

Page 1 of 2

"TRACT 1"
CALLED 0.4459 ACRE
FLRC-TX TIC INTEREST HOLDER LLC
CF No. 2015035703
G.C.O.P.R.

BENJAMIN A. POPE
DOC NO. 009-67-2353
G.C.D.R.

STEPHEN F. AUSTIN SURVEY ABSTRACT NO 3

FARM-TO-MARKET ROAD No. 518
E. MAIN STREET
(80' RIGHT-OF-WAY)
VOL. 891, PG. 287 G.C.D.R.

STATE HIGHWAY 3
(VARIABLE WIDTH RIGHT-OF-WAY)
VOL. 2059, PG. 308 G.C.D.R.

CALLED 10.0996 ACRES
BLOCK 1, LOT 1
LEAGUE CITY TOWNE PLAZA
MINOR REPLAT
VOL. 2010A, PG. 64
CF No. 2010035317
G.C.M.R.

PARCEL 1, PART 1
0.0456 ACRES
(1,986 SQ. FT.)

POINT OF
BEGINNING

LEGEND

- CIRF ● CAPPED IRON ROD FOUND
- IRS ○ 5/8" IRON ROD WITH YELLOW PLASTIC CAP
- STAMPED "HUITT-ZOLLARS" SET
- G.C.D.R. GALVESTON COUNTY DEED RECORDS
- G.C.C. FILE No. GALVESTON COUNTY CLARK'S FILE
- G.C.M.R. GALVESTON COUNTY MAP RECORDS



GRAPHIC SCALE IN FEET
PLEASE REFER TO BAR SCALE. DRAWING
MAY HAVE BEEN REDUCED OR ENLARGED.

HUITT-ZOLLARS

Huitt-Zollars, Inc.
10350 Richmond Avenue, Suite 300
Houston Texas 77042
Phone (281) 496-0660 Fax (281) 496-0220



Ricardo A. Vazquez, RPLS
Texas Registration No. 4902
Texas Firm Registration No. 10025600

GENERAL NOTES:

- THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF A CURRENT TITLE POLICY OR COMMITMENT. THERE MAY BE ADDITIONAL EASEMENTS AND/OR RIGHTS-OF-WAY THAT AFFECT THIS PROPERTY THAT HUITT-ZOLLARS, INC. HAS NOT BEEN ADVISED OF.
- AMETES AND BOUNDS LEGAL DESCRIPTION OF EVEN DATE ACCOMPANIES THIS EXHIBIT MAP.

LINE BEARING		DISTANCE
L1	S 40°51'39" E	11.18'
L2	N 80°05'17" W	21.82'

BASIS OF BEARING:

Bearings are based on the Texas State Plane Coordinate System, South Central Zone 4204 (NAD83).

DATE: JUNE 2022

Galveston County
Stephen F. Austin Survey, Abstract No. 3

Being a tract of land in the Stephen F. Austin Survey, Abstract No. 3, Galveston County, Texas, and being a portion of Block 1, Lot 1 of the Minor Replat of League City Town Plaza, per plat recorded in Volume 2010A, Page 64 of the Galveston County Map Records, and being more particularly described by metes and bounds as follows with all bearings based on the Texas State Plane Coordinate System, South Central Zone 4204 (NAD83):

THENCE along the southeast line of said Lot 1, S 49° 06' 36" W, 9.44 feet to a 5/8-inch iron rod with yellow plastic cap stamped "Huitt-Zollars" set marking the south corner of the herein described tract; a 5/8-inch iron rod with cap stamped "RWP INC RPLS 1855" found marking the west corner of said Doyle tract and an interior ell corner of said Lot 1 bears S 49° 06' 36" W, 174.15 feet;

THENCE along the northwest line of said Lot 1 and southeast line of said JRTM tract, N 49° 19' 29" E, 9.01 feet to a Mag Nail found marking a point in the southwest right-of-way line of said State Highway No. 3, a north corner of said Lot 1, the east corner of a said JRTM, and the north corner of the herein described tract;


Ricardo A. Vazquez
Registered Professional Land Surveyor
Texas Registration No. 4902
Texas Firm Registration No. 10025600
Huitt-Zollars, Inc.
10350 Richmond Avenue, Suite 300
Houston, Texas 77042

Date June 15, 2022



Page 1 of 2

CALLLED 0.7218 ACRES
JRTM HOLDINGS LLC
G.C.C. FILE No. 2018006713

CALLLED 0.735 ACRES
RMG THIRD STREET LLC
G.C.C. FILE No. 2017057778

PARCEL 1, PART 2
0.0042 OF AN ACRE
(185 SQ. FT.)

