

**NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.**



**DEED**

**TxDOT ROW CSJ:** 3049-01-033

**TxDOT Parcel ID:** P00062871 (320)

**Grantor(s), whether one or more:**

14.89 Acres FM 646, LLC, a Texas limited liability company

**Grantor's Mailing Address (including county):**

P.O. Box 29523  
League City, Texas 77574-2952  
(Galveston County)

**Grantee:**

The State of Texas, acting by and through the Texas Transportation Commission

**Grantee's Authority:**

The Texas Transportation Commission is authorized under the Texas Transportation Code to purchase land and such other property rights (including requesting that counties and municipalities acquire highway right of way) deemed necessary or convenient to a state highway or turnpike project to be constructed, reconstructed, maintained, widened, straightened, or extended, or to accomplish any purpose related to the location, construction, improvement, maintenance, beautification, preservation, or operation of a state highway or turnpike project.

The Texas Transportation Commission is also authorized under the Texas Transportation Code, Chapter 203 to acquire or request to be acquired such other property rights deemed necessary or convenient for the purposes of operating a state highway or turnpike project, with control of access as necessary to facilitate the flow of traffic and promote the public safety and welfare on both non-controlled facilities and designated controlled access highways and turnpike projects.

**Grantee's Mailing Address (including county):**

Texas Department of Transportation  
125 E. 11<sup>th</sup> Street  
Austin, Texas 78701  
(Travis County)

**Charter Title Company**  
**GF#** 1035012100230T

**Consideration:**

The sum of One Hundred Seven Thousand Two Hundred Three and no/100 Dollars (\$107,203.00) to Grantor in hand paid by Grantee, receipt of which is hereby acknowledged, and for which no lien is retained, either expressed or implied.

The consideration recited herein represents a settlement and compromise by all parties as to the value of the property herein conveyed in order to avoid formal eminent domain proceedings and the added expense of litigation.

**Property:**

All of that certain tract or parcel of land in Galveston County, Texas, being more particularly described in the attached Exhibit A (the "**Property**").

**Reservations from and Exceptions to Conveyance and Warranty:**

This conveyance is made by Grantor and accepted by Grantee subject to the following:

1. Visible and apparent easements not appearing of record.
2. Any discrepancies, conflicts, or shortages in area or boundary lines or any encroachments or any overlapping of improvements which a current survey would show.
3. Easements, restrictions, reservations, covenants, conditions, oil and gas leases, mineral severances, and encumbrances for taxes and assessments (other than liens and conveyances) presently of record in the Official Public Records of Galveston County, Texas, that affect the property, but only to the extent that said items are still valid and in force and effect at this time.

Grantor reserves all of the oil, gas, and associated hydrocarbons in and under the Property but waives all rights of ingress and egress to the surface thereof for the purpose of exploring, developing, mining or drilling for same; however, nothing in this reservation shall affect the title and rights of the Grantee, its successors and assigns, to take and use all other minerals and materials thereon, therein, and thereunder.

Grantor is retaining title to the following improvements ("**Retained Improvements**") located on the Property, to wit: N/A

<u>IMPROVEMENT</u>	<u>RETENTION VALUE</u>
N/A	N/A

Grantor covenants and agrees to remove the Retained Improvements from the Property by N/A day of closing, subject to such extensions of time as may be granted by Grantee in writing. In the event Grantor fails, for any reason, to remove the Retained Improvements within the time prescribed, then, without further consideration, title to all or part of such Retained Improvements not so removed shall pass to and vest in Grantee, its successors and assigns, forever.

Access on and off Grantor's remaining property to and from the State highway facility shall be permitted except to the extent that such access is expressly prohibited by the provisions set out in Exhibit "A". Grantor acknowledges that such access on and off the State highway facility is subject to regulation as may be determined by the Texas Department of Transportation to be necessary in the interest of public safety or by applicable local municipal or county zoning, platting, or permitting requirements.

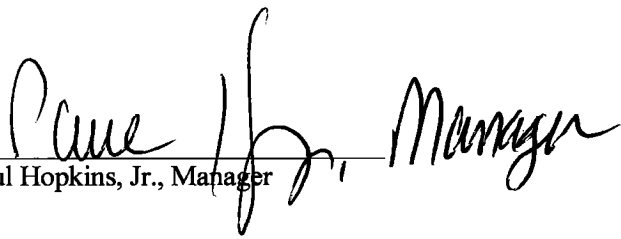
**GRANTOR**, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's successors and assigns forever. Grantor binds Grantor and Grantor's heirs, successors, and assigns to Warrant and Forever Defend all and singular the Property to Grantee and Grantee's successors and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

When the context requires, singular nouns and pronouns include the plural.

