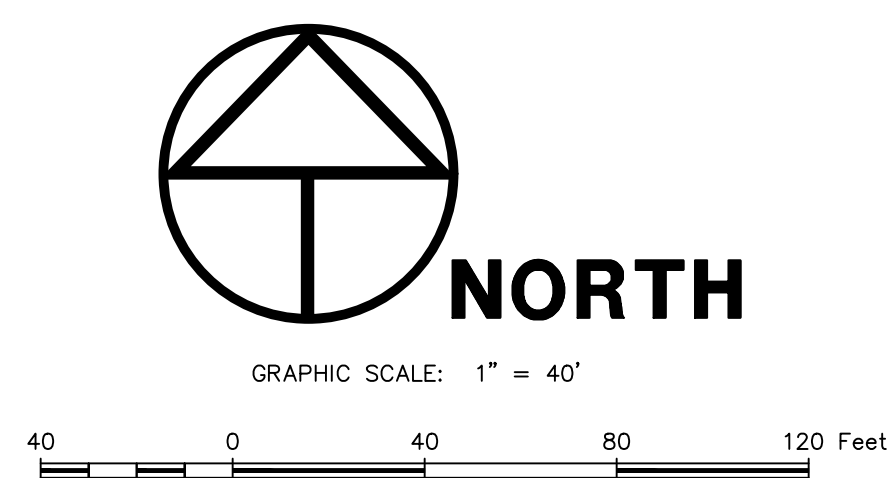
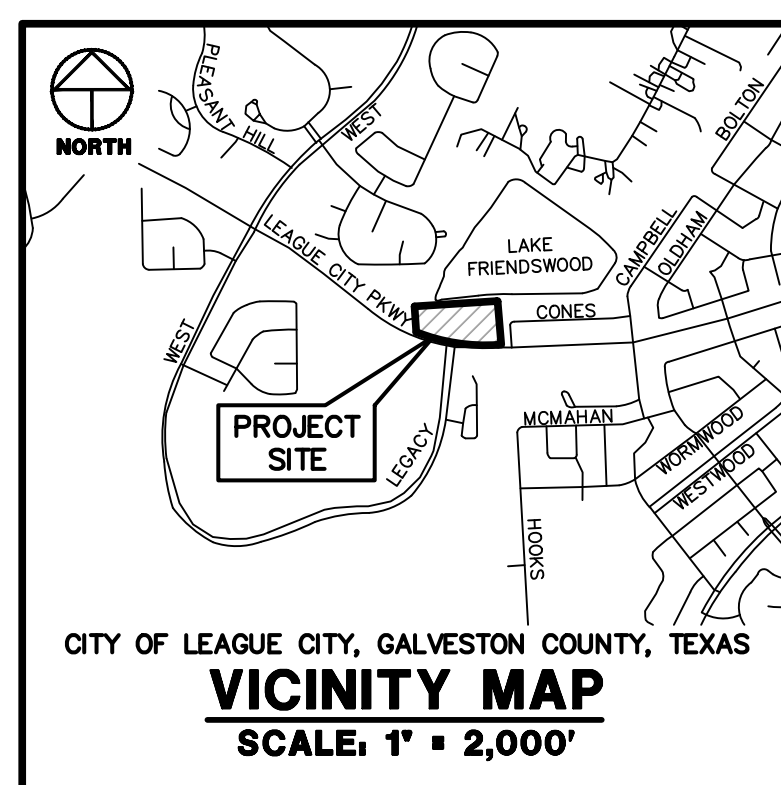
THENCE, NORTH 03 DEG. 49 MIN. 43 SEC. WEST, WITH THE COMMON LINE OF THE REMAINDER OF SAID 83.451 ACRE TRACT AND THE REMAINDER OF SAID 4.073 ACRE TRACT, A DISTANCE OF 271.09 FEET TO THE **POINT OF BEGINNING** AND CONTAINING 7.982 ACRES OR 347,696 SQUARE FEET OF LAND, AS SHOWN ON JOB NO. 60569, PREPARED BY WINDROSE SURVEYING AND LAND SERVICES, LLC.


