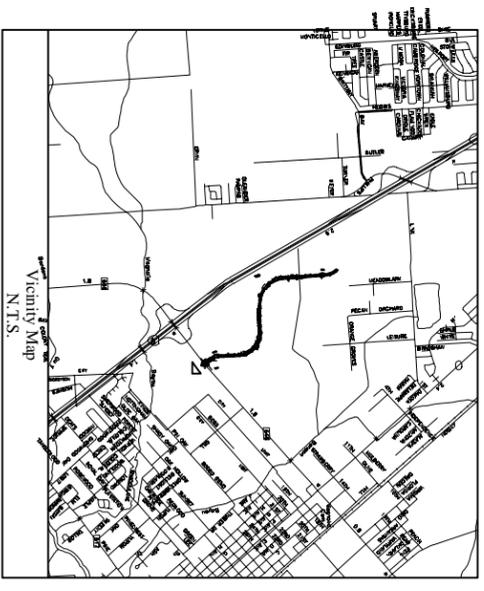
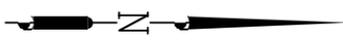
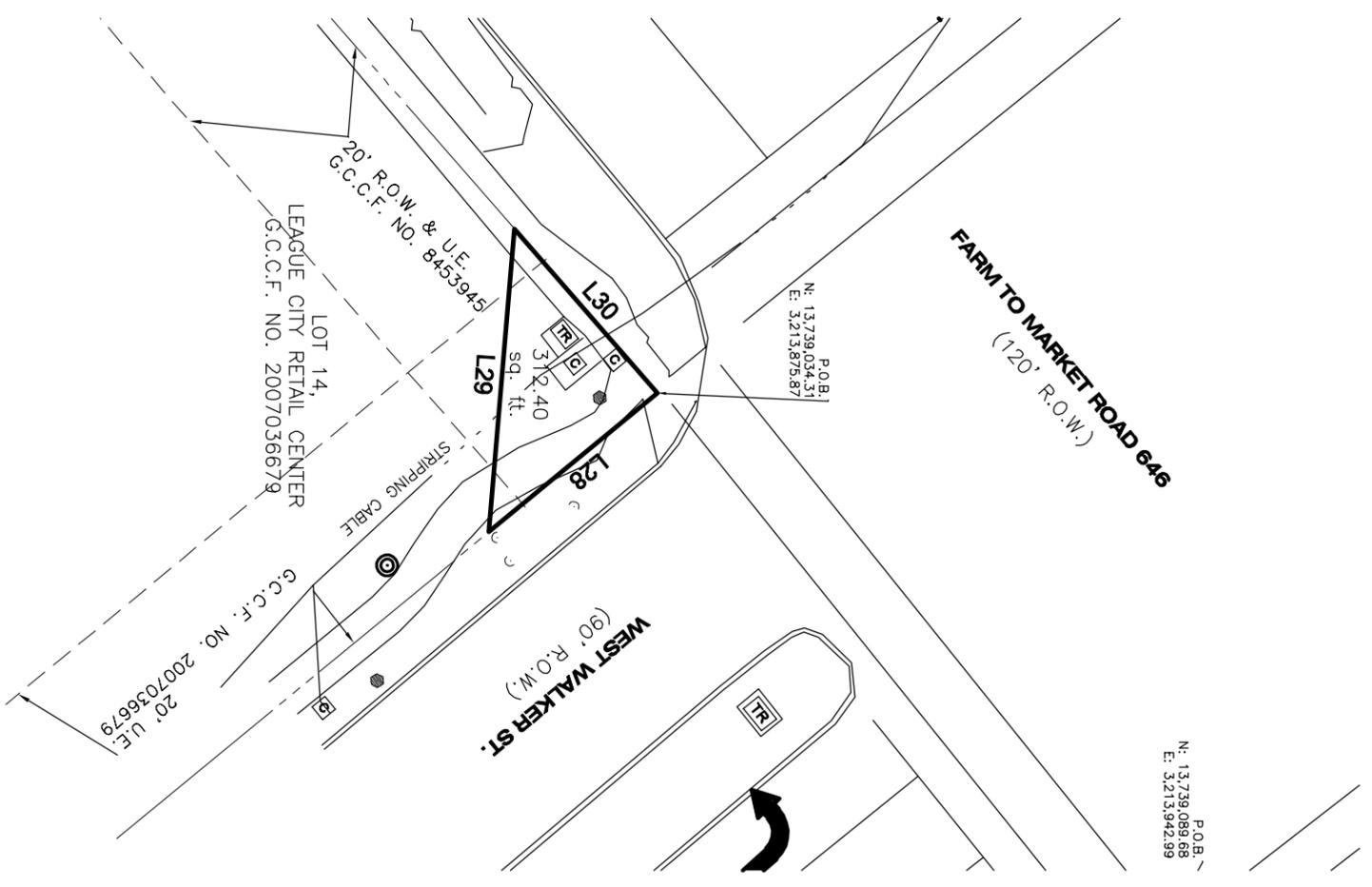


