



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;

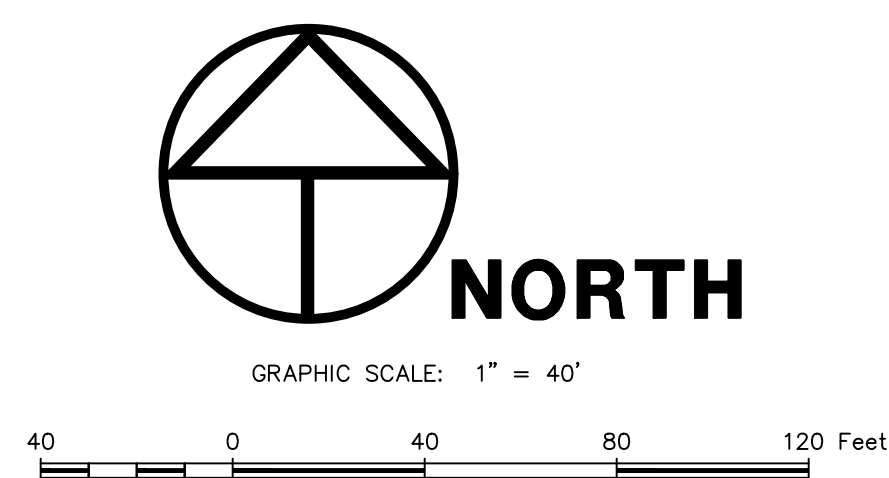
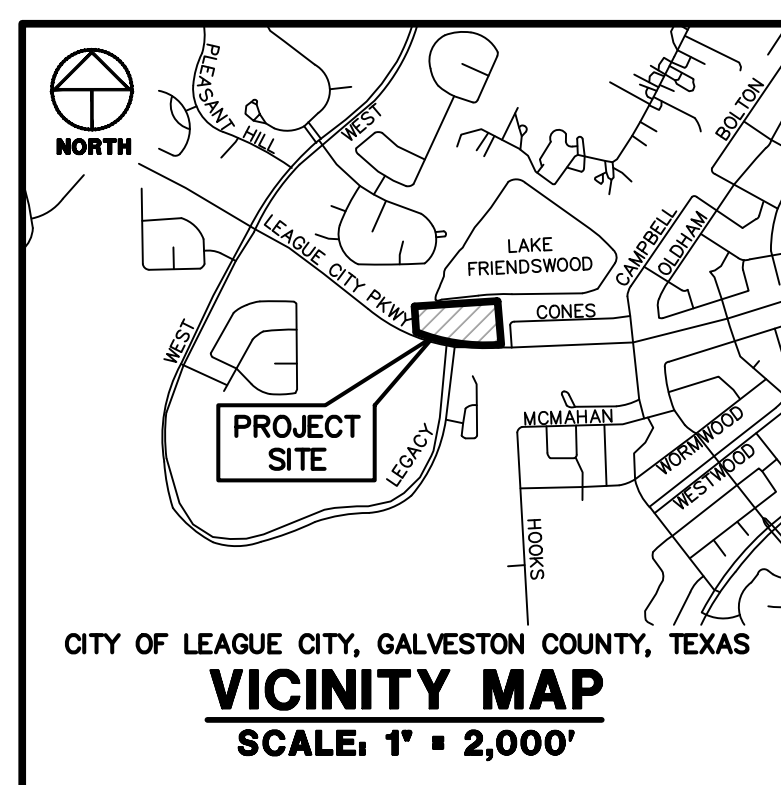
THENCE, NORTH 03 DEG. 49 MIN. 43 SEC. WEST, WITH THE COMMON LINE OF THE REMAINDER OF SAID 83.451 ACRE TRACT AND THE REMAINDER OF SAID 4.073 ACRE TRACT, A DISTANCE OF 271.09 FEET TO THE **POINT OF BEGINNING** AND CONTAINING 7.982 ACRES OR 347,696 SQUARE FEET OF LAND, AS SHOWN ON JOB NO. 60569, PREPARED 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:



LOT 4 LOT 3 LOT 2

BLOCK 1
AUSTIN CHASE AT
WEST RANCH
SECTION TWO
PLAT NO. 2016008227, G.C.M.R.

