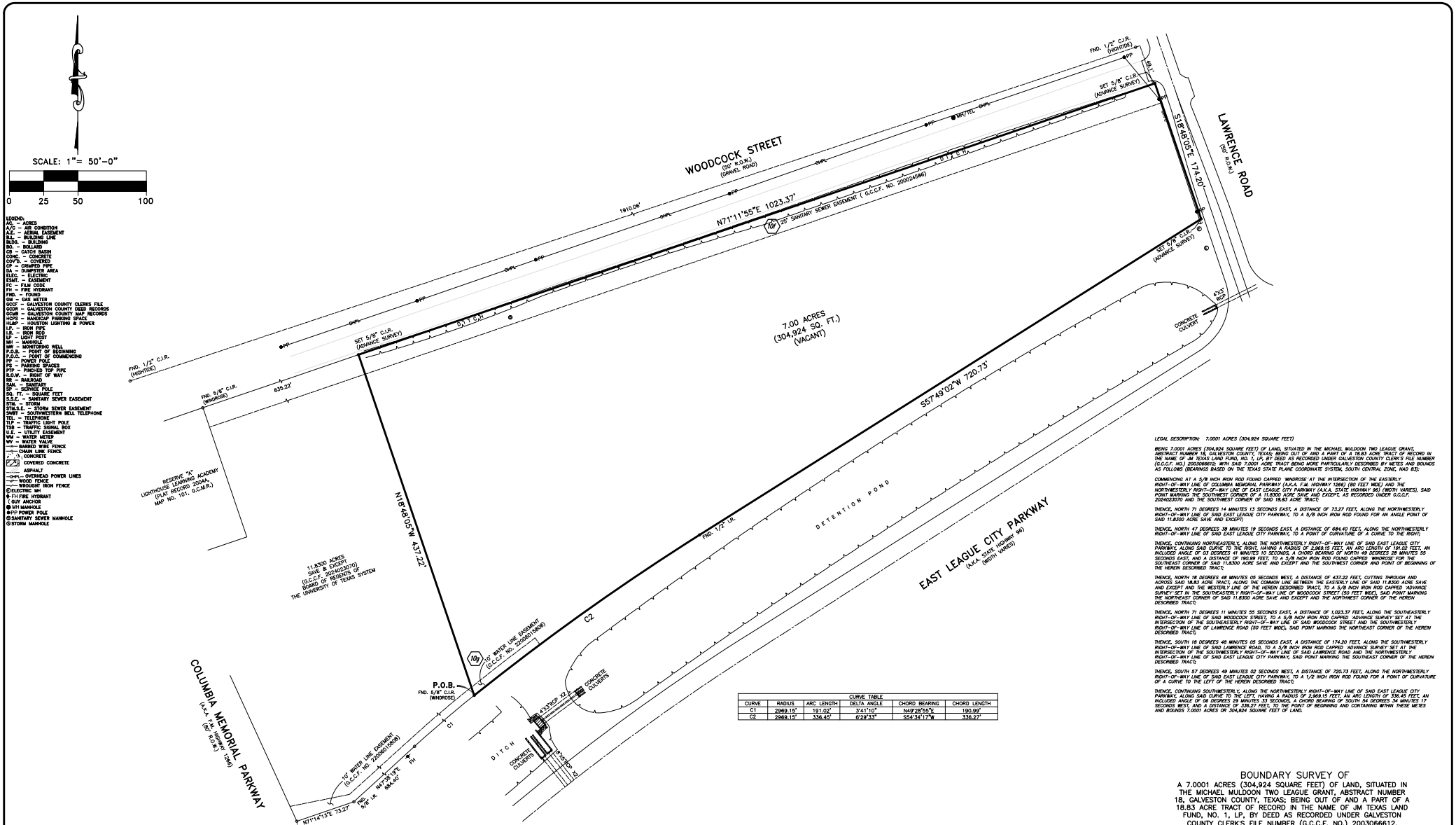

LEGEND:
AC. – ACRES
A/C – AIR CONDITION
A.E. – AERIAL EASEMENT
B.L. – BUILDING LINE
BLDG. – BUILDING
BO – BOLLARD
CB – CATCH BASIN
CONC. – CONCRETE
CONTR. – CONTROL
CP – CRIMPED PIPE
DA – DUMPSTER AREA
ELEC. – ELECTRIC
ESMT. – EASEMENT
FC – FLW CODE
FH – FIRE HYDRANT
FND. – FOUND
GM – GAS METER
GCCF – GALVESTON COUNTY CLERKS FILE
GCDR – GALVESTON COUNTY DEED RECORDS
GCMR – GALVESTON COUNTY MAP RECORDS
HCPS – HANDICAP PARKING SPACE
HLMP – HOUSTON LIGHTING & POWER
I.P. – IRON PIPE
I.R. – IRON ROD
LP – LIGHT POST
MH – MANHOLE
MW – MONITORING WELL
P.O.B. – POINT OF BEGINNING
P.O.C. – POINT OF COMMENCING
PP – POWER POLE
PS – PARKING SPACES
PTP – PINCHED TOP PIPE
R.O.W. – RIGHT OF WAY
RR – RAILROAD
SAN. – SANITARY
SP – SERVICE POLE
SQ. FT. – SQUARE FEET
S.S.E. – SANITARY SEWER EASEMENT
STM. – STORM
ST.S.E. – STORM SEWER EASEMENT
SWBT – SOUTHWESTERN BELL TELEPHONE
T – TELEPHONE
TLP – TRAFFIC LIGHT POLE
TSB – TRAFFIC SIGNAL BOX
U.E. – UTILITY EASEMENT
WM – WATER METER
WV – WATER VALVE
BARBED WIRE FENCE
CHAIN LINK FENCE
CONCRETE
COVERED CONCRETE
ASPHALT
OHPL– OVERHEAD POWER LINES
WOOD FENCE
WROUGHT IRON FENCE
ELECTRIC MH
FH FIRE HYDRANT
GUY ANCHOR
MH MANHOLE
PP POWER POLE
SANITARY SEWER MANHOLE
STORM MANHOLE

CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	2969.15'	191.02'	3°41'10"	N49°28'55"E	190.99'