POINT OF
BEGINNING
FND 'X' IN
CONCRETE

FND MAG NAIL
SET MAG NAIL
L3 L4
L2
L1
IRS

S 49°06'36" W
174.15'

CALLLED 10.0996 ACRES
BLOCK 1, LOT 1
LEAGUE CITY TOWNE PLAZA
MINOR REPLAT
VOL. 2010A, PG. 64
CF No. 2010035317
G.C.M.R.

CALLLED 0.496 ACRE
CHARLES T. DOYLE
G.C.C. FILE No. 9648618

STATE HIGHWAY 3
(VARIABLE WIDTH RIGHT-OF-WAY)
CONDEMNATION JUDGEMENT
VOL. 2059, PG. 308 G.C.D.R.

FND BRASS
TXDOT MONUMENT

STEPHEN F. AUSTIN SURVEY
ABSTRACT No 3

WEST GALVESTON STREET
(CALLED 60' RIGHT-OF-WAY)
NO DEED OF RECORD FOUND

LINE	BEARING	DISTANCE
L1	S 49°06'36" W	9.44'
L2	N 43°49'07" W	20.12'
L3	N 49°19'29" E	9.01'
L4	S 43°37'45" E	20.10'

LEGEND

CIRF ● CAPPED IRON ROD FOUND
IRS ○ 5/8" IRON ROD WITH YELLOW PLASTIC CAP
STAMPED "HUITT-ZOLLARS" SET
G.C.D.R. GALVESTON COUNTY DEED RECORDS
G.C.C. FILE No. GALVESTON COUNTY CLERK'S FILE No.
G.C.M.R. GALVESTON COUNTY MAP RECORDS



30 0 30 60

GRAPHIC SCALE IN FEET

PLEASE REFER TO BAR SCALE. DRAWING
MAY HAVE BEEN REDUCED OR ENLARGED.

Ricardo A. Vazquez 6-15-2022
Ricardo A. Vazquez, RRLS
Texas Registration No. 4902
Texas Firm Registration No. 10025600

GENERAL NOTES:

- THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF A CURRENT TITLE POLICY OR COMMITMENT. THERE MAY BE ADDITIONAL EASEMENTS AND/OR RIGHTS-OF-WAY THAT AFFECT THIS PROPERTY THAT HUITT-ZOLLARS, INC. HAS NOT BEEN ADVISED OF.
- A METES AND BOUNDS LEGAL DESCRIPTION OF EVEN DATE ACCOMPANIES THIS EXHIBIT MAP.

HUITT-ZOLLARS

Huitt-Zollars, Inc. Houston
10350 Richmond Avenue, Suite 300
Houston, Texas 77042
Phone (281) 496-0066 Fax (281) 496-0220

RIGHT-OF-WAY EXHIBIT
OF A 0.0042 OF AN ACRE TRACT OF LAND
IN THE STEPHEN F. AUSTIN SURVEY
ABSTRACT NO. 3
GALVESTON COUNTY, TEXAS

BASIS OF BEARING:

Bearings are based on the Texas State Plane
Coordinate System, South Central Zone 4204
(NAD83).

DATE: June 2022

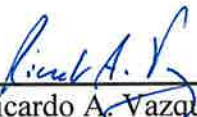
Pg. 2 of 2

Page 1 of 3

0.0943 Acres
Right-of-Way

Galveston County
Stephen F. Austin Survey, Abstract No. 3

THENCE along the southeast right-of-way line of said Farm-To-Market Road No. 518, S 70° 15' 14" E, 20.75 feet to the **POINT OF BEGINNING** and containing 0.0943 of an acre, or 4,107 square feet, of land.



Ricardo A. Vazquez
Registered Professional Land Surveyor
Texas Registration No. 4902
Texas Firm Registration No. 10025600
Huitt-Zollars, Inc.
10350 Richmond Avenue, Suite 300
Houston, Texas 77042

Date June 15, 2022

This legal description was prepared in conjunction with an exhibit dated June 2022.



STEPHEN F. AUSTIN SURVEY ABSTRACT NO 3

FARM-TO-MARKET ROAD No. 518

MAIN STREET
E. RIGHT-OF-WAY
(80' RIGHT-OF-WAY)
VOL. 891, PG. 287 G.C.D.R.
VOL. 891, PG. 287 G.C.D.R.