LUCAS G. DAVIS
R.P.L.S. NO. 6599
STATE OF TEXAS

FIRM REGISTRATION NO. 10108800



07/01/2025
DATE:



LOT 4 LOT 3 LOT 2

BLOCK 1
AUSTIN CHASE AT
WEST RANCH
SECTION TWO
PIAT NO. 2016008227, G.C.M.R.

RESTRICTED RESERVE 'A'

CALLED 36.62 AC.
 CITY OF FRIENDSWOOD
 G.C.C.F. NO. 9517142

SLOANS SECOND SUBDIVISION
BOOK 254-A. PG. 12, G.C.M.R.

BENCHMARK PUBLISHED ELEVATION - 25.41

BENCHMARK NO. LC-2021-124 BEING A BRASS DISK ON CONCRETE INLET STAMPED "LC 2005 124" LOCATED FROM THE INTERSECTION OF F.M. 514 AND WESTOVER PARK, TRAVEL SOUTH 0.7 MILES ON WESTOVER PARK TO ITS INTERSECTION WITH HALSHEAD LANE, THENCE EAST APPROXIMATELY 200 FEET TO THE INTERSECTION OF HALSHEAD LANE AND CRANBROOK LANE. MONUMENT IS ON AN INLET AT THE SOUTHEAST CORNER OF THE INTERSECTION.

TEMPORARY BENCHMARK "A" ELEVATION - 30.55
BEING A BOX CUT ON A STORM INLET, LOCATED ON THE NORTH SIDE OF LEAGUE CITY PARKWAY, APPROXIMATELY 1060 FEET SOUTHEAST OF THE INTERSECTION OF OCEAN PARK LANE AND THE WESTBOUND LANES OF LEAGUE CITY PARKWAY.

TEMPORARY BENCHMARK "B" ELEVATION - 30.68

BEING A BOX CUT ON A STORM INLET, LOCATED ON THE NORTH SIDE OF LEAGUE CITY PARKWAY, APPROXIMATELY 450 FEET WEST OF THE INTERSECTION OF CONES LANE AND THE WESTBOUND LANES OF LEAGUE CITY PARKWAY. (SHOWN HEREON)

SCHEDULE 'B' NOTES

- SUBJECT TO COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED ON JANUARY 29, 1981; RECORDED UNDER GALESTON COUNTY CLERK'S FILE NUMBER B0130234 OF 1981 (JANUARY 29, 1981) (RECORDING INSTRUMENT #71)
- 10k. TERMS, CONDITIONS AND STIPULATIONS CONTAINED IN THAT CERTAIN AGREEMENT DATED AUGUST 1, 2016, BY AND BETWEEN SHAWNA LEWIS AND KYLIE PERRI, AS "GRANTORS," AND THE CITY OF FRIENDSWOOD, TEXAS, AS "GRANTEE" ARE HEREBY INCORPORATED INTO THIS INSTRUMENT BY REFERENCE TO THE OFFICIAL PUBLIC RECORDS OF GALESTON COUNTY, TEXAS. (AFFECTS SUBJECT TRACT, SHOWS HEREIN)
- 10f. RIGHTS IN AND TO THE EASEMENT OF PASSING (15'-FOOT), PER RESTRICTIONS DATED JANUARY 28, 1981; FILED FOR RECORD ON JANUARY 29, 1981; UNDER CLERK'S FILE NUMBER B0130234 OF THE OFFICIAL PUBLIC RECORDS OF GALESTON COUNTY, TEXAS (BASE OF EASEMENT BY GALESTON COUNTY CLERK'S FILE NUMBER 202502762?)
- 10m. SUBJECT PROPERTY LIES WITHIN THE BOUNDARIES OF GALESTON COUNTY, TEXAS, DESCRIBED IN THAT CERTAIN INSTRUMENT DATED FEBRUARY 1, 1981, UNDER ABSTRACT 6087 (AFFECTS SUBJECT TRACT, BLANKET IN NATURE)

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 85°56'31" W	34.12'