**LEGEND**

- |        |                  |
|--------|------------------|
| R.O.W. | RIGHT-OF-WAY     |
| B.L.   | BUILDING LINE    |
| U.E.   | UTILITY EASEMENT |
| A.E.   | AERIAL EASEMENT  |
| FND.   | FOUND            |
| I.R.   | IRON ROD         |
| FNC.   | FENCE            |
| WD.    | WOOD             |
| C.L.F. | CHAIN LINK FENCE |
| CONC.  | CONCRETE         |
| SW     | SIDEWALK         |
| ○      | PROPERTY CORNER  |
| ●      | FIRE HYDRANT     |
| ⊙      | ELECTRIC METER   |
| ⊙      | GAS METER        |
| ⊙      | WATER METER      |
| ⊙      | MANHOLE          |
| ⊙      | WATER VALVE      |
| ⊙      | PEDESTAL CABLE   |
| ⊙      | TRAFFIC BOX      |
| ⊙      | GUY ANCHOR       |



Parcel Line Table		
Line #	Length	Direction
L28	25.00'	S 39°32'39" E
L29	34.91'	N 85°15'27" W
L30	25.00'	N 49°01'46" E



Being a strip (312.40 sq. ft.) of land out of a called 1.0565 acres, Lot 14, League City Retail Center, as recorded in Galveston County Clerk's File No. 2007036679, Galveston County, Texas, and being more particularly described by metes and bounds as follows:

**BEGINNING**, at the north corner of said called 1.0565 acres, in the southeast line of F.M. 646 (120 Foot Wide), in the southwest line of West Walker Street (90 Foot Wide), said **BEGINNING** point having a Texas State Plane Coordinate System, South Central Zone (4204) Value of X=3,213,875.87 and Y=13,739,034.31 (GRID);

**THENCE**, South 39 degrees 32 minutes 39 seconds East, along the southwest line of said West Walker Street (90 Foot Wide) east line of the tract herein described, a distance of 25.00 feet to the east corner of the tract herein described;

**THENCE**, North 85 degrees 15 minutes 27 seconds West, crossing said called 1.0565 acres, a distance of 34.91 feet to the southwest corner of the tract herein described, being in the southeast line of said F.M. 646 (120 Foot Wide);

**THENCE**, North 49 degrees 01 minutes 46 seconds East, along the southeast line of said F.M. 646 street (120 Foot Wide), a distance of 25.00 feet to the **POINT OF BEGINNING**, and within the calls 312.40 sq. ft.

I, MOHAMMED OMAR, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THIS SURVEY CORRECTLY REPRESENTS A SURVEY MADE ON THE GROUND UNDER MY SUPERVISION AND CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF THIS SURVEY.