RESTRICTED RESERVE 'A'

CALLED 36.62 AC.
 CITY OF FRIENDSWOOD
 G.C.C.F. NO. 9517142

SLOANS SECOND SUBDIVISION
BOOK 254-A. PG. 12, G.C.M.R.

BENCHMARK PUBLISHED ELEVATION - 25.41

BENCHMARK NO. LC-2021-124 BEING A BRASS DISK ON CONCRETE INLET STAMPED "LC 2005 124" LOCATED FROM THE INTERSECTION OF F.M. 514 AND WESTOVER PARK, TRAVEL SOUTH 0.7 MILES ON WESTOVER PARK TO ITS INTERSECTION WITH HALSHEAD LANE. THENCE EAST APPROXIMATELY 200 FEET TO THE INTERSECTION OF HALSHEAD LANE AND CRANBROOK LANE. MONUMENT IS ON AN INLET AT THE SOUTHEAST CORNER OF THE INTERSECTION.

TEMPORARY BENCHMARK "A" ELEVATION - 30.55
BEING A BOX CUT ON A STORM INLET, LOCATED ON THE NORTH SIDE OF LEAGUE CITY PARKWAY, APPROXIMATELY 1060 FEET SOUTHEAST OF THE INTERSECTION OF OCEAN PARK LANE AND THE WESTBOUND LANES OF LEAGUE CITY PARKWAY.
(SHOWN HEREIN)

TEMPORARY BENCHMARK "B" ELEVATION - 30.68

BEING A BOX CUT ON A STORM INLET, LOCATED ON THE NORTH SIDE OF LEAGUE CITY PARKWAY, APPROXIMATELY 450 FEET WEST OF THE INTERSECTION OF CONES LANE AND THE WESTBOUND LANES OF LEAGUE CITY PARKWAY. (SHOWN HEREON)

SCHEDULE 'B' NOTES

- 1 SUBJECT TO COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED ON JANUARY
29, 1981, RECORDED UNDER GALESTON COUNTY CLERK'S FILE NUMBER B0103024
(FILM CODE 001-DA-24929). (AFFECTS SUBJECT TRACT)
10. EASEMENT TO PASSAGE AND STATIONARIES IN THAT CERTAIN ACRES
EASEMENT TO PASSAGE BETWEEN AND BETWEEN SHAWNA LEWIS AND KYLE
PERRI, AS "GRANTORS," AND THE CITY OF FRIENDSWOOD, TEXAS, AS "GRANTEE"
RECORDED UNDER GALESTON COUNTY CLERK'S FILE NUMBER A76747
PUBLIC RECORDS OF GALESTON COUNTY, TEXAS. (AFFECTS SUBJECT TRACT, SHOWING
- 11 RIGHTS AND TO THE EASEMENT OF PASSING (15-FOOT) PER RESTRICTIONS
DATED JANUARY 28, 1981, FILED FOR RECORD ON JANUARY 28, 1981, UNDER
CLERK'S FILE NUMBER B0103024 OF THE OFFICIAL PUBLIC RECORDS OF GALESTON
COUNTY, TEXAS (REMOVE OF EASEMENT BY GALESTON COUNTY CLERK'S FILE
NUMBER 202502762?)
- 12 SUBJECT PROPERTY LIES WITHIN THE BOUNDARIES OF GALESTON COUNTY
DRAMA DISTRICT NO. 1, AS SHOWN ON MAPS OF SAID COUNTY Lying WITHIN
TRACT 608) (AFFECTS SUBJECT TRACT, BLANKET IN NATURE)

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 85°56'31" W	34.12'

GENERAL NOTES

- [illegible]

DESCRIPTION

A TRACT OR PARCEL CONTAINING 7.982 ACRES OR 347,698 SQUARE FEET OF LAND SITUATE IN THE 1ST, G. N. R. SURVEY, DISTRICT NO. 608 & 614, GALVESTON COUNTY, TEXAS, BEING THE REMAINDER OF A CALLED .4073 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 .5927 ACRE TRACT, DESCRIBED IN DEED TO SHAWNA RATHERUM LEWIS, RECORDED UNDER G.C.C.F. NO. 2013049164. THIS TRACT IS NOT BEING OFFICIALLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, WITH ALL BEARINGS BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE (4204):