N 74°36'15" E 183.35'

N 74°36'15" E 183.35'

S 75°02'47" W 13.62'

S 74°36'44" W 37.88'

S 74°36'44" W 37.88'

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S 74°36'44" W 37.88'

S 74°36'44" W 37.88'

BLOCK 1, LOT 1
LEAGUE CITY TOWNE PLAZA
MINOR REPLAT
VOL. 2010A, PG. 64 G.C.M.R.

CALLED 0.7218 ACRES
JRTM HOLDINGS LLC
G.C.C. FILE No. 2018006713

STATE HIGHWAY 3
(VARIABLE WIDTH RIGHT-OF-WAY)
CONDEMNATION JUDGEMENT
VOL. 2059, PG. 308 G.C.D.R.

BLOCK 1, LOT 1
LEAGUE CITY TOWNE PLAZA
MINOR REPLAT
VOL. 2010A, PG. 64 G.C.M.R.

LEGEND

- CIRF ● CAPPED IRON ROD FOUND
- IRS ○ 5/8" IRON ROD WITH YELLOW PLASTIC CAP
- G.C.D.R. STAMPED "HUITT-ZOLLARS" SET
- G.C.C. FILE No. GALVESTON COUNTY DEED RECORDS
- G.C.M.R. GALVESTON COUNTY CLERK'S FILE No.
- GALVESTON COUNTY MAP RECORDS



GRAPHIC SCALE IN FEET
PLEASE REFER TO BAR SCALE. DRAWING
MAY HAVE BEEN REDUCED OR ENLARGED.



Ricardo A. Vazquez
Ricardo Vazquez, RPLS
Texas Registration No. 64902
Texas Firm Registration No. 10025600
6-15-2022

GENERAL NOTES:

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- A METES AND BOUNDS LEGAL DESCRIPTION OF EVEN DATE ACCOMPANIES THIS EXHIBIT MAP.

HUITT-ZOLLARS

Huitt-Zollars, Inc.
Houston
10350 Richmond Avenue, Suite 300
Houston, Texas 77042
Phone (281) 496-0066 Fax (281) 496-0220

RIGHT-OF-WAY EXHIBIT OF A
0.0943 OF AN ACRE TRACT IN THE
STEPHEN F. AUSTIN SURVEY
ABSTRACT NO. 3
GALVESTON COUNTY, TEXAS

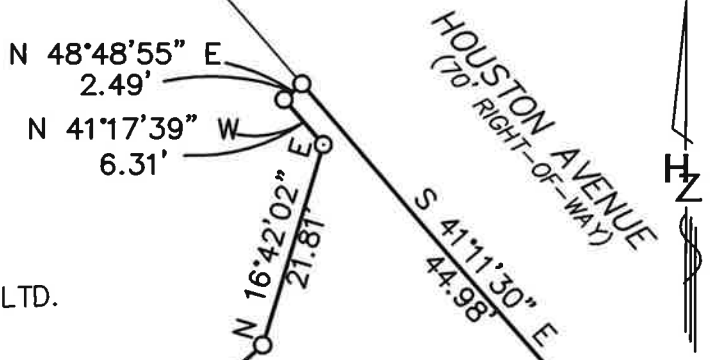
BASIS OF BEARING:

Bearings are based on the Texas State Plane
Coordinate System, South Central Zone 4204
(NAD83).

DATE: June 2022

Page 3 of 3

Galveston County
Stephen F. Austin Survey, Abstract No. 3



KNIGHTS MECHANICAL COMPANY, LTD.
TO
GALEN E. MEDLENKA
CALLED TRACT I, 0.31 AC
G.C.C. FILE No. 9814400

GALEN E. MEDLENKA
TRACT II
G.C.C. FILE No. 9403719

N 48°42'21" E
97.62'
PARCEL 7
0.0770 OF AN ACRE
(3,352 SQ. FT.)
S 48°48'30" W
118.50'

FARM-TO-MARKET ROAD No. 518
E. MAIN STREET
(80' RIGHT-OF-WAY)
VOL. 891, PG. 287 G.C.D.R.

POINT OF BEGINNING

LEGEND

- CIRF ● CAPPED IRON ROD FOUND
- IRS ○ 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "HUITT-ZOLLARS" SET
- G.C.D.R. GALVESTON COUNTY DEED RECORDS
- G.C.C. FILE No. GALVESTON COUNTY CLERK'S FILE No.
- G.C.M.R. GALVESTON COUNTY MAP RECORDS



GENERAL NOTES:

1. THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF A CURRENT TITLE POLICY OR COMMITMENT. THERE MAY BE ADDITIONAL EASEMENTS AND/OR RIGHTS-OF-WAY THAT AFFECT THIS PROPERTY THAT HUITT-ZOLLARS, INC. HAS NOT BEEN ADVISED OF.
2. A METES AND BOUNDS LEGAL DESCRIPTION OF EVEN DATE ACCOMPANIES THIS EXHIBIT MAP.
3. UNLESS OTHERWISE SHOWN, ALL PROPERTY CORNERS ARE SET MAG NAILS.