C2	2969.15'	336.45'	6°29'33"	S54°34'17"W	336.27'

LEGAL DESCRIPTION: 7.0001 ACRES (304,924 SQUARE FEET)

BEING 7.0001 ACRES (304,924 SQUARE FEET) OF LAND, SITUATED IN THE MICHAEL MULDOON TWO LEAGUE GRANT, ABSTRACT NUMBER 18, GALVESTON COUNTY, TEXAS; BEING OUT OF AND A PART OF A 18.83 ACRE TRACT OF RECORD IN THE NAME OF JM TEXAS LAND FUND, NO. 1, LP, BY DEED AS RECORDED UNDER GALVESTON COUNTY CLERK'S FILE NUMBER (G.C.C.F. NO.) 2003066612; WITH SAID 7.0001 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (BEARINGS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD 83):

COMMENCING AT A 5/8 INCH IRON ROD FOUND CAPPED 'WINDROSE' AT THE INTERSECTION OF THE EASTERLY RIGHT-OF-WAY LINE OF COLUMBIA MEMORIAL PARKWAY (A.K.A. F.M. HIGHWAY 1266) (80 FEET WIDE) AND THE NORTHWESTERLY RIGHT-OF-WAY LINE OF EAST LEAGUE CITY PARKWAY (A.K.A. STATE HIGHWAY 96) (WIDTH VARIES), SAID POINT MARKING THE SOUTHWEST CORNER OF A 11.8300 ACRE SAVE AND EXCEPT, AS RECORDED UNDER G.C.C.F. 2024023070 AND THE SOUTHWEST CORNER OF SAID 18.83 ACRE TRACT;

THENCE, NORTH 71 DEGREES 14 MINUTES 13 SECONDS EAST, A DISTANCE OF 73.27 FEET, ALONG THE NORTHWESTERLY RIGHT-OF-WAY LINE OF SAID EAST LEAGUE CITY PARKWAY, TO A 5/8 INCH IRON ROD FOUND FOR AN ANGLE POINT OF SAID 11.8300 ACRE SAVE AND EXCEPT;

