

GENERAL NOTES

- SURVEYOR DID NOT ABSTRACT SUBJECT PROPERTY. THIS SURVEY WAS PREPARED WITH INFORMATION CONTAINED IN TITLE COMMITMENT OF NO. ATCH20094489 OF ALAMO TITLE INSURANCE, EFFECTIVE DATE OF JANUARY 22, 2020, ISSUED DATE OF JANUARY 30, 2020, AND IS SUBJECT TO THE LIMITATIONS OF THAT COMMITMENT.
- BEARINGS WERE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD 83). ALL DISTANCES SHOWN HEREON ARE SURFACE DISTANCES AND MAY BE BROUGHT TO GRID BY APPLYING THE FOLLOWING SCALE FACTOR: 0.999872204.
- ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), FLOOD INSURANCE RATE MAP (FIRM) FOR GALVESTON COUNTY, TEXAS, MAP NO. 48167C0043G REVISED/DATED JUNE 18, 2007, THE SUBJECT TRACT APPEARS TO LIE WITHIN ZONE "AE". THIS DETERMINATION WAS DONE BY GRAPHIC PLOTTING AND IS APPROXIMATE ONLY, AND HAS NOT BEEN FIELD VERIFIED. THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY OR STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF WINDROSE LAND SERVICES.
- READILY VISIBLE IMPROVEMENTS AND UTILITIES WERE LOCATED WITH THIS SURVEY. NO SUBSURFACE PROBING, EXCAVATION OR EXPLORATION WAS PERFORMED BY WINDROSE LAND SERVICES.
- ACCORDING TO THE GALVESTON COUNTY APPRAISAL DISTRICT, THE ADDRESS OF THE SUBJECT TRACT (TAX ID NO. 4235-0002-0001-000) IS 1302 E F.M. 518, LEAGUE CITY, TX 77573.
- NO ZONING REPORT PROVIDED AT TIME OF SURVEY.
- THERE WERE 0 REGULAR STRIPED PARKING SPACES AND HANDICAPPED STRIPED PARKING SPACES ON THE SUBJECT TRACT AT THE TIME OF SURVEY.
- THERE WAS OBSERVED EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS ON THE SUBJECT TRACT AT THE TIME OF SURVEY.
- THERE WAS NO OBSERVED EVIDENCE OF RECENT STREET, SIDEWALK CONSTRUCTION OR REPAIRS ON THE SUBJECT TRACT AT THE TIME OF SURVEY.
- THERE WERE NO WETLAND AREAS DELINEATED ON THE SUBJECT TRACT AT THE TIME OF SURVEY.
- ENVIRONMENTAL AND DRAINAGE ISSUES ARE BEYOND THE SCOPE OF THIS SURVEY.
- THE SQUARE FOOTAGE TOTALS SHOWN HEREON ARE BASED ON THE MATHEMATICAL CLOSURE OF THE COURSES AND DISTANCES REFLECTED ON THE SURVEY. IT DOES NOT INCLUDE THE TOLERANCES THAT MAY BE PRESENT DUE TO THE POSITIONAL ACCURACY OF THE BOUNDARY MONUMENTATION.
- THE WORD "CERTIFY" OR "CERTIFICATE" AS SHOWN AND USED HEREON MEANS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THE SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE EXPRESSED OR IMPLIED.
- ELEVATIONS SHOWN TO THE NEAREST TENTH ARE NATURAL GROUND SURFACE ELEVATIONS AND ELEVATIONS SHOWN TO THE NEAREST HUNDREDTH ARE SOLID SURFACE ELEVATIONS.
- GAS, SANITARY, STORM, TELEPHONE AND WATER LINES SHOWN HEREON ARE BASED ON UTILITY PLANS ACQUIRED FROM CENTERPOINT ENERGY, FRONTIER COMMUNICATIONS AND THE CITY OF LEAGUE CITY-GIS DEPARTMENT AND WERE FIELD VERIFIED WHERE POSSIBLE. OTHER UTILITY PLANS OR INFORMATION MAY EXIST NOT KNOWN TO THIS COMPANY.
- SURVEYOR DID NOT PHYSICALLY ENTER MANHOLES, UNDERGROUND PIPE SIZES WERE DETERMINED BY A "MEASURE DOWN" METHOD FROM TOP OF MANHOLE, RIM OR TOP OF GRATE OR TOP OF CURB AND WERE COMPARED WITH UTILITY PLANS WHERE POSSIBLE.
- SURVEYOR HAS CONTACTED DIGTESS FOR LOCATION OF BURIED UTILITY AND FIBER OPTIC LINES PRIOR TO THIS SURVEY. SURVEYOR CANNOT CERTIFY OR GUARANTY THE ACCURACY OR COMPLETENESS OF THIS REQUEST. OTHER UNDERGROUND UTILITY LINES MAY EXIST NOT KNOWN TO THIS COMPANY. IT IS THE CONTRACTORS RESPONSIBILITY TO CONTACT DIGTESS OR OTHER UTILITY NOTIFICATION SERVICES FOR LOCATION OF UNDERGROUND UTILITIES, PRIOR TO CONSTRUCTION.