GRAPHIC SCALE IN FEET

PLEASE REFER TO BAR SCALE. DRAWING MAY HAVE BEEN REDUCED OR ENLARGED.

Ricardo A. Vazquez, RPLS
Texas Registration No. 4902
Texas Firm Registration No. 10025600

HUITT-ZOLLARS
Huitt-Zollars, Inc. Houston
10350 Richmond Avenue, Suite 300
Houston, Texas 77042
Phone (281) 496-0066 Fax (281) 496-0220

RIGHT-OF-WAY EXHIBIT
0.0770 OF AN ACRE TRACT IN THE
STEPHEN F. AUSTIN SURVEY
ABSTRACT NO. 3
GALVESTON COUNTY, TEXAS

BASIS OF BEARING:
Bearings are based on the Texas State Plane
Coordinate System, South Central Zone 4204
(NAD83).

DATE: June 2022

Pg. 2 of 2

STATE OF TEXAS §
COUNTY OF GALVESTON §

Being a tract of land in the Stephen F. Austin Survey, Abstract No. 3, Galveston County, Texas, and being a portion of Tract II of that land sold to Galen E. Medlenka, as described by deed recorded under Galveston County Clerk's File No. 9403719, and being more particularly described by metes and bounds as follows with all bearings based on the Texas State Plain Coordinate System South Central Zone 4204 (NAD83):

BEGINNING at a 'X' in concrete found marking the intersection of the northwest right-of-way line of Farm-To-Market Road No. 518 (variable width right-of-way) with the east right-of-way line of Dallas Street, 70.00 feet wide, and the south corner of said Tract I and the herein described tract;

THENCE along east right-of-way line of said Dallas Street, N 04° 26' 27" W, 28.40 feet to MAG Nail set marking the west corner the herein described tract and a point in a curve concave to the northwest;

THENCE northeasterly, 34.09 feet along the arc of said curve concave to the northwest having a radius of 260.83 feet, a central angle of 07° 29' 15" E, and whose chord bears N 51° 57' 54" E, 34.06 feet to a MAG Nail set marking the point of tangency;

THENCE N 48° 22' 14" E, 162.09 feet to a MAG Nail set marking a point in the northeast line of said Tract II and southwest line of Tract I of that land sold to Galen E. Medlenka, as described in deed recorded under Galveston County Clerk's File No. 9814400, and the north corner of the herein described tract;

THENCE along the southwest line of said Tract II and the northeast line of said Tract I, S 41° 20' 09" E, 26.90 feet to a railroad spike found marking the south corner of said Tract I, the east corner of said Tract 2 and the herein described tract, and a point in the northwest right-of-way line of said Farm-To-Market Road No. 518;

THENCE along the northwest right-of-way line of said Farm-To-Market Road No. 518, S 48° 48' 30" W, 160.23 feet to a MAG Nail set marking the point of curvature of a curve to the right;

THENCE southwesterly, along the northwest right-of-way line of said Farm-T-Market Road No. 518 and the arc of said curve to the right having a radius of 247.63 feet, a central angle of 12° 19' 09", and whose chord bears S 53° 58' 11" W, 53.14 feet to the **POINT OF BEGINNING** and containing 0.1228 of an acre, or 5,351 square feet, of land.

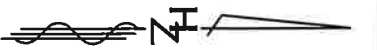

Ricardo A. Vazquez
Registered Professional Land Surveyor
Texas Registration No. 4902
Texas Firm Registration No. 10025600
Huitt-Zollars, Inc.
10350 Richmond Avenue, Suite 300
Houston, Texas 77042

Date June 15, 2022



This legal description was prepared in conjunction with an exhibit dated June 2022.