GENERAL NOTES

3. SURVEYOR DID NOT ABSTRACT SUBJECT PROPERTY. THIS SURVEY WAS PREPARED WITH INFORMATION CONTAINED IN TITLE COMMITMENT OF NO. 4455000, 1500' WIDE PREVIOUSLY MONUMENTED RAILROAD RIGHT-OF-WAY, BEING DATE OF JANUARY 22, 2025, ISSUED DATE OF JANUARY 30, 2025, AND IS NOT A RE-ENTRY OF THE PREVIOUSLY MONUMENTED RAILROAD RIGHT-OF-WAY.
4. EFFECTIVE DATES WERE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE (NAD 83). ALL DISTANCES SHOWN HEREON ARE SURFACE DISTANCES AND ARE NOT ADJUSTED TO GRID BY APPLYING THE FOLLOWING SCALE FACTOR: 0.999870595.
5. ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), FLOOD INSURANCE RATE MAP (FIRM) FOR GALVESTON COUNTY, TEXAS, MAP NO. 17035C0101, EFFECTIVE DATE OF 08/01/2017, THE PROPERTY SHOWN HEREON IS LOCATED WITHIN UNSHADED ZONE "X". THIS DETERMINATION WAS DONE BY GRAPHIC INTERPRETATION OF THE FIRM. THIS DETERMINATION DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE EXPRESSED OR IMPLIED. THE FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY OR STRUCTURES THEREON ARE SUBJECT TO FLOODING, THAT FLOODING WILL OCCUR, OR THAT FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR FOR FLOOD DAMAGE.
6. READILY USABLE IMPROVEMENTS AND UTILITIES WERE LOCATED WITH THIS SURVEY, NO SUBSURFACE PROBING, EXCAVATION OR EXPLORATION WAS PERFORMED BY WINDROSE SURVEYING, INC. FOR THIS SURVEY.
7. ENVIRONMENTAL AND DRAINAGE ISSUES ARE BEYOND THE SCOPE OF THIS SURVEY.
8. THE SQUARE FOOTAGE TOTALS SHOWN HEREON ARE BASED ON THE MATHEMATICAL CLOSURE OF THE COURSES AND DISTANCES REFLECTED ON THE SURVEY. IT DOES NOT GUARANTEE THE ACCURACY OF THE DATA PRESENT DUE TO THE POSITIONAL ACCURACY OF THE BOUNDARY MONUMENTATION.
9. FENCES SHOWN HEREON WITH DIMENSIONAL TIES ARE SHOWN WHERE THEY ARE PHYSICALLY MEASURED. THE FENCE MAY MEANDER BETWEEN MEASURED LOCATIONS.
10. THE WORD "CERTIFY" OR "CERTIFICATE" AS SHOWN AND USED HEREON MEANS AN AFFIRMATION OF THE TRUTH OF THE STATEMENTS MADE AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE EXPRESSED OR IMPLIED.
11. ELEVATIONS SHOWN TO THE NEAREST TENTH ARE NATURAL GROUND SURFACE ELEVATIONS. ELEVATIONS SHOWN TO THE NEAREST HUNDRETH ARE SOLID SURFACE ELEVATIONS.
12. SANITARY, STORM, AND WATER LINES SHOWN HEREON ARE BASED ON UTILITY PLANS ACQUIRED FROM LEAGUE CITY GIS AND WERE FIELD VERIFIED, WHERE POSSIBLE. OTHER UTILITIES NOT SHOWN HEREON ARE NOT FIELD VERIFIED.
13. SURVEYOR DID NOT PHYSICALLY ENTER MANHOLES, UNDERGROUND PIPE SIZES WERE DETERMINED BY A "MEASURE DOWN" METHOD FROM TOP OF MANHOLE RIM OR TOP OF PIPE TO BOTTOM OF PIPE.
14. SURVEYOR HAS CONTACTED DIGTECS FOR LOCATION OF BURIED UTILITY AND FIBER OPTIC LINES PRIOR TO THIS SURVEY. SURVEYOR CANNOT CERTIFY OR GUARANTEE THE LOCATION OF ANY COMMERCIAL OR RESIDENTIAL CABLES OR UTILITIES. THERE MAY EXIST NOT KNOWN TO THIS COMPANY. IT IS THE CONTRACTORS RESPONSIBILITY TO CARRY OUT PROBE OR OTHER UTILITY LOCATION SERVICES FOR LOCATION OF UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION.

DESCRIPTION

A TRACT OR PARCEL CONTAINING 7.982 ACRES OR 347,696 SQUARE FEET OF LAND SITUATED IN THE 1 & G. N. R.R. SURVEY, ABSTRACT NOS. 608 & 614, GALVESTON COUNTY, TEXAS, BEING THE REMAINDER OF A CALLED 4.073 ACRE TRACT, DESCRIBED IN DEED TO KYLE PERRI, RECORDED UNDER GALVESTON COUNTY CLERK'S FILE (G.C.C.F.) NO. 2013049164, AND THE REMAINDER OF A CALLED 5.927 ACRE TRACT, DESCRIBED IN DEED TO SHAWNA RATHERBURN LEWIS, RECORDED UNDER G.C.C.F. NO. 2013049164, BEING THE REMAINDER OF A CALLED 1.000 ACRES, EQUALLY DESCRIBED METES AND BOUNDS AS FOLLOWS, WITH ALL BEARINGS BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE (4204):

BEGINNING AT A CAPPED 5/8 INCH IRON ROD STAMPED "WINDROSE" SET FOR THE COMMON SOUTH CORNER OF A CALLED 1.3347 ACRE TRACT, DESCRIBED IN DEED TO CITY OF FRIENDSWOOD, RECORDED UNDER C.C.F. NO. 258040689 AND A CALLED 0.09 ACRE TRACT, DESCRIBED IN DEED TO HW WE PHASE I, LLC, RECORDED UNDER C.C.F. NO. 2022061689 AND THE COMMON NORTH CORNER OF THE REMAINDER OF A CALLED 83.451 ACRE TRACT, DESCRIBED IN DEED TO HW WE PHASE I, LLC, RECORDED UNDER C.C.F. NO. 2022061685, AND A CALLED 0.73 ACRE TRACT, THE SOUTHWEST CORNER OF THE CORNER OF A CALLED 1.3347 ACRE TRACT, FROM WHICH A 5/8 INCH IRON ROD STAMPED "CL 1668 RPLS 4464" FOUND FOR THE COMMON NORTH CORNER OF SAID 0.09 ACRE TRACT AND SAID 1.3347 ACRE TRACT BEARS NORTH 03 DEG. 42 MIN. 21 SEC. WEST, A DISTANCE OF 243.16 FEET;

THENCE, NORTH 86 DEG. 19 MIN. 10 SEC. EAST, WITH THE COMMON LINE OF SAID 1.3347 ACRE TRACT AND SAID 4.073 ACRE TRACT, AT A DISTANCE OF 155.78 FEET PASSING THE SOUTHWEST CORNER OF SLOANS SECOND SUBDIVISION, MAP OR PLAT THEREOF RECORDED UNDER BOOK 254-A, PG. 12, GALVESTON COUNTY MAP RECORDS (G.C.M.R.), AND CONTINUING WITH THE SOUTH LINE OF SLOANS SECOND SUBDIVISION FOR A TOTAL DISTANCE OF 866.55 FEET TO A MAG NAIL SET FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