FLOOD INFORMATION



**NATIONAL FLOOD INSURANCE PROGRAM**

**PANEL 0043G**

**FIRM**

**FLOOD INSURANCE RATE MAP**

**GALVESTON COUNTY, TEXAS AND INCORPORATED AREAS**

**PANEL 43 OF 600**  
(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

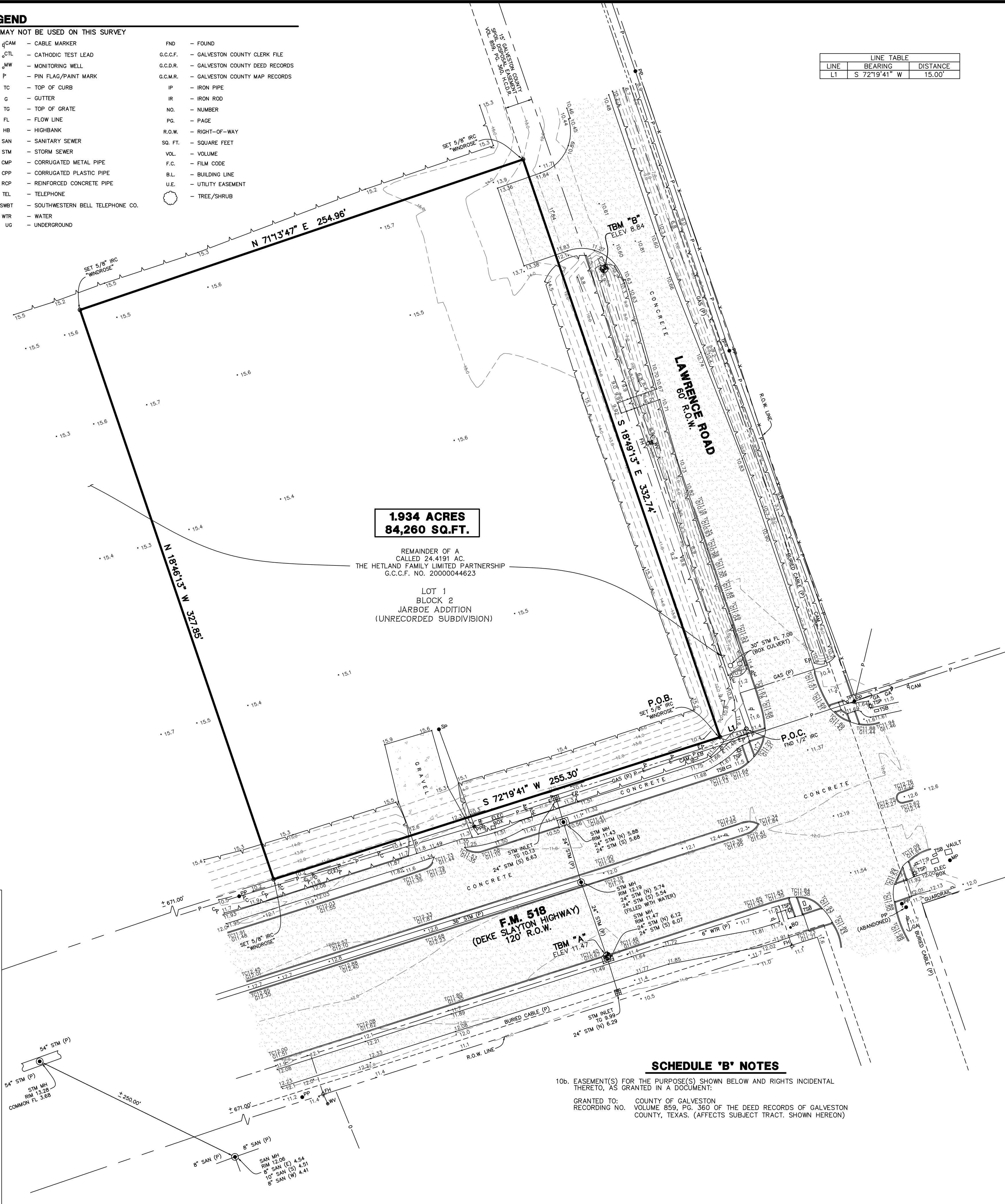
COMMUNITY	NUMBER	PANEL	SURF.
HEMATO CITY OF	48541	0043	G
LEAGUE CITY, CITY OF	48548	0043	G