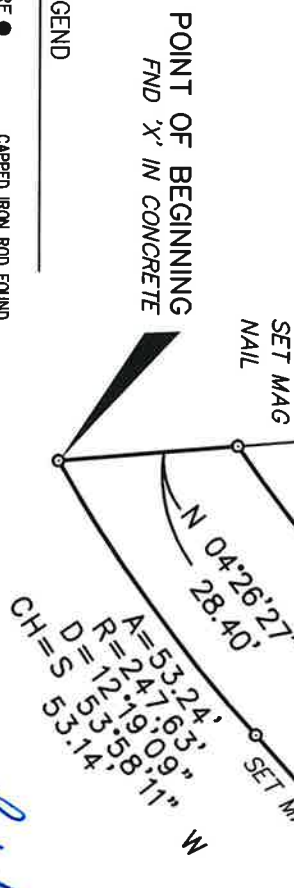
STEPHEN F. AUSTIN SURVEY
ABSTRACT NO 3



GALEN E. MEDLENKA
G.C.C. FILE No. 9403719
TRACT II

DALLAS STREET
(VARIABLE WIDTH RIGHT-OF-WAY)

GALEN E. MEDLENKA
TRACT I
G.C.C. FILE No. 9814400



LEGEND

- CAPED IRON ROD FOUND
- 5/8" IRON ROD WITH YELLOW PLASTIC CAP
- STAMPED "HUIT-ZOLLARS" SET
- GALVESTON COUNTY DEED RECORDS
- G.C.C. FILE No. GALVESTON COUNTY CLERK'S FILE No.
- G.C.M.R. GALVESTON COUNTY MAP RECORDS



GRAPHIC SCALE IN FEET
PLEASE REFER TO BAR SCALE. DRAWING
MAY HAVE BEEN REDUCED OR ENLARGED.

HUIT-ZOLLARS
Huit-Zollars, Inc.
10350 Richmond Avenue, Suite 300
Houston, Texas 77042
Phone (281) 496-0066 Fax (281) 496-0220

RIGHT-OF-WAY EXHIBIT
0.1228 OF AN ACRE TRACT IN THE
STEPHEN F. AUSTIN SURVEY
ABSTRACT NO. 3
GALVESTON COUNTY, TEXAS

Ricardo A. Vazquez
Ricardo Vazquez, R.P.L.S.
Texas Registration No. 64902
Texas Firm Registration No. 10025600



GENERAL NOTES:

1. THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF A CURRENT TITLE POLICY OR COMMENT. THERE MAY BE ADDITIONAL EASEMENTS AND/OR RIGHTS-OF-WAY THAT AFFECT THIS PROPERTY THAT HUIT-ZOLLARS, INC. HAS NOT BEEN ADVISED OF.
2. A METES AND BOUNDS LEGAL DESCRIPTION OF EVEN DATE ACCOMPANIES THIS EXHIBIT MAP.

BASIS OF BEARING:

Bearings are based on the Texas State Plane
Coordinate System, South Central Zone 4204
(NAD83).

DATE: June 2022

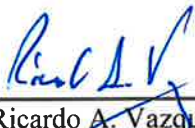
1 of 3

0.0594 Acres
Right-of-Way

Galveston County
Stephen F. Austin Survey, Abstract No. 3

corner of a cutback corner at the intersection of the southwesterly right-of-way line of said State Highway 3 with the northwesterly right-of-way line of said Farm-To-Market Road No. 518 and the easternmost corner of said Tract III and the herein described tract;

THENCE along said cutback at the intersection of the southwesterly right-of-way line of said State Highway No. 3 with the northwesterly right-of-way line of said Farm-To-Market Road No. 518, S 25° 06' 40" W, 29.63 feet to the **POINT OF BEGINNING**, and containing 0.0594 of an acre, or 2,586 square feet, of land.



Ricardo A. Vazquez
Registered Professional Land Surveyor
Texas Registration No. 4902
Texas Firm Registration No. 10025600
Huitt-Zollars, Inc.
10350 Richmond Avenue, Suite 300
Houston, Texas 77042

 18, 2023 Rev

Date

This legal description was prepared in conjunction with an exhibit dated June 2022



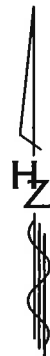


LEAGUE STREET
(CALLED 60' RIGHT-OF-WAY)

STEPHEN F. AUSTIN SURVEY ABSTRACT No 3



PLEASE REFER TO BAR SCALE. DRAWING
MAY HAVE BEEN REDUCED OR ENLARGED.



FND TXDOT MON

POINT OF BEGINNING
SET 'X' IN CONCRETE

SET 'X' IN
CONCRETE

PARCEL 10, PART 1
0.0248 ACRES
(1,082 SQ. FT.)