THENCE, NORTH 47 DEGREES 38 MINUTES 19 SECONDS EAST, A DISTANCE OF 684.40 FEET, ALONG THE NORTHWESTERLY RIGHT-OF-WAY LINE OF SAID EAST LEAGUE CITY PARKWAY, TO A POINT OF CURVATURE OF A CURVE TO THE RIGHT;

THENCE, CONTINUING NORTHEASTERLY, ALONG THE NORTHWESTERLY RIGHT-OF-WAY LINE OF SAID EAST LEAGUE CITY PARKWAY, ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 2,969.15 FEET, AN ARC LENGTH OF 191.02 FEET, AN INCLUSED ANGLE OF 03 DEGREES 41 MINUTES 10 SECONDS, A CHORD BEARING OF NORTH 49 DEGREES 28 MINUTES 55 SECONDS EAST, AND A DISTANCE OF 190.99 FEET, TO A 5/8 INCH IRON ROD FOUND CAPPED 'WINDROSE' FOR THE SOUTHEAST CORNER OF SAID 11.8300 ACRE SAVE AND EXCEPT AND THE SOUTHWEST CORNER AND POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 18 DEGREES 48 MINUTES 05 SECONDS WEST, A DISTANCE OF 437.22 FEET, CUTTING THROUGH AND ACROSS SAID 18.83 ACRE TRACT, ALONG THE COMMON LINE BETWEEN THE EASTERLY LINE OF SAID 11.8300 ACRE SAVE AND EXCEPT AND THE WESTERLY LINE OF THE HEREIN DESCRIBED TRACT, TO A 5/8 INCH IRON ROD CAPPED 'ADVANCE SURVEY' SET IN THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF WOODCOCK STREET (50 FEET WIDE), SAID POINT MARKING THE NORTHEAST CORNER OF SAID 11.8300 ACRE SAVE AND EXCEPT AND THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 71 DEGREES 11 MINUTES 55 SECONDS EAST, A DISTANCE OF 1,023.37 FEET, ALONG THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF SAID WOODCOCK STREET, TO A 5/8 INCH IRON ROD CAPPED 'ADVANCE SURVEY' SET AT THE INTERSECTION OF THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF SAID WOODCOCK STREET AND THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF LAWRENCE ROAD (50 FEET WIDE), SAID POINT MARKING THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 18 DEGREES 48 MINUTES 05 SECONDS EAST, A DISTANCE OF 174.20 FEET, ALONG THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF SAID LAWRENCE ROAD, TO A 5/8 INCH IRON ROD CAPPED 'ADVANCE SURVEY' SET AT THE INTERSECTION OF THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF SAID LAWRENCE ROAD AND THE NORTHWESTERLY RIGHT-OF-WAY LINE OF SAID EAST LEAGUE CITY PARKWAY, SAID POINT MARKING THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 57 DEGREES 49 MINUTES 02 SECONDS WEST, A DISTANCE OF 720.73 FEET, ALONG THE NORTHWESTERLY RIGHT-OF-WAY LINE OF SAID EAST LEAGUE CITY PARKWAY, TO A 1/2 INCH IRON ROD FOUND FOR A POINT OF CURVATURE OF A CURVE TO THE LEFT OF THE HEREIN DESCRIBED TRACT;

THENCE, CONTINUING SOUTHWESTERLY, ALONG THE NORTHWESTERLY RIGHT-OF-WAY LINE OF SAID EAST LEAGUE CITY PARKWAY, ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 2,969.15 FEET, AN ARC LENGTH OF 336.45 FEET, AN INCLUSED ANGLE OF 06 DEGREES 29 MINUTES 33 SECONDS, A CHORD BEARING OF SOUTH 54 DEGREES 34 MINUTES 17 SECONDS WEST, AND A DISTANCE OF 336.27 FEET, TO THE POINT OF BEGINNING AND CONTAINING WITHIN THESE METES AND BOUNDS 7.0001 ACRES OR 304,924 SQUARE FEET OF LAND.

