

## LEGAL DESCRIPTION

A TRACT OR PARCEL CONTAINING 7.597 ACRES OR 330,939 SQUARE FEET OF LAND, SITUATED IN THE RITSON MORRIS SURVEY, ABSTRACT NO. 52, HARRIS COUNTY, TEXAS, OUT OF AND A PART OF LOT 7 OF THE SAVINGS AND LOAN COMPANY SUBDIVISION, MAP OR PLAT THEREOF, RECORDED IN VOLUME 3, PAGE 71 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS (H.C.M.R.), BEING ALL OF A CALLED 7.5973 ACRES TRACT (CALLED TRACT I) AS DESCRIBED IN SPECIAL WARRANTY DEED TO STARSHIP CONDOE, L.P. AS RECORDED IN HARRIS COUNTY CLERK'S FILE (H.C.C.F.) NO. 20150373127, WITH SAID 7.597 ACRES 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 2094 (NAD 83):

BEGINNING AT A CAPPED 5/8 INCH IRON ROD STAMPED "GREENLEAF" SET (HAVING GRID COORDINATES, X: 3,229,210.436, Y: 13,779,185.870) ON THE WEST LINE OF A CALLED 4.4742 ACRE TRACT AS DESCRIBED IN DEED TO CITY OF SEABROOK, TEXAS, (THIS PORTION KNOWN AS LAKESIDE DRIVE (100 R.O.W.) AS RECORDED IN HARRIS COUNTY CLERK'S FILE (H.C.C.F.) NO. 2173390 FOR THE MOST NORTHERLY NORTHWEST CORNER OF SAID 4.4742 ACRE TRACT AND NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT, FROM WHICH THE NORTHWEST CORNER OF RESERVE "A", BLOCK 1 OF AMENDING PLAT OF SEABROOK TOWN CENTER, AMENDING PLAT NO. 1, RECORDED IN FILM CODE NO. 600465, H.C.M.R. BEARS FOR REFERENCE NORTH 86 DEG. 53 MIN. 49 SEC. EAST - 1000.00 FEET;

THENCE, IN A SOUTHEASTERLY DIRECTION ALONG THE WEST LINE OF SAID 4.4742 ACRE TRACT WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 1,950.00 FEET, A CENTRAL ANGLE OF 06 DEG. 03 MIN. 39 SEC., AN ARC LENGTH OF 206.28 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 01 DEG. 50 MIN. 44 SEC. EAST - 206.18 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "GREENLEAF" SET (HAVING GRID COORDINATES, X: 3,229,192.501, Y: 13,778,931.186) FOR A POINT OF COMPOUND CURVATURE;

THENCE, CONTINUING ALONG THE WEST LINE OF SAID 4.4742 ACRE TRACT WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 62.95 FEET, A CENTRAL ANGLE OF 51 DEG. 16 MIN. 16 SEC., AN ARC LENGTH OF 56.33 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 26 DEG. 49 MIN. 09 SEC. WEST - 54.47 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "GREENLEAF" SET (HAVING GRID COORDINATES, X: 3,229,192.501, Y: 13,778,931.186) FOR A POINT OF REVERSE CURVATURE;

THENCE, ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 110.00 FEET, A CENTRAL ANGLE OF 72 DEG. 07 MIN. 37 SEC., AN ARC LENGTH OF 138.47 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 16 DEG. 15 MIN. 32 SEC. WEST - 129.51 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "GREENLEAF" SET (HAVING GRID COORDINATES, X: 3,229,156.241, Y: 13,778,806.855) FOR A POINT OF REVERSE CURVATURE;

THENCE, CONTINUING ALONG THE WEST LINE OF SAID 4.4742 ACRE TRACT WITH A CURVE TO THE RIGHT, HAVING A RADIUS OF 93.25 FEET, A CENTRAL ANGLE OF 47 DEG. 22 MIN. 18 SEC., AN ARC LENGTH OF 77.10 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 03 DEG. 52 MIN. 52 SEC. WEST - 74.92 FEET TO A BENT 1/2 INCH IRON ROD FOUND (HAVING GRID COORDINATES, X: 3,229,151.170, Y: 13,778,732.107) FOR A POINT OF COMPOUND CURVATURE;