**MAP NUMBER 48167C0043G**

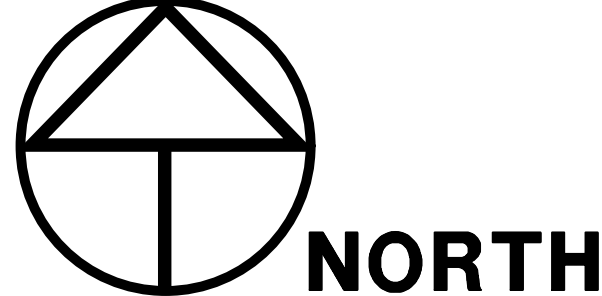
**EFFECTIVE DATE AUGUST 15, 2019**

**Federal Emergency Management Agency**

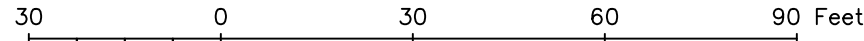
LEGEND			
* SOME OF THESE ELEMENTS MAY NOT BE USED ON THIS SURVEY			
BO - BOLLARD	PP - POWER POLE	CM - CABLE MARKER	FND - FOUND
HM - HANDICAP	PP/T - POWER POLE W/TRANSFORMER	CTL - CATHODIC TEST LEAD	G.C.C.F. - GALVESTON COUNTY CLERK FILE
GM - GAS METER	PP/LT - POWER POLE W/LIGHT	MW - MONITORING WELL	G.C.D.R. - GALVESTON COUNTY DEED RECORDS
GV - GAS VALVE	PP/CT - POWER POLE W/CONDUIT	P - PIN FLAG/PAINT MARK	G.C.M.R. - GALVESTON COUNTY MAP RECORDS
HY - FIRE HYDRANT	MP - METER POLE	TC - TOP OF CURB	IP - IRON PIPE
WM - WATER METER	SP - SERVICE POLE	G - GUTTER	IR - IRON ROD
WV - WATER VALVE	GAC - GUY ANCHOR	TG - TOP OF GRATE	NO - NUMBER
ICV - IRRIGATION CONTROL VALVE	P - OVERHEAD POWER LINE	FL - FLOW LINE	PG - PAGE
GI - GRATE INLET	B - BARBED WIRE FENCE	HB - HIGHBANK	R.O.W. - RIGHT-OF-WAY
IL - GRATE INLET	W - WROUGHT IRON FENCE	SAN - SANITARY SEWER	SQ. FT. - SQUARE FEET
M - MANHOLE	W - WOOD FENCE	STM - STORM SEWER	CPP - CORRUGATED METAL PIPE
C - CLEANOUT	CL - CHAINLINK FENCE	CMP - CORRUGATED PLASTIC PIPE	ROP - REINFORCED CONCRETE PIPE
TP - TELEPHONE PEDESTAL	GP - GATE POST	TEL - TELEPHONE	SWT - SOUTHWESTERN BELL TELEPHONE CO.
EB - ELECTRIC BOX	P - PER PLANS	WTR - WATER	UG - UNDERGROUND
TSB - TRAFFIC SIGNAL BOX	APPROX. - APPROXIMATE		
LP - LIGHT POLE	H - HIGHBANK		
TL - TRAFFIC LIGHT POLE	d - SIGN		
GL - GROUND/SPOT LIGHT	PML - PIPELINE MARKER		



LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 72°19'41" W	15.00'



GRAPHIC SCALE: 1" = 30'



DESCRIPTION

A TRACT OR PARCEL CONTAINING 1.934 ACRES OR 84,260 SQUARE FEET OF LAND SITUATED IN THE M. MULDOON TWO LEAGUE GRANT, ABSTRACT NUMBER (NO.) 18, GALVESTON COUNTY, TEXAS, BEING OUT OF LOT 1, BLOCK 2, JARBOE ADDITION (UNRECORDED SUBDIVISION), ALSO BEING OUT OF AND PART OF A CALLED 24.4191 ACRE TRACT CONVEYED TO THE HETLAND FAMILY LIMITED PARTNERSHIP, AS RECORDED UNDER GALVESTON COUNTY CLERK'S FILE (G.C.C.F.) NO. 20000044623, WITH SAID 1.934 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, WITH ALL BEARINGS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD 83):