BE BEGINNING AT A CALLED 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 0.0000 ACRE TRACT, DESCRIBED IN DEED TO H W W PHASE 1, LLC, RECORDED UNDER G.C.C.F. NO. 2022061689 AND THE COMMON NORTH CORNER OF THE REMAINDER OF A CALLED 38.541 ACRE TRACT, DESCRIBED IN DEED TO HW W PHASE 1, LLC, RECORDED UNDER G.C.C.F. NO. 2022061689, TO THE POINT OF BEGINNING OF THE REMAINDER OF THE CORNER OF THE HEREIN DESCRIBED TRACT, FROM WHICH A FOUND 5/8 INCH CAPPED IRON ROD STAMPED "OL DAVIS RPLS 4464" FOUND FOR THE COMMON NORTH CORNER OF THE HEREIN DESCRIBED TRACT, TO THE POINT OF BEGINNING OF THE TRACT BEARS NORTH 03 DEG 42 MIN. 21 SEC. WEST, A DISTANCE OF 243.6 FEET;

THENCE, NORTH 86 DEG. 19 MIN. 10 SEC. EAST, WITH THE COMMON LINE OF SAID 1.3347 ACER TRACT AND SAID 4.073 ACER TRACT, AT A DISTANCE OF 155.78 FEET, PASSING THE SOUTHWEST CORNER OF SLOANS SECOND SUBDIVISION, MAP OR PLAT THEREON, RECORDED IN THE PUBLIC RECORDS OF THE COUNTY OF LOS ANGELES, CALIFORNIA (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;