THENCE, CONTINUING ALONG THE WEST LINE OF SAID 4.4742 ACRE TRACT WITH A CURVE TO THE RIGHT, HAVING A RADIUS OF 1,950.00 FEET, A CENTRAL ANGLE OF 17 DEGS. 11 MIN. 09 SEC., AN ARC LENGTH OF 384.90 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 36 DEG. 09 MIN. 36 SEC. WEST - 582.71 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "GREENLEAF" SET (HAVING GRID COORDINATES, X: 3,228,807.344, Y: 13,778,261.640) FOR THE SOUTH CORNER OF THE HEREIN DESCRIBED TRACT;

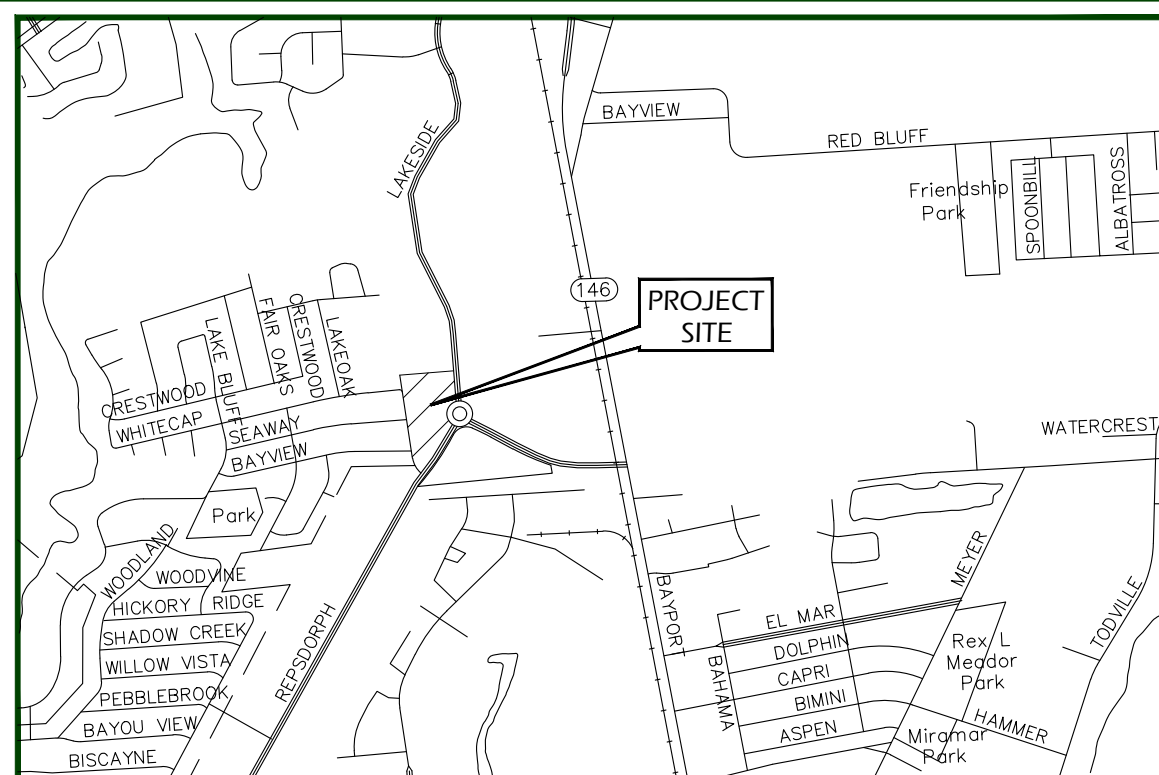
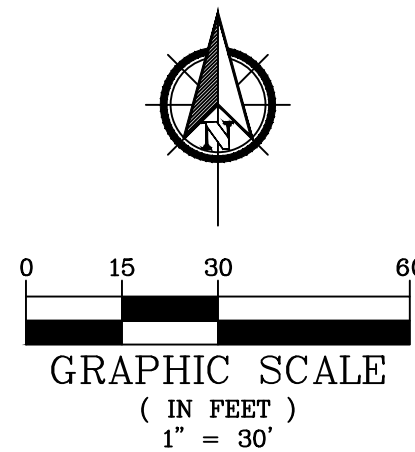
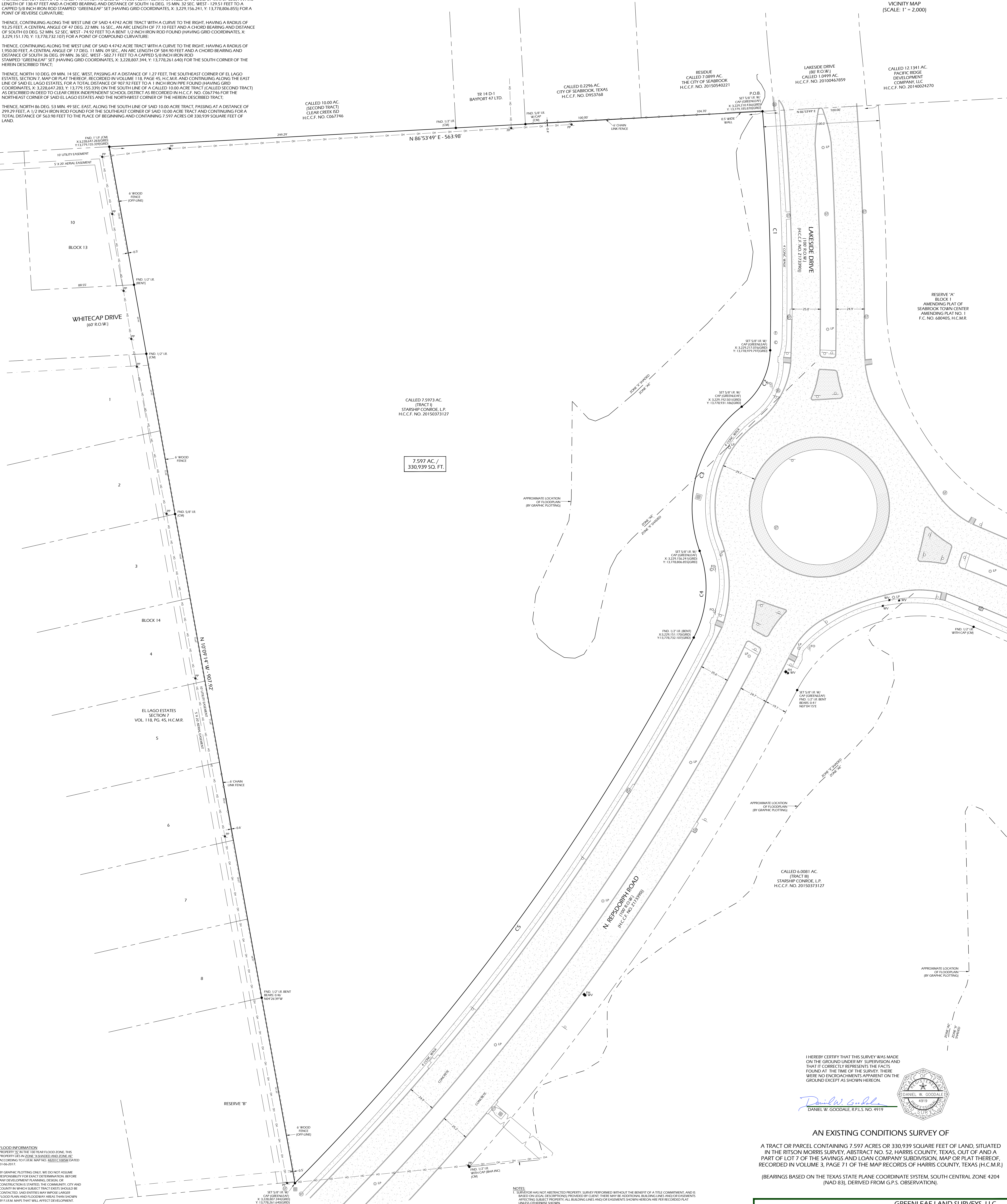
THENCE, NORTH 10 DEG. 09 MIN. 14 SEC. WEST, PASSING AT A DISTANCE OF 1.27 FEET, THE SOUTHEAST CORNER OF EL LAGO ESTATES, SECTION 7, MAP OR PLAT THEREOF, RECORDED IN VOLUME 118, PAGE 45, H.C.M.R. AND CONTINUING ALONG THE EAST LINE OF SAID EL LAGO ESTATES FOR A TOTAL DISTANCE OF 907.92 FEET TO A 1 INCH IRON PIPE FOUND (HAVING GRID COORDINATES, X: 3,228,647.283, Y: 13,779,155.339) ON THE SOUTH LINE OF A CALLED 10.00 ACRE TRACT (CALLED SECOND TRACT) AS DESCRIBED IN DEED TO CLEAR CREEK INDEPENDENT SCHOOL DISTRICT AS RECORDED IN H.C.C.F. NO. C067746 FOR THE NORTHEAST CORNER OF SAID EL LAGO ESTATES AND THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 86 DEG. 53 MIN. 49 SEC. EAST, ALONG THE SOUTH LINE OF SAID 10.00 ACRE TRACT, PASSING AT A DISTANCE OF 299.29 FEET, A 1/2 INCH IRON ROD FOUND FOR THE SOUTHEAST CORNER OF SAID 10.00 ACRE TRACT AND CONTINUING FOR A TOTAL DISTANCE OF 563.98 FEET TO THE PLACE OF BEGINNING AND CONTAINING 7.597 ACRES OR 330,939 SQUARE FEET OF LAND.