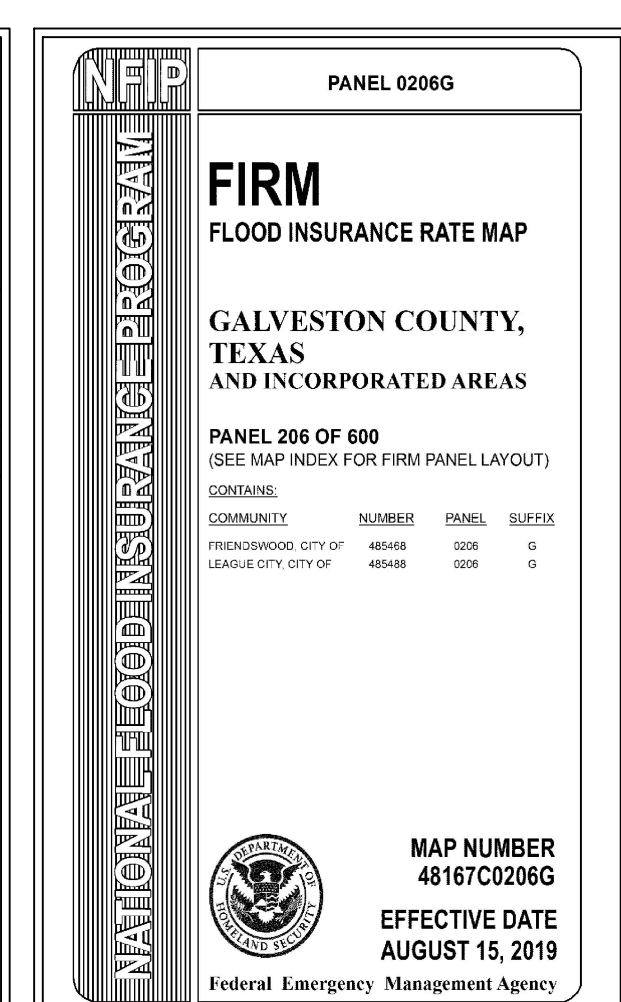
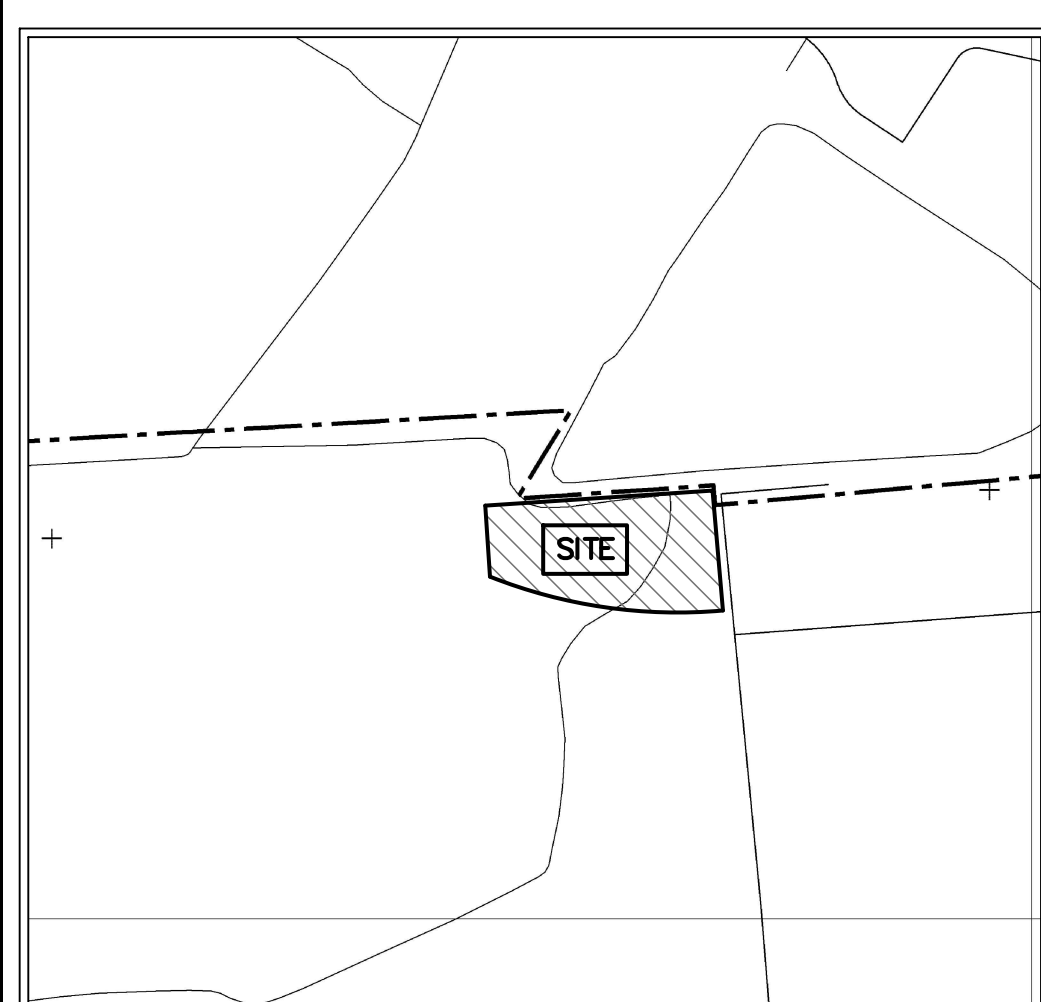
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FLOOD INFORMATION