NOTES:
1. SUBJECT TO APPLICABLE RESTRICTIVE COVENANTS AS LISTED IN ITEM NO. 1, SCHEDULE "B" OF THE TITLE COMMITMENT ISSUED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY UNDER G.F. NO. 24003239 ON JULY 15, 2024 WITH AN EFFECTIVE DATE OF JUNE 30, 2024 AT 8:00 A.M.
2. EASEMENT AND BUILDING LINES PER RECORDED PLAT, UNLESS SHOWN OTHERWISE.
3. SURVEYOR HAS NOT ABSTRACTED SUBJECT PROPERTY. THERE MAY BE EASEMENTS, BUILDING LINES AND OTHER MATTERS OF RECORD NOT SHOWN HEREON.
4. FENCES AS SHOWN.

FLOOD NOTE:
SUBJECT PROPERTY IS NOT LOCATED IN A FEDERAL INSURANCE ADMINISTRATION DESIGNATED FLOOD HAZARD AREA AND IS IN ZONE X (UNSHADED) MAP # 48167C, PANEL 0045G DATED 08-19-18. This information is based on graphic plotting only. We do not assume responsibility for exact determination.

SCHEDULE "B" ITEMS:

(10r) SANITARY SEWER EASEMENT TWENTY-FIVE (25) FEET WIDE ALONG THE MOST NORTHERLY NORTHWEST PROPERTY LINE, GRANTED TO THE CITY OF LEAGUE CITY, AS SET FORTH IN INSTRUMENT FILED UNDER GALVESTON COUNTY CLERK'S FILE NO. 2000024586. (PLOTTED AS SHOWN)

(10g) WATER LINE EASEMENT ALONG THE SOUTHWEST PROPERTY LINE, GRANTED TO THE CITY OF LEAGUE CITY, AS SET FORTH IN INSTRUMENT FILED UNDER GALVESTON COUNTY CLERK'S FILE NO. 2000015808. (PLOTTED AS SHOWN)

TO: MEGHANI INVESTMENTS, LLC,
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY,

I, hereby certify that this survey was made on the ground and completed on this 8th day of August, 2024 and that this plat correctly represents the facts found at the time of survey showing any improvements. There are no encroachments apparent on the ground, except as shown. This survey complies with the current Texas Society of Professional Surveyors Standards and Specifications for Category 1A, Condition II Survey. Surveyor did not abstract property. Easements, building lines, etc., shown are as identified by:
GF 24003239 of OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

Henry M. Santos
HENRY M. SANTOS, Registered Professional Land Surveyor No. 5450

STATE OF TEXAS
REGISTERED
HENRY M. SANTOS
5450
PROFESSIONAL
LAND SURVEYOR

BOUNDARY SURVEY OF
A 7.0001 ACRES (304,924 SQUARE FEET) OF LAND, SITUATED IN THE MICHAEL MULDOON TWO LEAGUE GRANT, ABSTRACT NUMBER 18, GALVESTON COUNTY, TEXAS; BEING OUT OF AND A PART OF A 18.83 ACRE TRACT OF RECORD IN THE NAME OF JM TEXAS LAND FUND, NO. 1, LP, BY DEED AS RECORDED UNDER GALVESTON COUNTY CLERK'S FILE NUMBER (G.C.C.F. NO.) 2003066612.

*ABSTRACTING BY TITLE COMPANY.
*ALL BEARINGS ARE BASED ON GPS, TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD 83.
* COPYRIGHT 2024, Advance Surveying, Inc.(Email: advance_survey@att2.com)

PURCHASER: MEGHANI INVESTMENTS, LLC	SCALE: 1" = 50'
ADDRESS: 0 EAST LEAGUE CITY PARKWAY LEAGUE CITY, TX 77573	FIELD WORK: 07-31-24/AA DRAFTING: 08-08-24/FT
LENDER: -	FINAL CHECK:08-08-24/AT
TITLE CO.: OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY	REVISIONS:
JOB NO.: 0713432-24-01	
G.F. NO.: 24003239	
KEY MAP: 121-C	

PHONE: 281 530-2939
FAX: 281 530-5484

ADVANCE SURVEYING, INC.
10518 KIPP WAY SUITE A-2 • HOUSTON, TEXAS 77099 • FIRM NO. 10099200