COMMENCING AT A CAPPED 1/2 INCH IRON ROD FOUND AT THE INTERSECTION OF THE NORTH RIGHT-OF-WAY (R.O.W.) LINE OF F.M. 518 (120 FOOT R.O.W.) AND THE WEST R.O.W. LINE OF LAWRENCE ROAD (60 FOOT R.O.W.), MARKING THE SOUTHEAST CORNER OF SAID 24.4191 ACRE TRACT;

THENCE, SOUTH 72 DEG. 19 MIN. 41 SEC. WEST, ALONG THE NORTH R.O.W. LINE OF SAID F.M. 518, A DISTANCE OF 15.00 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "WINDROSE" SET FOR THE SOUTHWEST CORNER AND POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 72 DEG. 19 MIN. 41 SEC. WEST, CONTINUING ALONG THE NORTH R.O.W. LINE OF SAID F.M. 518, A DISTANCE OF 255.30 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "WINDROSE" SET FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 18 DEG. 46 MIN. 13 SEC. WEST, OVER AND ACROSS SAID 24.4191 ACRE TRACT, A DISTANCE OF 327.85 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "WINDROSE" SET FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 71 DEG. 13 MIN. 47 SEC. EAST, CONTINUING OVER AND ACROSS SAID 24.4191 ACRE TRACT, A DISTANCE OF 254.96 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "WINDROSE" SET FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 18 DEG. 49 MIN. 13 SEC. EAST, CONTINUING OVER AND ACROSS SAID 24.4191 ACRE TRACT, A DISTANCE OF 332.74 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.934 ACRES OR 84,260 SQUARE FEET OF LAND.

BENCHMARK PUBLISHED ELEVATION - 17.12

LEAGUE CITY REFERENCE MARK NO. LC-2005-131 BEING A 5/8 INCH IRON ROD LOCATED FROM THE INTERSECTION OF F.M.518 AND MEADOW PARKWAY, TRAVEL SOUTH 0.2 MILES ON MEADOW PARKWAY TO THE INTERSECTION OF WOOD HOLLOW DR. THENCE WEST ON WOOD HOLLOW DR. 0.1 MILES TO GREENSHIRE DR. TURN NORTH ON GREENSHIRE DR. 0.2 MILES TO ITS INTERSECTION WITH PINEMOOD DRIVE. RM IS AT THE CENTERLINE INTERSECTION, ELEV. 17.12, 2002 ADJ.

TEMPORARY BENCHMARK "A" ELEVATION - 11.47

TBM "A" IS A BOX CUT ON AN INLET ON THE SOUTH R.O.W. LINE OF F.M. 518 APPROXIMATELY 141.00 FEET WEST FROM THE INTERSECTION OF F.M. 518 AND LAWRENCE ROAD.

TEMPORARY BENCHMARK "B" ELEVATION - 8.84

TBM "B" IS A BOX CUT ON A BOX CULVERT ON THE WEST R.O.W. LINE OF LAWRENCE ROAD APPROXIMATELY 323.00 FEET FROM THE INTERSECTION OF F.M. 518 AND LAWRENCE ROAD.

SURVEYOR'S CERTIFICATION

TO: LASCO VENTURES, INC.  
ALAMO TITLE INSURANCE

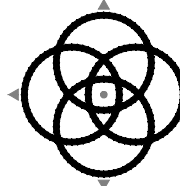
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2018 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6b, 7a, 8, 9, 13, 14, 16, 17, 18, 19, AND 20 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED DECEMBER OF 2019.

PRELIMINARY

THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT

PAUL A. JURICA JR.  
Registered Professional Land Surveyor  
Texas Registration No. 4264

05-19-2020  
DATE



**WINDROSE**  
LAND SURVEYING | PLATTING

11111 RICHMOND AVE, STE 150 | HOUSTON, TX 77082 | 713.458.2281  
FIRM REGISTRATION NO. 10108800 | WINDROSESERVICES.COM

ALTA/NSPS LAND TITLE SURVEY OF  
1.934 AC. / 84,260 SQ. FT.  
BEING PART OF A CALLED 24.4191 ACRE TRACT  
RECORDED UNDER G.C.C.F. NO. 20000044623  
SITUATED IN THE  
M. MULDOON TWO LEAGUE GRANT, A-18  
GALVESTON COUNTY, TEXAS

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FIELD BY:	RD	CHECKED BY:	DG	JOB NO.	55473
DRAWN BY:	SS	DATE:	05/19/20	SHEET NO.	1 OF 1

REVISIONS

DATE	REASON	BY

SCHEDULE 'B' NOTES

10b. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:

GRANTED TO: COUNTY OF GALVESTON  
VOLUME 859, PG. 380 OF THE DEED RECORDS OF GALVESTON COUNTY, TEXAS. (AFFECTS SUBJECT TRACT. SHOWN HEREON)