SET 'X' IN
CONCRETE

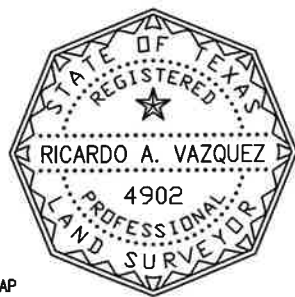
STATE HIGHWAY 3
Vol. 1963, Pg. 160 G.C.D.R.

LINE	BEARING	DISTANCE
L1	S 48°59'26" W	5.25'
L2	N 51°40'00" E	4.02'

TRACT 2
CALLED 1.1112 ACRES
FLRC-TX TIC INTEREST HOLDER LLC
G.C.C. FILE No. 2015035703

TRACT 3
CALLED 0.2057 ACRE
FLRC-TX TIC INTEREST HOLDER LLC
G.C.C. FILE No. 2015035703

FARM-TO-MARKET ROAD No. 518
E. MAIN STREET
(80' RIGHT-OF-WAY)
TXDOT RCSJ: 0051-03-021 SHEET 6



LEGEND

- CIRF ● CAPPED IRON ROD FOUND
- IRS ○ 5/8" IRON ROD WITH YELLOW PLASTIC CAP
STAMPED "HUITT-ZOLLARS" SET
- G.C.D.R. GALVESTON COUNTY DEED RECORDS
- G.C.C. FILE No. GALVESTON COUNTY CLERK'S FILE No.
- G.C.M.R. GALVESTON COUNTY MAP RECORDS

Ricardo A. Vazquez, RPLS
Texas Registration No. 4902
Texas Firm Registration No. 10025600

GENERAL NOTES:

- THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF A CURRENT TITLE POLICY OR COMMITMENT. THERE MAY BE ADDITIONAL EASEMENTS AND/OR RIGHTS-OF-WAY THAT AFFECT THIS PROPERTY THAT HUITT-ZOLLARS, INC. HAS NOT BEEN ADVISED OF.
- A METES AND BOUNDS LEGAL DESCRIPTION OF EVEN DATE ACCOMPANIES THIS EXHIBIT MAP.

HUITT-ZOLLARS

Huitt-Zollars, Inc. Houston
10350 Richmond Avenue, Suite 300
Houston, Texas 77042
Phone (281) 1496-0066 Fax (281) 496-0220

RIGHT-OF-WAY EXHIBIT
0.0069 OF AN ACRE (300 SQ. FT.) IN THE
STEPHEN F. AUSTIN SURVEY
ABSTRACT NO. 3
GALVESTON COUNTY, TEXAS

BASIS OF BEARING:
Bearings are based on the Texas State Plane
Coordinate System, South Central Zone 4204
(NAD83).

DATE: SEPTEMBER 13, 2021

Pg. 2 of 2

0.0092 Acres
Right-of-Way

Galveston County
Stephen F. Austin Survey, Abstract No. 3

STATE OF TEXAS §
COUNTY OF GALVESTON §

BEING a 399 square foot (0.0092 Acre) tract of land situated in the Stephen F. Austin Survey, Abstract No. 3 in Galveston County, Texas, and also being a portion of "Tract 2", a called 1.1112 acre tract of land as described by Special Warranty Deed to FLRC-TX TIC Interest Holder LLC, recorded in Clerk's File No. 2015035703 of the Galveston County Official Public Records (G.C.O.P.R.), said tract being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8-inch iron rod with yellow plastic cap stamped "Huitt-Zollars" set on the northwesterly right-of-way line of F.M. 518 (80 foot right-of-way) as described by condemnation recorded in Volume 897, Page 85 of the Galveston County Deed Records (G.C.D.R.), same being the common southwest corner of said "Tract 2" and the southeast corner of "Tract 1", a called 0.4459 acre tract of land as described by Special Warranty Deed to FLRC-TX TIC Interest Holder LLC, recorded in Clerk's File No. 2015035703 (G.C.O.P.R.), from which a 5/8-inch capped iron rod stamped "Guthrie RPLS 1474" found for the common southwest corner of said "Tract 1" and the southeast corner of a tract of land described by deed to Benjamin A. Pope, recorded in Document No. 009-67-2353 of the (G.C.D.R.), bears South 74 degrees 36 minutes 15 seconds West, a distance of 108.59 feet;

THENCE North 05 degrees 07 minutes 53 seconds West, with the west line of said "Tract 2", a distance of 3.48 feet to a 5/8-inch iron rod with yellow plastic cap stamped "Huitt-Zollars" set;

THENCE North 75 degrees 02 minutes 47 seconds East, over and across said "Tract 2", a distance of 111.06 feet to a 5/8-inch iron rod with yellow plastic cap stamped "Huitt-Zollars" set;

