

**TRACT "H-1"**

All of that certain 7.21 acres (313,900 square feet) tract or parcel out of and a part of Block 77 and Block 78 of **LEAGUE CITY SEMI-TROPICAL GARDENS**, a Subdivision in Galveston County, Texas, according to the map or plat thereof recorded in Volume 238, Page 8 in the Office of the County Clerk of Galveston County, Texas, said 7.21 acres tract also being out of and a part of that certain tract, called Tract I, conveyed from League City, LLC to League City Investors, Ltd. by instrument recorded under Clerk's File Number 2002045006 in the Official Public Records of Real Property of Galveston County, Texas, said 7.21 acres tract being more particularly described by metes and bounds as follows:

**COMMENCING** at an iron rod with cap stamped "GeoSurv" found for the Northwest corner of that certain called 1.72 acres tract conveyed from League City Investors, Ltd. to 418 Southlake, Ltd. by instrument recorded in Clerk's File Number 2007061436 of the Official Public Records of Real Property of Galveston County, Texas, said point also being the most Westerly corner of a cut-back curve to the right at the intersection of the South line of F.M. 646, a 120 feet wide public roadway right-of-way, with the West line of Southlake Boulevard, a 100 feet wide public roadway right-of-way, recording pending, said curve having a radius of 25.00 feet and a central angle of 89°56'43";

**THENCE** Southeasterly, along the arc of said cut-back curve and the West line of said 1.72 acres tract, a distance of 39.25 feet, the chord of which bears S 47°59'22" E, 35.34 feet, to an iron rod with cap stamped "GeoSurv" found for point of tangency, said point being at the West line of the **W.G. BANKS SURVEY, Abstract No. 36;**

**THENCE** S 03°01'00" E, along the West line of both said 1.72 acres tract and of said **W.G. BANKS SURVEY**, a distance of 247.71 feet to the **POINT OF BEGINNING** of the herein described tract;

**THENCE** S 03°01'00" E, continuing along the West line of both said 1.72 acres tract and of said **W.G. BANKS SURVEY**, a distance of 310.47 feet to an iron rod with cap stamped "GeoSurv" found for the Southeast corner of the herein described tract, said point also being the Northeast corner of the P.G. MERRITT SURVEY, Abstract No. 155 and from which a found 2 inch iron pipe in concrete bears S 87°46'47" W, 3.74 feet;

**THENCE** S 87°01'24" W, along the North line of said P.G. MERRITT SURVEY and the South line of said Block 78, at 609.38 feet passing a 5/8 inch iron rod with cap stamped "GeoSurv" set for point on line and for the Southeast corner of that certain 60 feet wide drainage easement described in Volume 2771, Page 125 of the Deed Records of Galveston County, Texas, and continuing for a total distance of 669.38 feet to a point for the Southwest corner of the herein described tract of land, said point also being the Southwest corner of said Block 78 and Southeast corner of Block 61 of said **LEAGUE CITY SEMI-TROPICAL GARDENS;**

**THENCE** N 03°01'28" W, along the West line of said Blocks 77 and 78, the same being the East line of Blocks 60 and 61 of said **LEAGUE CITY SEMI-TROPICAL GARDENS**, a distance of 583.33 feet to a point for the Northwest corner of the herein described tract, said point being at the South line of said F.M. 646;

**THENCE** N 87°02'17" E, along the South line of said F.M. 646, at 60.00 feet passing a 5/8 inch iron rod with cap stamped "GeoSurv" set for point on line and for a point at the East line of that certain 60 feet wide drainage easement described in Volume 2747, Page 521 of the Deed Records of Galveston County, Texas, and continuing for a total distance of 404.65 feet to a point for the most Northerly corner of the herein described tract;

**THENCE**, S 03°01'00" E, a distance of 72.94 feet to a point for angle to the right;

**THENCE**, S 11°50'17" W, a distance of 103.46 feet to a point for angle to the left;

**THENCE**, S 00°33'24" W, a distance of 100.19 feet to a point for a reentrant corner of the herein described tract;

**THENCE**, N 86°59'00" E, a distance of 297.58 feet to the **POINT OF BEGINNING** and containing within said boundaries a calculated area of 7.21 acres (313,900 square feet) of land.

## **TRACT "I"**

All of that certain 16.88 acres (736,103 square feet) tract or parcel out of and a part of the **W.G. BANKS SURVEY, Abstract No. 36**, Galveston County, Texas, said 16.88 acres tract also being out of and a part of those certain tracts, called Tract III and Tract V, conveyed from League City, LLC to League City Investors, Ltd. by instrument recorded under Clerk's File Number 2002045006 in the Official Public Records of Real Property of Galveston County, Texas, said 16.88 acres tract being more particularly described by metes and bounds as follows:

**COMMENCING** at an iron rod with cap stamped "GeoSurv" found for the Northwest corner of that certain called 1.72 acres tract conveyed from League City Investors, Ltd. to 418 Southlake, Ltd. by instrument recorded in Clerk's File Number 2007061436 of the Official Public Records of Real Property of Galveston County, Texas;

