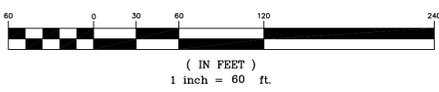


GRAPHIC SCALE



MARINA BAY DRIVE  
(F.M. 2094)  
(PUBLIC RIGHT-OF-WAY)

LEGAL DESCRIPTION

A PARCEL OR TRACT OF LAND CONTAINING 11.9590 ACRES BEING PART OF AND OUT OF LOTS 9, 11 AND 13 OF BLOCK 2, JARBOR ADDITION, A SUBDIVISION OF LAND ACCORDING TO THE MAP OR PLAT THEREOF PREPARED FOR J.C. LEAGUE BY R.W. LUTTRELL, CE, IN 1909 IN LEAGUE CITY, GALVESTON COUNTY, TEXAS, SAID 11.9590 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: (BEARINGS BASED ON GPS OBSERVATION, TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS SOUTH CENTRAL, GEOID 18, NAD83)

BEGINNING AT A POINT MARKING THE SOUTHEAST CORNER OF SAID LOT 9, FROM WHICH A 1 INCH IRON PIPE FOUND BEARS SOUTH 15 DEGREES 25 MINUTES EAST, 2.81 FEET;

THENCE SOUTH 73 DEGREES 16 MINUTES 58 SECONDS WEST, ALONG THE SOUTHERLY LINE OF SAID LOT 9, FOR A DISTANCE OF 320.00 FEET TO A 1 INCH IRON PIPE FOUND FOR SOUTHWEST CORNER OF THE A.L. SCHMIDT TRACT AS DESCRIBED IN SAID VOLUME 1241 PAGE 687 0002;

THENCE NORTH 16 DEGREES 37 MINUTE 03 SECONDS WEST, ALONG THE WESTERLY LINE OF SAID A.L. SCHMIDT TRACT FOR A DISTANCE OF 1,684.22 FEET TO A POINT FOR CORNER ON THE SOUTHERLY RIGHT OF WAY LINE OF THE FM HIGHWAY 2094, FROM WHICH A 5/8 INCH IRON ROD FOUND BEARS SOUTH 51 DEGREES 00 MINUTES WEST, 2.14 FEET;

THENCE IN AN EASTERLY DIRECTION ALONG THE SOUTHERLY RIGHT OF WAY LINE OF FM HIGHWAY 2094, BEING A CURVE TO THE LEFT HAVING A RADIUS OF 1,867.08 FEET, A CENTRAL ANGLE OF 02 DEGREES 50 MINUTES 57 SECONDS, A CHORD BEARING AND DISTANCE OF SOUTH 85 DEGREES 43 MINUTES 48 SECONDS EAST, 97.81 FEET, AND AN ARC DISTANCE OF 97.82 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED "SOUTH TEXAS SURVEYING" SET FOR A POINT OF TANGENCY;

THENCE SOUTH 87 DEGREES 09 MINUTES 15 SECONDS EAST, CONTINUING ALONG THE SOUTHERLY RIGHT OF WAY LINE OF FM HIGHWAY 2094 FOR A DISTANCE OF 243.71 FEET TO A 5/8 INCH IRON ROD FOUND FOR CORNER IN AN OLD BARBED WIRE FENCE LINE ON THE EASTERLY LINE OF SAID A.L. SCHMIDT TRACT AS DEFINED IN VOLUME 1241 PAGE 487 0002 BY MILLIGAN SURVEY;

THENCE SOUTH 18 DEGREES 34 MINUTES 30 SECONDS EAST, ALONG THE SAID EASTERLY LINE OF A.L. SCHMIDT TRACT FOR A DISTANCE OF 1,567.59 FEET TO THE POINT OF BEGINNING OF A TRACT CONTAINING 11.9590 ACRES OF LAND, MORE OR LESS.

LEGEND:

- AE - AERIAL EASEMENT
- BL - BUILDING LINE
- BLDG - BUILDING
- ESMT - EASEMENT
- FND - FOUND
- HL&P - HOUSTON LIGHTING & POWER
- IP - IRON PIPE
- IR - IRON ROD
- CIR - CAPPED IRON ROD
- STS - STAMPED SOUTH TEXAS SURVEYING
- GCCF - GALVESTON COUNTY CLERKS FILE
- GCCR - GALVESTON COUNTY DEED RECORDS
- GCMR - GALVESTON COUNTY MAP RECORDS
- POB - POINT OF BEGINNING
- PCC - POINT OF COMMENCING
- PS - PARKING SPACES
- ROW - RIGHT OF WAY
- SQ. FT. - SQUARE FEET
- UE - UTILITY EASEMENT
- W - BARBED WIRE FENCE
- CL - CHAIN LINK FENCE
- CONC - CONCRETE
- CC - COVERED CONCRETE
- OE - OVERHEAD ELECTRIC LINES
- WF - WOOD FENCE
- WIF - WROUGHT IRON FENCE
- GW - GUY WIRE
- CB - CATCH BASIN
- CBX - CABLE BOX
- EB - ELECTRIC BOX
- EMH - ELECTRIC MH
- FH - FIRE HYDRANT
- FOM - FIBER OPTIC MARKER
- FP - FLAG POLE
- GM - GAS METER
- GV - GAS VALVE
- CI - CURB INLET
- LP - LIGHT POLE
- MH - MANHOLE
- MW - MONITORING WELL
- PM - PIPELINE MARKER
- PP - POWER POLE
- SP - SERVICE POLE
- SMH - SANITARY MANHOLE
- SM - STORM MANHOLE
- TP - TELEPHONE PEDESTAL
- TR - TRANSFORMER
- TSB - TRAFFIC SIGNAL BOX
- TS - TRAFFIC SIGNAL POLE
- UCM - UNDERGROUND CABLE MARKER
- WEL - WATER WELL
- WM - WATER METER
- WV - WATER VALVE
- BM - BENCHMARK