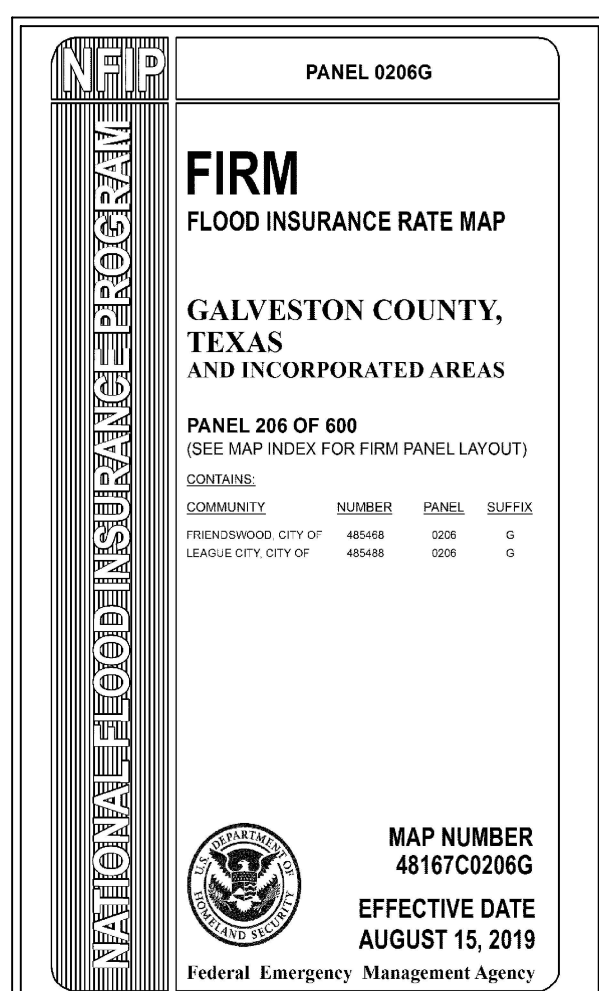
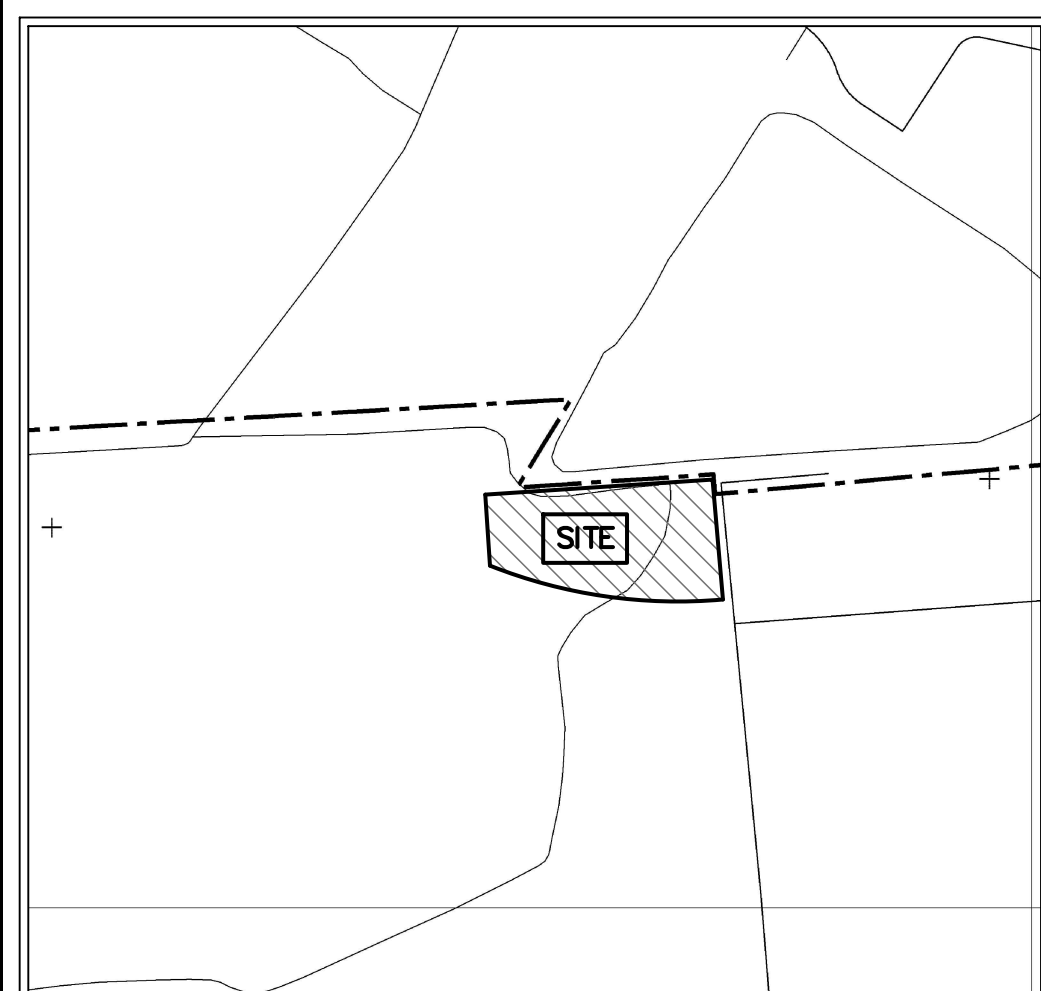
THENCE, SOUTH 04 DEG. 54 MIN. 30 SEC. EAST, WITH THE EAST LINE OF SAID 5.927 ACER TRACT, A DISTANCE OF 456.58 FEET TO A CAPPED 5/8 INCH IRON PIN, BEING THE SOUTHWEST CORNER OF THE RIGHT-OF-WAY (R.O.W.) LINE OF SAGE LEAGUE CITY PARKWAY, 120 FEET R.O.W., RECORDED UNDER PLAT NO. 22520-0246, G.C.M.R., FOR 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.

