

Dale L. Hardy
GeoSurv

[illegible]

PROPERTY DESCRIPTION (CONTINUED)

TRACT 4

All of Lot Thirty-four (34), Block Six (6) of **LAKE SIDE ADDITION**, a Subdivision in Galveston County, Texas, according to the map or plat thereof recorded in Volume 254A, Page 10, of the Map Records and transferred to Volume 12, Page 79, both of the Map Records of Galveston County, Texas.

TRACT 5

[illegible]

TRACT 6

All of Lots Seven (7) and Eight (8), Block Nine (9) of **LAKESIDE ADDITION**, a Subdivision in Galveston County, Texas, according to the map or plat thereof recorded in Volume 254A, Page 10, of the Map Records and transferred to Volume 12, Page 79, both of the Map Records of Galveston County, Texas.

TRACT 7

All of that certain 1.01 acres (44,060 square feet) tract or parcel of land, being all of Lots No. 9, Ten (10), Eleven (11), Twelve (12), Thirteen (13), Fourteen (14), Fifteen (15), and Sixteen (16), Block Nine (9), **LAKESIDE ADDITION**, a Subdivision in Galveston County, Texas, according to the map or plat thereof recorded in Volume 2544, Page 10, of the Map Records and transferred to Volume 12, Page 79, both of the Map Records of Galveston County, Texas, said 1.01 acres tract being more fully described by metes and bounds as follows (bearings and distances being those reflected on the record plat of SOUTH SHORE GARVESTON COUNTRY SUBDIVISION, SECTION TWO, a Subdivision of record in Volume 17, Page 154, Galveston County Map Records):

ENCINING at a 5/8 inch iron rod with stop stamped "GeoSurv" set marking the Northeastly corner of said Lot 9, same being the Southeastery corner of Lot Eight (8). Block 9 of said subdivision, said point being at the Westerly line of Lakeside Drive, a 50 feet plus road, right-of-way.

ENCINING, S. 12°08'00"E., along the Westerly line of said Lakeside Drive, a distance of 184.07 feet to the intersection of the Eastern line of said Lot 9, and the Eastern line of said Lot 12; and

ENCINING at a 5/8 inch iron rod with stop stamped "GeoSurv" set marking the most Southerly corner of both said Block 9 and of said Lot 16, said point being at the Eastern end of a called .133 acre tract of land conveyed to said City of San Antonio by deed dated August 1st, 1990, recorded in Public Records, Dallas County File Number 2004033769, Official Public Records of Real Property, Galveston County, Texas;

ENCINING at a 5/8 inch iron rod with stop stamped "GeoSurv" set marking the Northeastly corner of said Block 9, a distance of 897.31 feet to a 5/8 inch iron rod with stop stamped "GeoSurv" set marking the Northwesteary corner of both the herein described tract of land and of said Block 9, a distance of 897.31 feet to a 5/8 inch iron rod with stop stamped "GeoSurv"; E. along the common line of said Lots B and D, a distance of 100.00 feet to the intersection of the Eastern line of said boundary a calculated area of 1.01 acres of land (44,000 square feet) of land,


NOTES:

- 1) This survey is based on a Title Commitment for Title Insurance issued by American Title Company, Houston, Case Number 2005 HC 585446-7 (10/4/98), effective date November 30, 1998. The survey was prepared by the American Title Company, Houston, Texas, based on the easements or restrictions of record as published by Geacuity, L.L.C. Adjacent information is not shown.
- 2) These properties lie in Zone "X", shaded, area of 500'-yard flood (As to a portion of Tract 1 and all of Tracts 2-6), and in Zone "AE", a special flood hazard area inundated by 100'-year and flood of base flood elevations have been determined (As to a portion of Tract 1 and all of Tracts 2-6). For more information, per the National Flood Insurance Program FEMA Community Panel Number 45488-001-D, published revised date September 22, 1999. Designations of flood hazard areas and the flood hazard from the referenced FEMA panel and the location should be considered approximate.
- 3) Bearings are oriented to the bearing base reflected in the record plot of South Shore and Subdivision, Section Two, as recorded in Volume 73, Page 14, Galveston County Tax Maps.
- 4) Surface or subsurface faulting, hazardous wastes, wetlands designations or other encumbrances are not shown or mentioned within the scope of this survey.
- 5) The ground portion of this tract adjoins and shares a common boundary with the tidally influenced submerged lands of the state. This tract may grow or lose portions of the tract because of changes in the boundary (i.e. erosion and/or accretion). State law prohibits the owner from claiming title to the submerged lands, or placing any structure in or over state-owned submerged lands without the appropriate title, without prior permission. Any man-made alteration (i.e. fill, dredging, pile bulkhead, grove or building construction or placement of fill material, requires approval and possible permitting from the Texas General Land Office, U.S. Corps of Engineers and any other governmental agency which has jurisdictional control over such matters.
- 6) All acreage, U.S. Acres and Acreage values referenced to the Texas Coordinate System are 1983, South Central Zone, and City of League City Monument No. LC-65. All distances are in feet. All bearings are in degrees and minutes and may be converted to grid bearings by multiplying by a scale factor of 0.99986510.
- 7) This property may be subject to easements and/or restrictions as set forth by the survey as recorded in Volume 425, Page 923, Deed Records of Galveston County, Texas. (As to Tract 2)
- 8) All corners shown are set 5/8" iron rod with cap stamped "Geacuity" unless otherwise shown.
- 9) "L" denotes Iron Rod, and "IP" denotes Iron Pipe.
- 10) "PP" denotes Power Pole.
- 11) "FND" denotes Flood.
- 12) "BL" denotes Building Line.
- 13) "UL" denotes Utility Easement.
- 14) "MH" denotes Manhole.
- 15) "P.O.B." denotes Point of Beginning.

NOTICE: The survey of the shoreline at Clear Lake as depicted hereon was performed in accordance with Section 33.1356, Natural Resources Code, for the purpose of evidencing the location of the shoreline in the area depicted in this survey as that shoreline existed before commencement of erosion response activity, as required by Chapter 33, Natural Resources Code. The meander line depicted on this survey fixes the shoreline for the purpose of locating a shoreline boundary, subject to movement of landward as provided by Section 33.1356, Natural Resources Code, as depicted on a survey dated April 20, 2005, by William E. Mertens Licensed State Land Surveyor, in and for the State of Texas.

I hereby certify to Mike Lester (Purchaser) and American Title Company of Houston (Title Insurer) that on November 21, 2005, and December 15, 2005, the herein described tracts of land, together with improvements located thereon, were surveyed on the ground and under my direction that this map, together with dimensions as shown hereon, accurately represent facts as found on the ground on these dates; and, this professional service substantially complies with the Current Texas Society of Professional Surveyors Standards and Specifications for a Category 1A Condition JLS Survey.

DALE L. HARDY

 Dale L. Hardy
Registered Professional Land Surveyor
No. 4847

TEXAS REGISTRATION NO. 4847

LAND TITLE SURVEY

A LAND TITLE SURVEY
BEING 37.40 ACRES
OUT OF THE
MICHAEL MULDOON TWO LEAGUE GRANT
ABSTRACT NUMBER 18

CITY OF LEAGUE CITY
GALVESTON COUNTY, TEXAS
FURTHER BEING CALLED TRACTS 1-7
WITH TRACTS 3-7 BEING OUT OF
LAKESIDE ADDITION

VOLUME 12, PAGE 79, G.C.M.R.

PROJECT NO. 16-0132 SCALE: 1" = 100'

A horizontal graphic scale bar with tick marks at 0, 100, and 200 feet. The bar is divided into segments by vertical lines.

SCALE: 1" = 100

December 20, 2011
(Updated Certification) April 05, 2012
(Add Tract 8) April 28, 2012
(Remove Tract 8) April 17, 2012