*M. Omar*  
 MOHAMMED OMAR  
 REGISTERED PROFESSIONAL LAND SURVEYOR  
 TEXAS REGISTRATION NO. 5915

REVISED : 05-26-2021 (ADDED SQUARE FEET)



**J. MORALES**  
 ARCHITECTS • ENGINEERS • SURVEYORS

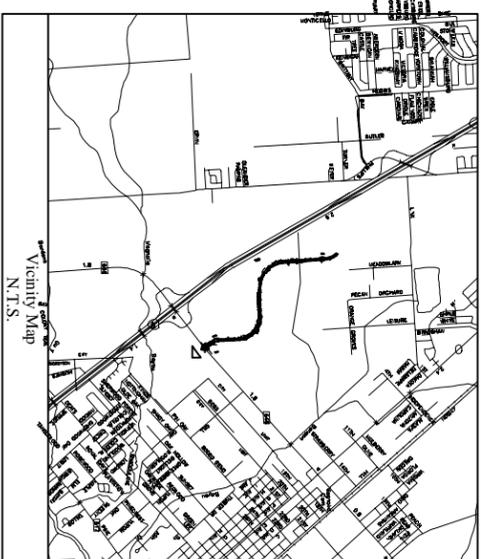
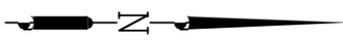
3425 Federal Street  
 Houston, Texas 77504  
 (O) 713.947.6606  
 jmoralesinc.com

