



# 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:

