

**DESCRIPTION OF A TRACT OF LAND CONTAINING
0.7753 ACRES (33,773 SQUARE FEET) SITUATED
IN THE STEPHEN F. AUSTIN SURVEY, ABSTRACT 3
GALVESTON COUNTY, TEXAS**

Being a tract of land containing 0.7753 acres (33,773 square feet), situated in the Stephen F. Austin Survey, Abstract 3, Galveston County, Texas, being that same tract of land conveyed unto Newport Oaks, LLC, by deed recorded under County Clerk's File No. 2016077217, of the Official Public Records of Galveston County, Texas (*bearing basis*) and being out of Lot 31, of Braskora Gardens, according to the map or plat thereof recorded in Volume 113, Page 47, of the Map Records of Galveston County, Texas. Said 0.7753-acre tract being more particularly described by metes and bounds as follows:

COMMENCING at the intersection of the north right-of-way line of Sunset Court North (60 feet wide) and the east right-of-way line of Newport Boulevard (60 feet wide) for the southwest corner of Lot 1, in Block 1, of Newport, Section 1, according to the map or plat thereof recorded in Volume 254-A, Page 90, and later transferred to Plat Record 2, Map No. 60, of the Map Records of Galveston County, Texas;

THENCE in a northwesterly direction, with the east right-of-way line of said Newport Boulevard, along a curve to the left having a radius of 1,830.00 feet, an arc length of 122.09 feet, a central angle of 3°49'21", a chord bearing of North 11°39'10" West, and a chord length of 122.07 feet to a found 1/2-inch iron rod for the POINT OF BEGINNING and the southwest corner of the said tract herein described;

THENCE in a northwesterly direction, with the east right-of-way line of said Newport Boulevard, along a curve to the left having a radius of 1,830.00 feet, an arc length of 67.47 feet, a central angle of 2°06'45", a chord bearing of North 14°37'13" West, and a chord length of 67.47 feet to a found 1/2-inch iron rod for a point of tangency in the west line of the said tract herein described;

THENCE North 15°40'36" West, continuing along the east right-of-way line of said Newport Boulevard, a distance of 212.53 feet to a found 1/2-inch iron rod for the northwest corner of the said tract herein described;

THENCE North 88°50'50" East (called North 68°50'50" East), a distance of 125.00 feet to the northeast corner of the said tract herein described, from which a 4-inch wood post bears North 13°56' West, a distance of 1.1 feet;

THENCE South 15°25'17" East, a distance of 280.00 feet to the southeast corner of the said tract herein described, from which a 4-inch wood post bears North 74°37' East, a distance of 1.2 feet;

THENCE South 88°51'07" West, a distance of 125.00 feet to the POINT OF BEGINNING and containing 0.7753 acres (33,773 square feet), more or less.

Note: This metes and bounds description is referenced to a survey drawing prepared by Survey 1, Inc. (Firm Registration No. 100758-00) dated February 25, 2026, job number 2-162243-26.