THENCE North 71 degrees 13 minutes 57 seconds East continuing over and across said "Tract 2", a distance of 19.71 feet to a 5/8-inch iron rod with yellow plastic cap stamped "Huitt-Zollars" set in the east line of said "Tract 2";

0.0092 Acres
Right-of-Way

Galveston County
Stephen F. Austin Survey, Abstract No. 3

THENCE South 41 degrees 25 minutes 03 seconds East, with the east line of said "Tract 2", a distance of 4.15 feet to a 5/8-inch iron rod with yellow plastic cap stamped "Huitt-Zollars" set on said northwesterly right-of-way line, same being the southeast corner of said "Tract 2" and the southwest corner of "Tract 3", a called 0.2057 acre tract of land described by deed to FLRC-TX TIC Interest Holder LLC, recorded in Clerk's File No. 2015035703 (G.C.O.P.R.), from which a 1/2-inch iron rod found for the south corner of a right-of-way clip at the intersection of said northwesterly right-of-way line and the southwesterly right-of-way line of State Highway 3 (150' right-of-way) as described by deed recorded in Volume 1963, Page 160 (G.C.D.R.), same being the most easterly south corner of said "Tract 3" bears North 74 degrees 36 minutes 15 seconds East, a distance of 69.46 feet;

THENCE South 74 degrees 36 minutes 15 seconds West, with said northwesterly right-of-way line, a distance of 133.17 feet to the POINT OF BEGINNING, and containing 399 square feet or 0.0092 Acres of land more or less.

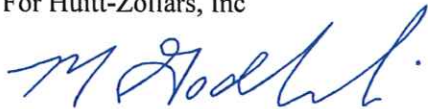
BASIS OF BEARING:

Bearings are based on the Texas State Plane Coordinate System, South Central Zone (4204) North American Datum 1983 (2011).

NOTES:

1. This survey was completed without the benefit of a current title policy or commitment. There may be additional easements and/or rights-of-way that affect this property that Huitt-Zollars, Inc. has not been advised of.
2. An Exhibit Map of even date accompanies this legal description.

For Huitt-Zollars, Inc



Matthew T. Godlewski
Registered Professional Land Surveyor
Texas Registration No. 6817
Texas Firm Registration No. 10025600
Huitt-Zollars, Inc.
5430 LBJ Freeway
Suite 1500
Dallas, Texas 75240
Ph. (214) 871-3311
Date: September 13, 2021



STEPHEN F. AUSTIN SURVEY ABSTRACT NO 3

"TRACT 3"
CALLED 0.2057 ACRE
FLRC-TX TIC INTEREST HOLDER LLC
CF No. 2015035703
G.C.O.P.R.

"TRACT 2"
CALLED 1.1112 ACRES
FLRC-TX TIC INTEREST HOLDER LLC
CF No. 2015035703
G.C.O.P.R.

LINE	BEARING	DISTANCE
L1	N 05°07'53" W	3.48'
L2	N 71°13'57" E	19.71'
L3	S 41°25'03" E	4.15'

"TRACT 1"
CALLED 0.4459 ACRE
FLRC-TX TIC INTEREST HOLDER LLC
CF No. 2015035703
G.C.O.P.R.

BENJAMIN A. POPE
DOC NO. 009-67-2353
G.C.D.R.

POINT OF
BEGINNING

F.M. 518
E. MAIN STREET
(80' RIGHT-OF-WAY)
VOL. 897, PG. 85
G.C.D.R.



GENERAL NOTES:

- THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF A CURRENT TITLE POLICY OR COMMITMENT. THERE MAY BE ADDITIONAL EASEMENTS AND/OR RIGHTS-OF-WAY THAT AFFECT THIS PROPERTY THAT HUNT-ZOLLARS, INC. HAS NOT BEEN ADVISED OF.
- A METES AND BOUNDS LEGAL DESCRIPTION OF EVEN DATE ACCOMPANIES THIS EXHIBIT MAP.

LEGEND

- CIRF ● CAPPED IRON ROD FOUND
- IRS ○ 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "HUNT-ZOLLARS" SET
- G.C.D.R. GALVESTON COUNTY DEED RECORDS
- G.C.O.P.R. GALVESTON COUNTY OFFICIAL PUBLIC RECORDS
- G.C.M.R. GALVESTON COUNTY MAP RECORDS
- CF, No. CLERK'S FILE NUMBER

20 0 20 40
GRAPHIC SCALE IN FEET

PLEASE REFER TO BAR SCALE. DRAWING
MAY HAVE BEEN REDUCED OR ENLARGED.