**THENCE** N 87°02'17" E, along the South line of said F.M. 646, at 24.98 feet passing the Northwest corner of said Tract III and continuing for a total distance of 150.00 feet to an iron rod with cap stamped "GeoSurv" found for the **POINT OF BEGINNING** of the herein described tract, said point also being the Northeast corner of said 1.72 acres tract;

**THENCE** N 87°02'17" E, continuing along the North line of said Tract III, the North line of said Tract V, and the South line of said F.M. 646, a distance of 1147.03 feet to a point for the Northeast corner of the herein described tract, said point being at the center thread of The East fork of Gum Bayou drainage course;

**THENCE** Southwesterly, along the center thread of the East fork of said Gum Bayou drainage course, the following courses and distances:

S 14°05'16" W, a distance of 183.69 feet to a point for angle to the right;

S 26°21'31" W, a distance of 62.98 feet to a point for angle to the right;

S 36°43'21" W, a distance of 287.39 feet to a point for angle to the left;

S 35°00'47" W, a distance of 328.25 feet to a point for angle to the left;

S 19°38'25" W, a distance of 51.51 feet to a point for angle to the left;

and S 07°07'33" W, at 16.51 feet passing the Northeast corner of that certain 30 feet wide drainage easement described in instrument recorded in Clerk's File Number 2007061437 of the Official Public Records of Real Property of Galveston County, Texas, and continuing for a total distance of 46.65 feet to a point for the Southeast corner of both the herein described tract and of said 30 feet wide drainage easement, said point being at the South line of said Tract III and at the North line of that certain tract conveyed to Texas-New Mexico Power Company (formerly Community Public Service Co.) by instrument recorded in Volume 2133, Page 731, in the Deed Records of Galveston County, Texas;

**THENCE** N 88°23'51" W, along the South line of said Tract III and the North line of said Texas-New Mexico Power Company tract, a distance of 675.32 feet to an iron rod with cap stamped

Exhibit A

“GeoSurv” found for the Southwest corner of both the herein described tract and of said 30 feet wide drainage easement, said point also being the Southeast corner of said 1.72 acres tract; **THENCE** N 03°01'00" W, along the East line of said 1.72 acres tract, at 30.10 feet passing the Northwesterly corner of said 30 feet wide drainage easement, and continuing for a total distance of 725.16 feet to an iron rod with cap stamped “GeoSurv” found for the point of curvature of a curve to the right, said curve having a radius of 25.00 feet and a central angle of 90°03'17"; **THENCE** Northeasterly, along the arc of said curve to the right and the East line of said 1.72 acres tract, a distance of 39.29 feet, the chord of which bears N 42°00'38" E, 35.37 feet, to the **POINT OF BEGINNING** and containing within said boundaries a calculated area of 16.88 acres (736,103 square feet) of land.

**TRACT “J”**

All of that certain 8.01 acres (348,843 square feet) tract or parcel out of and a part of the **W.G. BANKS SURVEY, Abstract No. 36**, Galveston County, Texas, said 8.01 acres tract also being out of and a part of those certain tracts, called Tract III and Tract V, conveyed from League City, LLC to League City Investors, Ltd. by instrument recorded under Clerk's File Number 2002045006 in the Official Public Records of Real Property of Galveston County, Texas, said 8.01 acres tract being more particularly described by metes and bounds as follows:

**COMMENCING** at an iron rod with cap stamped “GeoSurv” found for the Northwest corner of that certain called 1.72 acres tract conveyed from League City Investors, Ltd. to 418 Southlake, Ltd. by instrument recorded in Clerk's File Number 2007061436 of the Official Public Records of Real Property of Galveston County, Texas;

**THENCE** N 87°02'17" E, along the South line of said F.M. 646, at 24.98 feet passing the Northwest corner of said Tract III, at 150.00 feet passing an iron rod with cap stamped “GeoSurv” found for the Northeast corner of said 1.72 acres tract, and continuing for a total distance of 1297.03 feet to the **POINT OF BEGINNING** of the herein described tract, said point also being at the center thread of the East fork of Gum Bayou drainage course;

**THENCE** N 87°02'17" E, continuing along the South line of said F.M. 646 and the North line of said Tract V, a distance of 176.88 feet to a point for the Northeast corner of the herein described tract, from which point a found 1/2 inch iron rod bears S 02°56'14" E, 0.96 feet;

**THENCE** S 02°56'14" E, along the East line of said Tract V, a distance of 857.79 feet to a point for the Southeast corner of both the herein described tract and of said Tract V, said point being at the North line of that certain tract conveyed to Texas-New Mexico Power Company (formerly Community Public Service Co.) by instrument recorded in Volume 2133, Page 731, in the Deed Records of Galveston County, Texas, and from which a found iron rod with cap stamped “Gullett” bears N 15°12'21" E, 0.48 feet;