## LEGEND:

- H.C.M.R. - HARRIS COUNTY MAP RECORD  
H.C.D.R. - HARRIS COUNTY DEED RECORD  
H.C.C.F. - HARRIS COUNTY CLERK FILE  
R.O.W. - RIGHT OF WAY  
CM - CONTROL MONUMENT  
I.R./I.P. - IRON ROD/IRON PIPE  
PTP - PINCHED TOP PIPE  
ST - STORM SEWER MANHOLE  
SS - SANITARY SEWER MANHOLE  
PP - MANHOLE  
PP - POWER POLE  
PM - INLET  
PM - PIPELINE MARKER  
TM - TELEPHONE MANHOLE  
T - TELEPHONE PEDESTAL
- ☉ - CABLE PEDESTAL  
☐ - ELECTRICAL BOX  
☐ - CLEAN OUT  
WV - WATER VALVE  
WM - WATER METER  
PH - FIRE HYDRANT  
GV - GAS VALVE  
- TYPE "BB" INLET  
- CENTERLINE  
- HANDICAPPED PARKING  
- SIGN  
- ELECTRIC METER  
- ELECTRIC METER  
- GAS METER  
- FIBER OPTIC MARKER

CURVE	RADIUS	DELTA	LENGTH	BEARING	CHORD
C1	1,950.00	6°03'39"	206.28	S 01°50'44" E	206.18
C2	62.95	51°16'16"	56.33	S 26°49'09" W	54.47
C3	110.00	72°07'37"	138.47	S 16°15'32" W	129.51
C4	93.25	47°22'16"	77.10	S 03°52'52" W	74.92
C5	1,950.00	17°11'09"	384.90	S 36°09'36" W	582.71

VICINITY MAP  
(SCALE: 1" = 2,000')

FLOOD INFORMATION:  
PROPERTY IS IN THE 100-YEAR FLOOD ZONE. THIS  
PROPERTY IS IN ZONE X (SHADED) AND ZONE AE  
ACCORDING TO FEMA MAP NO. 8802C (0808) DATED  
01-06-2017.

BY GRAPHIC PLOTTING ONLY, WE DO NOT ASSUME  
RESPONSIBILITY FOR EXACT DIMENSIONS, BEFORE  
ANY DEVELOPMENT PLANNING, DESIGN, OR  
CONSTRUCTION IS STARTED. THE CITY AND  
COUNTY IN WHICH SUBJECT TRACT EXISTS SHOULD BE  
CONTACTED FOR EXACT DIMENSIONS. LOCATIONS  
FLOOD PLANS AND FLOODWAY AREAS THAN SHOWN  
BY FEMA MAPS THAT WILL AFFECT DEVELOPMENT.

DATE: 12-26-21

REVISION:

DRAWN BY: GA

APPROVED BY: DWG

PROJECT NO: GL-9847B

CLIENT: STARSHIP CONDOE

BUYER: NA

LENDER: NA

O REPSODORPH  
SEABROOK, TEXAS 77586**GREENLEAF**  
SURVEYING

GREENLEAF LAND SURVEYS, LLC  
10900 NORTHWEST FWY SUITE # 129  
HOUSTON, TEXAS 77092  
DIR: 832-668-5003 FAX: 832-553-7210  
FIRM# 10193977  
orders@gilsurveys.com  
www.greenleafandsurveys.com