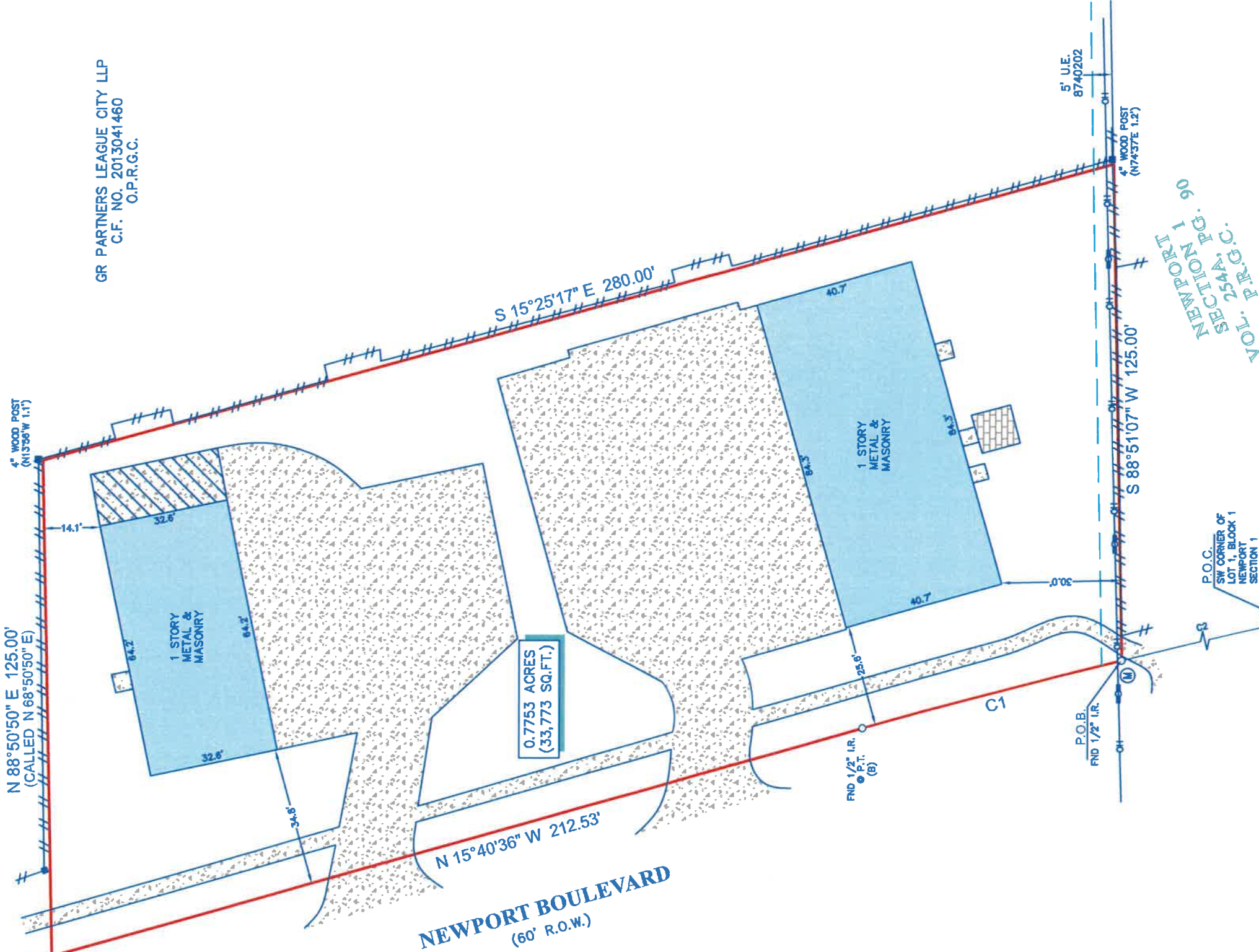


LAND TITLE SURVEY

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	1830.00'	67.47'	2°06'45"	N 14°37'13" W	67.47'
C2	1830.00'	122.08'	3°48'21"	N 11°39'10" W	122.07'

STEPHEN F. AUSTIN
SURVEY 3
ABSTRACT 3

GR PARTNERS LEAGUE CITY LLP
C.F. NO. 2013041460
O.P.R.G.C.



SUNSET COURT NORTH

(60' R.O.W.)

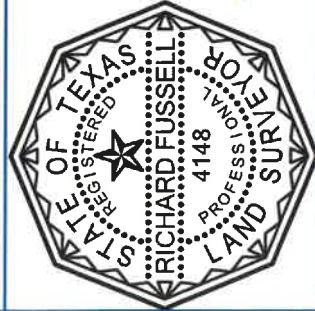
- NOTES:
- ALL BEARINGS SHOWN HEREON ARE REFERENCED TO A PRIOR DEED CONVEYED UNTO NEWPORT OAKS LLC, RECORDED IN COUNTY CLERK'S FILE NO. 2018077217, OF THE OFFICIAL PUBLIC RECORDS OF GALVESTON COUNTY, TEXAS. POINTS (A) AND (B) WERE HELD FOR HORIZONTAL CONTROL.
 - THIS SURVEY IS CERTIFIED TO THE TITLE INSURANCE COMPANY SHOWN HEREON FOR THIS TRANSACTION ONLY, IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
 - SURVEYOR HAS NOT INDEPENDENTLY ABSTRACTED SUBJECT PROPERTY.
 - ALL EASEMENTS AND BUILDING LINES SHOWN ARE PER THE RECORDED PLAT UNLESS OTHERWISE NOTED.
 - THERE ARE NO NATURAL DRAINAGE COURSES ON SUBJECT PROPERTY.
 - HUMBLE PIPE LINE COMPANY EASEMENT AS SET FORTH IN VOL. 317, PG. 216 (NO VISIBLE EVIDENCE OF PIPELINES OBSERVED).
 - STANDISH PIPE LINE COMPANY EASEMENT AS SET FORTH IN VOL. 583, PG. 622 (NO VISIBLE EVIDENCE OF PIPELINES OBSERVED).
 - TELEPHONE LINE EASEMENT AS SET FORTH IN VOL. 783, PG. 30 (DOES NOT APPLY TO SUBJECT PROPERTY).
 - DRAINAGE EASEMENT AS SET FORTH IN C.F. NO. 2007037188 (DOES NOT APPLY TO SUBJECT PROPERTY).

LEGAL DESCRIPTION: A TRACT OF LAND CONTAINING 0.7753 ACRES (33,773 SQUARE FEET) SITUATED IN THE STEPHEN F AUSTIN SURVEY, ABSTRACT 3, GALVESTON COUNTY, TEXAS. SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS ATTACHED.

CLIENT: BNO CONSTRUCTION LLC

ADDRESS: 404 NEWPORT BOULEVARD

SURVEYORS CERTIFICATE:
IN MY PROFESSIONAL OPINION, THIS PLAT REPRESENTS THE
FACTS FOUND ON THE GROUND DURING THE COURSE OF A LAND
TITLE SURVEY CONDUCTED UNDER MY SUPERVISION ON
12/30/2026. I AM A LICENSED SURVEYOR IN THE STATE OF TEXAS
AND I HAVE COMPLIED WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL
SURVEYORS MANUAL OF PRACTICE REQUIREMENTS FOR A
CATEGORY 1A, CATEGORY 1B SURVEY, AND THAT THERE ARE NO
ENCROACHMENTS OR PROTRUSIONS EXCEPT AS SHOWN.



TITLE COMPANY:



408-948-1771

ISSUE DATE:
DEC. 30, 2026

www.survey1inc.com
survey1@survey1inc.com

Firm Registration No. 100758-00
P.O. Box 2843 | Allen, TX 77512

(281)363-1382 | Fax (281)363-1383

G.F. # 2808012

FIELD CREW:
JU

DRAFTER:
MH

FINAL CHECK:
EF

DATE: FEB. 25, 2026

JOB #

2-162243-26

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