HUNT-ZOLLARS

Hunt-Zollars, Inc.
5040 LBJ Freeway, Suite 1500
Dallas, Texas 75240
Phone (214) 871-3311 Fax (214) 871-0757

RIGHT-OF-WAY EXHIBIT

399 SQ. FT. or 0.0092 ACRES
STEPHEN F. AUSTIN SURVEY
ABSTRACT NO. 3
GALVESTON COUNTY, TEXAS

BASIS OF BEARING:

Bearings are based on the Texas State Plane
Coordinate System, South Central Zone (4204)
North American Datum 1983 (2011).

DATE: SEPTEMBER 13, 2021

Pg. 3 of 3

Deed Report

Mon Sep 13 13:50:46 2021

Deed Name: PARCEL 10 PART 2

Starting Coordinates: Northing 0.00, Easting 0.00

Distance Units: Feet

Bearing	Distance	Description
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N 05°07'53" W	3.48	
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N 75°02'47" E	111.06	
---------------	--------	--

N 71°13'57" E	19.71	
---------------	-------	--

S 41°25'03" E	4.15	
---------------	------	--

S 74°36'15" W	133.17	
---------------	--------	--

Ending Coordinates: Northing 0.00, Easting 0.00

Area: 399.46 S.F., 0.0092 Acres

Total Perimeter Distance> 271.57

Closure Error Distance> 0.0045 Error Bearing> S 63°34'35" E

Closure Precision> 1 in 60737.5

Page 1 of 2

STEPHEN F. AUSTIN SURVEY
ABSTRACT NO 3

"TRACT 1"
CALLED 0.4459 ACRE
FLRC-1X TIC INTEREST HOLDER LLC
G.C.C. FILE NO. 2015035703

LINE	BEARING	DISTANCE
L1	N 15°44'47" W	3.83'
L2	S 05°07'53" E	3.48'

BENJAMIN A. POPE
DOC NO. 009-67-2353
G.C.D.R.

PARCEL 11
0.0043 ACRES
(187 SQ. FT.)

SET 'X' IN
CONCRETE
L1
N 75°02'47" E 51.89'
S 74°36'15" W 51.24'

FARM-TO-MARKET ROAD No. 518
E. MAIN STREET
(80' RIGHT-OF-WAY)
VOL. 897, PG. 85 G.C.D.R.

5/8" CIRF
"GUTHRIE RPLS 1474"

"TRACT 2"
CALLED 1.1112 ACRES
FLRC-1X TIC INTEREST HOLDER LLC
G.C.C. FILE NO. 2015035703

S 74°36'15" W
202.41'

POINT OF
BEGINNING

POINT OF
COMMENCING
FND 1/27IR

STATE HIGHWAY No. 3
(150' RIGHT-OF-WAY)
VOL. 1963, PG. 160 G.C.D.R.

LEGEND

- CIRF ● CAPPED IRON ROD FOUND
- IRS ○ 5/8" IRON ROD WITH YELLOW PLASTIC CAP
- STAMPED "HUITT-ZOLLARS" SET
- G.C.D.R. GALVESTON COUNTY DEED RECORDS
- G.C.C. FILE No. GALVESTON COUNTY CLERK'S FILE No.
- G.C.M.R. GALVESTON COUNTY MAP RECORDS



GRAPHIC SCALE IN FEET
PLEASE REFER TO BAR SCALE. DRAWING
MAY HAVE BEEN REDUCED OR ENLARGED.

HUITT-ZOLLARS

Huitt-Zollars, Inc.
Houston
10350 Richmond Avenue, Suite 300
Houston, Texas 77042
Phone (281) 496-0066 Fax (281) 496-0220

Ricardo A. Vazquez
Ricardo Vazquez, RPLS
Texas Registration No. 64902
Texas Firm Registration No. 10025600



GENERAL NOTES:

- THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF A CURRENT TITLE POLICY OR COMMITMENT. THERE MAY BE ADDITIONAL EASEMENTS AND/OR RIGHTS-OF-WAY THAT AFFECT THIS PROPERTY THAT HUITT-ZOLLARS, INC. HAS NOT BEEN ADVISED OF.
- A METES AND BOUNDS LEGAL DESCRIPTION OF EVEN DATE ACCOMPANIES THIS EXHIBIT MAP.

BASIS OF BEARING:

Bearings are based on the Texas State Plane Coordinate System, South Central Zone 4204 (NAD83).

DATE: June 2022