**THENCE** N 88°23'51" W, along a South line of said Tract V, the South line of said Tract III, and the North line of said Texas-New Mexico Power Company tract, a distance of 676.81 feet to the Southwest corner of the herein described tract, said point being at the Southeast corner of that certain 30 feet wide drainage easement described in instrument recorded in Clerk's File Number 2007061437 of the Official Public Records of Real Property of Galveston County, Texas, and at the center thread of the East fork of said Gum Bayou drainage course;

**THENCE** Northeasterly, along the center thread of the East fork of said Gum Bayou drainage course, the following courses and distances:

Exhibit A

N 07°07'33" E, at 30.14 feet passing the Northeast corner of said 30 feet wide drainage easement, and continuing for a total distance of 46.65 feet to a point for angle to the right;

N 19°38'25" E, a distance of 51.51 feet to a point for angle to the right;

N 35°00'47" E, a distance of 328.25 feet to a point for angle to the right;

N 36°43'21" E, a distance of 287.39 feet to a point for angle to the left;

N 26°21'31" E, a distance of 62.98 feet to a point for angle to the left;

and N 14°05'16" E, a distance of 183.69 feet to the **POINT OF BEGINNING** and containing within said boundaries a calculated area of 8.01 acres (348,843 square feet) of land.



PREPARED  
JULY 25, 2019  
BY

**DALE L. HARDY / GEOSURV, LLC**  
**REGISTERED PROFESSIONAL LAND SURVEYORS**  
**P.O. BOX 246, LEAGUE CITY, TEXAS 77574**

**PH 281-554-7739      FAX 281-554-6928      E-MAIL: [dhardy@geosurvlc.com](mailto:dhardy@geosurvlc.com)**

**TRACT "H-2"**

All of that certain 1.75 acres (76,403 square feet) tract or parcel out of and a part of Block 77 of **LEAGUE CITY SEMI-TROPICAL GARDENS**, a Subdivision in Galveston County, Texas, according to the map or plat thereof recorded in Volume 238, Page 8 in the Office of the County Clerk of Galveston County, Texas, said 1.75 acres tract also being out of and a part of that certain tract, called Tract I, conveyed from League City, LLC to League City Investors, Ltd. by instrument recorded under Clerk's File Number 2002045006 in the Official Public Records of Real Property of Galveston County, Texas, said 1.75 acres tract being more particularly described by metes and bounds as follows:

**BEGINNING** at an iron rod with cap stamped "GeoSurv" found for the Northwest corner of that certain called 1.72 acres tract conveyed from League City Investors, Ltd. to 418 Southlake, Ltd. by instrument recorded in Clerk's File Number 2007061436 of the Official Public Records of Real Property of Galveston County, Texas, said point also being the most Westerly corner of a cut-back curve to the right at the intersection of the South line of F.M. 646, a 120 feet wide public roadway right-of-way, with the West line of Southlake Boulevard, a 100 feet wide public roadway right-of-way, recording pending, said curve having a radius of 25.00 feet and a central angle of 89°56'43";

**THENCE** Southeasterly, along the arc of said cut-back curve and the West line of said 1.72 acres tract, a distance of 39.25 feet, the chord of which bears S 47°59'22" E, 35.34 feet, to an iron rod with cap stamped "GeoSurv" found for point of tangency, said point being at the West line of the **W.G. BANKS SURVEY, Abstract No. 36;**

**THENCE** S 03°01'00" E, along the West line of both said 1.72 acres tract and of said **W.G. BANKS SURVEY**, a distance of 247.71 feet to a point for the Southeast corner of the herein described tract;

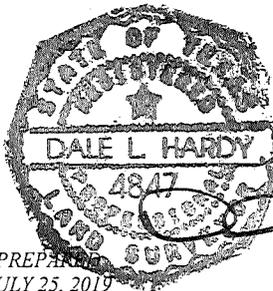
**THENCE**, S 86°59'00" W, a distance of 297.58 feet to a point for the Southwest corner of the herein described tract;

**THENCE**, N 00°33'24" E, a distance of 100.19 feet to a point for angle to the right;

**THENCE**, N 11°50'17" E, a distance of 103.46 feet to a point for angle to the left;

**THENCE**, N 03°01'00" W, a distance of 72.94 feet to a point for the Northwest corner of the herein described tract, said point being at the South line of F.M. 646;

**THENCE**, N 87°02'17" E, along the South line of said F.M. 646, a distance of 239.84 feet to the **POINT OF BEGINNING** and containing within said boundaries a calculated area of 1.75 acres (76,403 square feet) of land.



PREPARED  
JULY 25, 2019  
BY

**DALE L. HARDY / GEOSURV, LLC**  
**REGISTERED PROFESSIONAL LAND SURVEYORS**  
**P.O. BOX 246, LEAGUE CITY, TEXAS 77574**

**PH 281-554-7739      FAX 281-554-6928      E-MAIL: [dhardy@geosurvlc.com](mailto:dhardy@geosurvlc.com)**