FLOOD INFORMATION



LEGEND


* SOME OF THESE ELEMENTS MAY NOT BE USED ON THIS SURVEY


- | | | | | | |
|-----|----------------------------|---------|----------------------------|------|-----------------------------------|
| BO | — BOLLARD | PP | — POWER POLE | UG | — UNDERGROUND CABLE SIGN |
| CH | — HANDICAP | PP/T | — POWER POLE W/TRANSFORMER | UCTS | — CATHODIC TEST LEAD |
| GV | — GAS METER | PP/AT | — POWER POLE W/LIGHT | M | — MONITORING WELL |
| OV | — GAS VALVE | PP/CT | — POWER POLE W/CONDUIT | P | — PIN FLAG/PAINT MARK |
| PH | — FIRE HYDRANT | MP | — METER POLE | TC | — TOP OF CURB |
| Q | — QUANTITY | SP | — SERVICE POLE | Q | — GUTTER |
| WV | — WATER VALVE | — | — OUT/ANCHOR | TM | — TOP OF GRADE |
| ICV | — IRRIGATION CONTROL VALVE | GAC | — OVERHEAD POWER LINE | FL | — FLOW LINE |
| — | — GRATE INLET | — | — BARBED WIRE FENCE | HB | — HIGHBACK |
| ⊕ | — GRATE INLET | — | — WROUGHT IRON FENCE | SN | — SANITARY SEWER |
| — | — MANHOLE | — | — WOOD FENCE | STM | — STORM SEWER |
| CO | — CLEANOUT | — | — CHAINLINK FENCE | CP | — CORRUGATED METAL PIPE |
| — | — TELEPHONE PEDESTAL | GP | — GATE POST | OPP | — CORRUGATED PLASTIC PIPE |
| EB | — ELECTRIC BOX | (P) | — PER PLANS | CRP | — REINFORCED CONCRETE PIPE |
| TSB | — TRAFFIC SIGNAL BOX | APPROX. | — APPROXIMATE | TEL | — TELEPHONE |
| LP | — LIGHT POLE | — | — HIGHBACK | SWB | — SOUTHWESTERN BELL TELEPHONE CO. |
| TL | — TRAFFIC LIGHT POLE | d | — SIGN | W | — WATER |
| — | — GROUND/SPOT LIGHT | PM | — PIPELINE MARKER | UG | — UNDERGROUND |

SURVEYOR'S CERTIFICATION

TO: THREE STAR OPERATIONS, LLC, A TEXAS LIMITED LIABILITY COMPANY
COMMONWEALTH LAND TITLE INSURANCE COMPANY

I DO HEREBY CERTIFY TO THE ABOVE LISTED THAT THIS SURVEY WAS THIS DAY MADE ON THE GROUND AND WAS PERFORMED UNDER MY SUPERVISION THAT THIS PLAT CORRECTLY REPRESENTS THE PROPERTY LEGALLY DESCRIBED HEREON, THAT THE FACTS FOUND AT THE TIME OF THIS SURVEY SHOW THE IMPROVEMENTS AND THAT THERE ARE NO VISIBLE ENCROACHMENTS APPARENT ON THE GROUND, EXCEPT AS SHOWN. THIS SURVEY SUBSTANTIALLY CONFORMS TO THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS, I, A CATEGORY 3 SURVEYOR, HAVE MADE THIS SURVEY IN ACCORDANCE WITH THE STANDARDS OF CATEGORY 3 SURVEY AND A CATEGORY 6, CONDITION 1 SURVEY, TO THE BEST OF MY KNOWLEDGE.


LUCAS G. DAVIS
Registered Professional Land Surveyor



07-01-2025
DATE

Texas Registration No. 6599		
REVISIONS		
DATE	REASON	B'Y

WINDROSE
LAND SURVEYING | PLATTING

LAND TITLE AND TOPOGRAPHIC SURVEY OF
7.982 AC./ 347,696 SQ. FT. OF LAND
SITUATED IN THE
I. & G. N. RR. SURVEY
ABSTRACT NOS. 608 & 614
GALVESTON COUNTY, TEXAS

COPYRIGHT © WINDROSE LAND SERVICES THIS DOCUMENT IS COPYRIGHTED AND IS AN INSTRUMENT OF SERVICE FOR THE SPECIFIC PROJECT OR TRANSACTION FOR WHICH IT WAS PREPARED. REUSE, COPYING OR MODIFICATION OF THIS DOCUMENT WHETHER IN HARD COPY OR ELECTRONIC FORMAT OTHER THAN FOR THE SPECIFIC PURPOSE INTENDED, WITHOUT WRITTEN PERMISSION FROM WINDROSE LAND SERVICES IS A VIOLATION OF FEDERAL COPYRIGHT LAW.

FIELD BY: JL	CHECKED BY: DG	JOB NO. 60569
DRAWN BY: PH	DATE: JUNE 2025	SHEET NO. 1 OF 1