T.B.A.E. FIRM NO. BR2942  
 T.B.P.E. FIRM NO. F-004636  
 T.B.L.S. FIRM NO. 10039400

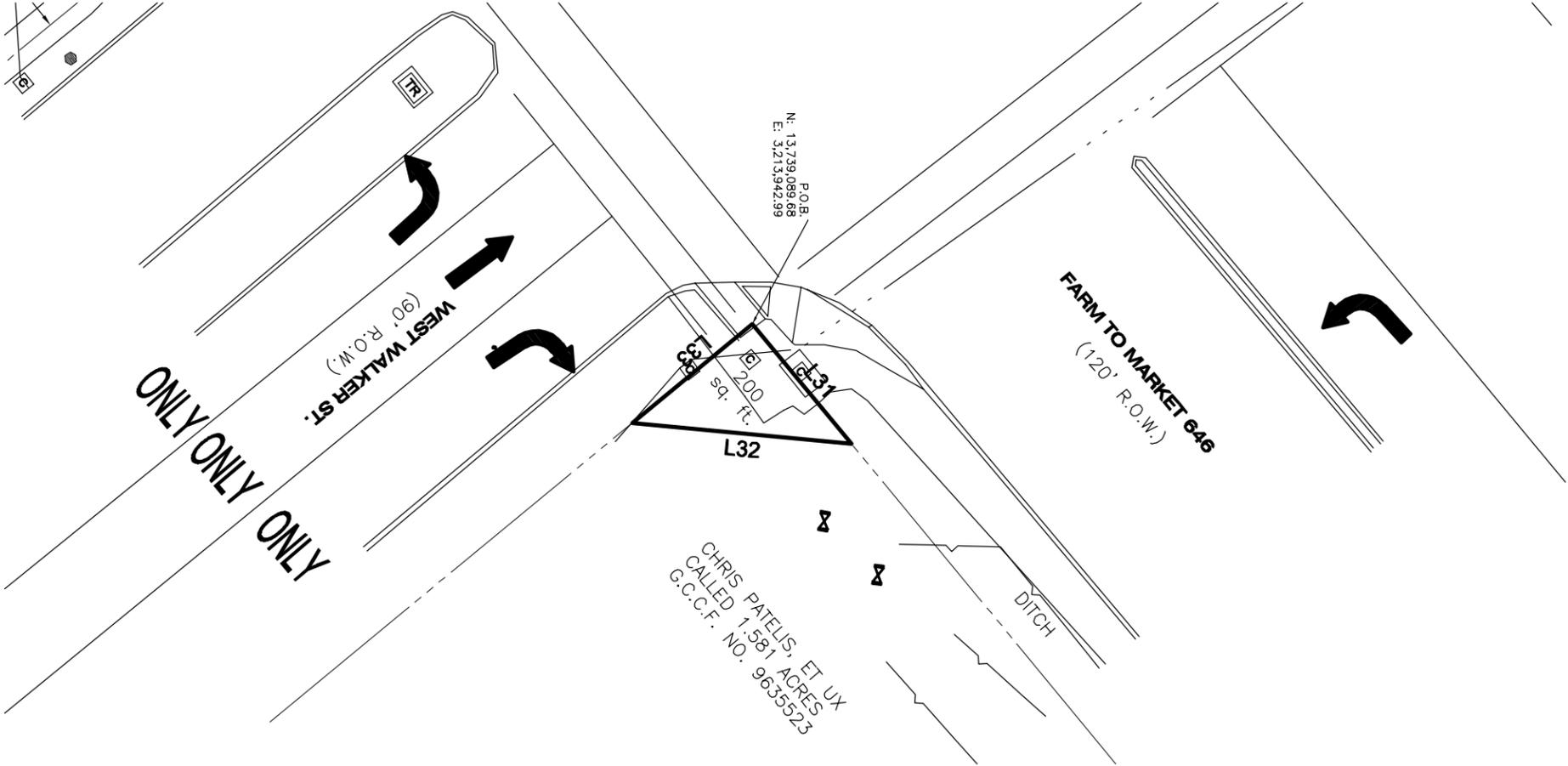
PROJECT #: 17665 68-18 SECTION 2

**LEGEND**

- R.O.W. RIGHT-OF-WAY
- B.L. BUILDING LINE
- U.E. UTILITY EASEMENT
- A.E. AERIAL EASEMENT
- FND. FOUND
- I.R. IRON ROD
- F.NC. FENCE
- WD. WOOD
- C.L.F. CHAIN LINK FENCE
- CONC. CONCRETE
- SW. SIDEWALK
- PROPERTY CORNER
- FIRE HYDRANT
- POWER POLE
- ELECTRIC METER
- GAS METER
- WATER METER
- MANHOLE
- WATER VALVE
- PEDESTAL CABLE
- TRAFFIC BOX



Parcel Line Table		
Line #	Length	Direction
L31	20.00'	N 50°27'21" E
L32	28.28'	S 5°27'21" W
L33	20.00'	N 39°32'39" W



Being a strip of land (200 sq. ft.) out of a called 1.581 acres, as recorded in Galveston County Clerk's File No. 9635523, Galveston County, Texas, and being more particularly described by metes and bounds as follows:

**BEGINNING**, at the southwest corner of said called 1.581 acres, in the southeast line of F.M. 646 (120 Foot Wide), in the southeast line of West Walker Street (90 Foot Wide), said **BEGINNING** point having a Texas State Plane Coordinate System, South Central Zone (4204) Value of X=3,213,942.99 and Y=13,739,089.68 (GRID);

**THENCE**, North 50 degrees 27 minutes 21 seconds East, along the southeast line of said F.M. 646 (120 Foot Wide) northeast line of the tract herein described, a distance of 20.00 feet to the northerly corner of the tract herein described;

**THENCE**, South 05 degrees 27 minutes 21 seconds West, crossing said called 1.581 acres, a distance of 28.28 feet to the southerly corner of the tract herein described, being in the southeast line of said West Walker Street (90 Foot Wide);

**THENCE**, North 39 degrees 32 minutes 39 seconds West, along the southeast line of said west Walker street (90 Foot Wide), a distance of 20.00 feet to the **POINT OF BEGINNING**, and containing within the calls 200 sq. ft.

I, MOHAMMED OMAR, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THIS SURVEY CORRECTLY REPRESENTS A SURVEY MADE ON THE GROUND UNDER MY SUPERVISION AND CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF THIS SURVEY.



*M. Omar*  
 MOHAMMED OMAR  
 REGISTERED PROFESSIONAL LAND SURVEYOR  
 TEXAS REGISTRATION NO. 5915

REVISED : 05-26-2021 (ADDED SQUARE FEET)



**J. MORALES**  
 ARCHITECTS • ENGINEERS • SURVEYORS

3425 Federal Street  
 Houston, Texas 77504  
 (O) 713.947.6606  
 jmoralesinc.com

T.B.A.E. FIRM NO. BR2942  
 T.B.P.E. FIRM NO. F.004636  
 T.B.L.S. FIRM NO. 10039400

PROJECT #: 17665 68-18 SECTION 2