LEGEND

* SOME OF THESE ELEMENTS MAY NOT BE USED ON THIS SURVEY

- | | | | | | | | | |
|-----|---|--------------------------|---------|---|--------------------------|------|---|--------------------------|
| BO | — | BOLLARD | PP | — | POWER POLE | GUCS | — | UNDERGROUND CABLE SIGN |
| ND | — | HANDICAP | PP/T | — | POWER POLE W/TRANSFORMER | CTL | — | CATHODIC TEST LEAD |
| OV | — | GAS METER | PP/LT | — | POWER POLE W/LIGHT | MM | — | MONITORING WELL |
| OV | — | GAS VALVE | PP/CT | — | POWER POLE W/CONDUT | P | — | PIN FLAG/PAINT MARK |
| PH | — | FIRE HYDRANT | MP | — | METER POLE | TC | — | TOP OF CURB |
| PH | — | FIRE HYDRANT | MP | — | METER POLE | G | — | GUTTER |
| WV | — | WATER VALVE | GAC | — | GUY ANCHOR | TS | — | TOP OF GRATE |
| ICV | — | IRRIGATION CONTROL VALVE | — | — | OVERHEAD POWER LINE | FL | — | FLOW LINE |
| ⊕ | — | GRATE INLET | — | — | BARBED WIRE FENCE | HB | — | HIGHBANK |
| ⊕ | — | GRATE INLET | — | — | WROUGHT IRON FENCE | SN | — | SANITARY SEWER |
| ⊕ | — | MANHOLE | — | — | WOOD FENCE | ST | — | STORM SEWER |
| CO | — | CLEANOUT | — | — | CHAINLINK FENCE | OMP | — | ORRUGATED METAL PIPE |
| TP | — | TELEPHONE PEDESTAL | GP | — | GATE POST | CMP | — | CORRUGATED PLASTIC PIPE |
| EB | — | ELECTRIC BOX | (P) | — | PER PLANS | RCP | — | REINFORCED CONCRETE PIPE |
| SP | — | TRAFFIC SIGNAL BOX | APPROX. | — | APPROXIMATE | TEL | — | TELEPHONE |
| SP | — | LIGHT POLE | — | — | HIGHBANK | WTR | — | WATER |
| TL | — | TRAFFIC LIGHT | — | — | SIGN | UG | — | UNDERGROUND |
| TL | — | GROUND/SPOT LIGHT | PLM | — | PIPELINE MARKER | | | |

SURVEYOR'S CERTIFICATION

TO: THREE STAR OPERATIONS, LLC, A TEXAS LIMITED LIABILITY COMPANY
COMMONWEALTH LAND TITLE INSURANCE COMPANY

DO HEREBY CERTIFY TO THE ABOVE LISTED THAT THIS SURVEY WAS THIS DAY MADE ON THE GROUND AND WAS PERFORMED UNDER MY SUPERVISION, THAT THIS PLAT CORRECTLY REPRESENTS THE PROPERTY LEGALLY DESCRIBED HEREON, THAT THE FACTS FOUND AT THE TIME OF THIS SURVEY SHOW THE IMPROVEMENTS AND THAT THERE ARE NO VISIBLE ENCROACHMENTS APPARENT ON THE GROUND, EXCEPT AS SHOWN. THIS SURVEY SUBSTANTIALLY CONFORMS TO THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATION FOR A CATEGORY 3 SURVEY, CONDITION 3 SURVEY AND A CATEGORY 6, CONDITION 1 SURVEY, TO THE BEST OF MY KNOWLEDGE.


LUCAS G. DAVIS
Registered Professional Land Surveyor



07-01-2025
DATE

Texas Registration No. 6599		
REVISIONS		
DATE	REASON	BY

WINDROSE
LAND SURVEYING | PLATTING

LAND TITLE AND TOPOGRAPHIC SURVEY OF
7.982 AC./ 347,696 SQ. FT. OF LAND
SITUATED IN THE
I. & G. N. RR. SURVEY
ABSTRACT NOS. 608 & 614
GALVESTON COUNTY, TEXAS

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FILED BY: JL	CHECKED BY: DG	JOB NO. 60569
DRAWN BY: PH	DATE: JUNE 2025	SHEET NO. 1 OF 1