SHIRLEY ANN PHILLIPS  
GCCF NO. 2014041181

LAWRENCE 840 LLC  
GCCF NO. 2011002352

LAWRENCE 840, LLC  
GCCF NO. 2017003398

11.9590 ACRES  
(520,932 SQ. FT.)  
VACANT

CALLED 4.00 ACRES  
GCCF NO. 2008011569

CALLED 2.0444 ACRES  
GCCF NO. 2007000814

RICHARD LEE SCHMIDT  
GCCF NO. 2014041180

CALLED 6.00 ACRES  
GCCF NO. 2021091115

PARKS AND TREES  
GCCF NO. 2025040023

CURVE TABLE				
CURVE LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	97.82'	1967.08'	2°50'57" S 85°43'46" E	97.81'

NOTES:

- BEARING BASIS IS G.P.S. OBSERVATION TEXAS SOUTH CENTRAL, GEOID 18, NAD 83 WITH A BEARING OF S 87°09'15" E ALONG THE R.O.W. LINE OF MARINA BAY DRIVE.
- SURVEYOR DID NOT ABSTRACT PROPERTY. SURVEY BASED ON LEGAL DESCRIPTIONS SUPPLIED BY TITLE COMPANY. SURVEY AS SHOWN AND LEGAL DESCRIPTION AS PER AN ON THE GROUND SURVEY. EASEMENTS, BUILDING LINES, ETC., SHOWN ARE AS IDENTIFIED BY GF NO. 2864491 OF STEWART TITLE COMPANY.
- NOTHING IN THIS SURVEY IS INTENDED TO EXPRESS AN OPINION REGARDING OWNERSHIP OR TITLE.
- THE WORD CERTIFY IS UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL JUDGMENT BY THE SURVEYOR, WHICH IS BASED ON HIS BEST KNOWLEDGE, INFORMATION AND BELIEF.
- SURVEY IS CERTIFIED FOR THIS TRANSACTION ONLY.
- THE FINDINGS AND OPINIONS OF SOUTH TEXAS SURVEYING ASSOCIATES, INC. REFLECTED HEREON ARE PRIVILEGED, CONFIDENTIAL AND INTENDED FOR THE USE OF THE INDIVIDUAL OR ENTITY FOR WHOM THIS WORK WAS PREPARED. IT IS UNDERSTOOD THAT THE USE OF, RELIANCE ON, OR REPRODUCTION OF SAME, IN WHOLE OR IN PART, BY OTHERS WITHOUT THE EXPRESS WRITTEN CONSENT OF SOUTH TEXAS SURVEYING ASSOCIATES, INC. IS PROHIBITED AND WITHOUT WARRANTY, EXPRESS OR IMPLIED. SOUTH TEXAS SURVEYING ASSOCIATES, INC. SHALL BE HELD HARMLESS AGAINST DAMAGES OR EXPENSES RESULTING FROM SUCH UNAUTHORIZED USE, RELIANCE OR REPRODUCTION. COPYRIGHT 2026. ALL RIGHTS RESERVED.

SITE PHOTOGRAPH



SURVEYOR'S CERTIFICATION

PROPERTY SUBJECT TO CITY ORDINANCES AND SUBDIVISION COVENANTS, CONDITIONS AND RESTRICTIONS. I, hereby certify that this survey was made on the ground and completed on this 11th day of February, 2026 and that this plot 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 substantially complies with the current Texas Society of Professional Surveyors Standards and Specifications for Category 1A, Condition II Survey. This survey is certified for boundary only and for this transaction only. Surveyor did not abstract property. Easements, building lines, etc., shown are as identified by:

GP 2864491 of STEWART TITLE COMPANY

Fred F. Lawton, Registered Professional Land Surveyor No. 5530



SURVEY OF

A PARCEL OR TRACT OF LAND CONTAINING 11.9590 ACRES BEING PART OF AND OUT OF LOTS 9, 11 AND 13 OF BLOCK 2, JARBOR ADDITION, A SUBDIVISION OF LAND ACCORDING TO THE MAP OR PLAT THEREOF PREPARED FOR J.C. LEAGUE BY R.W. LUTTRELL, CE, IN 1909 IN LEAGUE CITY, GALVESTON COUNTY, TEXAS.

ADDRESS: 1425 MARINA BAY DRIVE  
KEMAH, TEXAS 77565

REVISIONS:

NO.	DATE	DESCRIPTION
1.	03-05-26	COMMENTS

JOB NO: 0260-26  
DATE: 02-11-26

SCALE: 1" = 60'  
SHEET 1 OF 1

**SOUTH TEXAS SURVEYING ASSOCIATES, INC.**  
11281 Richmond Ave. Bldg J, Suite 101, Houston, Texas 77082  
281-556-6918 FAX 281-556-9331  
Firm Number: 10045400



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JOB NO: 0260-26