EXECUTED on the date(s) of acknowledgment indicated below.

**GRANTOR(s):**

**14.89 Acres FM 646, LLC, a Texas limited liability company:**

by:   
Paul Hopkins, Jr., Manager

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Corporate Acknowledgment

State of Texas  
County of Galveston

This instrument was acknowledged before me on May 31st, 2023 by Paul Hopkins, Jr. as Manager of 14.89 Acres FM 646, LLC, a Texas limited liability company on behalf of said entity.

The acknowledging person personally appeared by:

physically appearing before me.

appearing by an interactive two-way audio and video communication that meets the requirements for online notarization under Texas Government Code, Chapter 406, Subchapter C.

(seal)

Kelly Poling  
Notary Public, State of Texas  
Notary ID#: 13101596-1

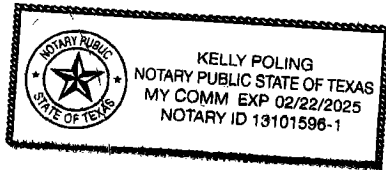


EXHIBIT "A"

County: Galveston  
Highway: FM 646  
Limits: FM 1266 to FM 3436  
R.O.W. CSJ: 3049-01-033  
TxDOT Connect ROW Project ID: R00004647  
TxDOT Connect Parcel ID:

Parcel 320  
Page 1 of 11  
September, 2020

Property Description for Parcel 320

**BEING** a 0.4547 acre (19,808 square feet) parcel of land situated in the Rodney Anthony Survey, Abstract No. 630, League City, Galveston County, Texas, said 0.4547 acre (19,808 square feet) parcel of land being a portion of Lot 3 and Lot 6 of East Dickinson, an addition to League City, Galveston County, Texas, as recorded in Volume 140, Page 6 of the Office of the County Clerk of Galveston County, Texas, said 0.4547 acre (19,808 square feet) parcel of land being a portion of a 40' right-of-way (undeveloped) as recorded in Volume 140, Page 6 of said Office of the County Clerk of Galveston County, Texas, said 0.4547 acre (19,808 square feet) parcel of land also being a portion of a tract of land described as TRACT I and a portion of a tract of land described as TRACT II as described in Special Warranty Deed from the estate of Geraldine P. Hopkins to 14.89 Acres FM 646, LLC, filed June 6, 2019 as recorded in Galveston County Clerk's File No. 2019029811 of the Official Public Records of Galveston County, Texas, said 0.4547 acre (19,808 square feet) parcel of land being more particularly described by metes and bounds as follows:

**COMMENCING** at a 1/2 inch iron rod found for the northwest corner of Lot 6 of said East Dickinson, said 1/2 inch iron rod being the northwest corner of said TRACT II, said 1/2 inch iron rod being in the east line of said 40' right-of-way, said 1/2 inch iron rod also being in the south line of Restricted Reserve "F" of South Shore Boulevard Extension – South, an addition to League City, Galveston County, Texas as recorded in Galveston County Clerk's File No. 2006067440 of said Official Public Records of Real Property of Galveston County, Texas;

**THENCE**, North 87 degrees 03 minutes 41 seconds East, with the north line of said Lot 6, with the north line of said TRACT II and with the south line of said Restricted Reserve "F", a distance of 340.63 feet to a calculated point for the northwest corner of a called 1.000 acre tract of land described in deed to New Hope Baptist Church of League City as recorded in Galveston County Clerk's File No. 9311511 of said Official Public Records of Real Property of Galveston County, Texas, from which a 5/8 inch iron rod found for reference bears South 03 degrees 00 minutes 34 seconds East, a distance of 0.25 feet;

EXHIBIT "A"

Parcel 320  
Page 2 of 12  
September, 2020

**THENCE**, South 03 degrees 00 minutes 34 seconds East, with the west line of said called 1.000 acre tract of land, a distance of 512.02 feet to a 5/8 inch iron rod with 3-1/4 inch aluminum disk stamped "TEXAS DEPT OF TRANSPORTATION R.O.W. MONUMENT" found for the **POINT OF BEGINNING** and having a surface coordinate of N=13,749,975.16 and E=3,231,218.32, said 5/8 inch iron rod with 3-1/4 inch aluminum disk stamped "TEXAS DEPT OF TRANSPORTATION R.O.W. MONUMENT" being the intersection of the west line of said called 1.000 acre tract of land with the proposed north right-of-way line of FM 646, said 5/8 inch iron rod with 3-1/4 inch aluminum disk stamped "TEXAS DEPT OF TRANSPORTATION R.O.W. MONUMENT" being 76.00 feet Left of and at right angles to centerline Station 93+53.53 of said FM 646;

- (1) **THENCE**, South 03 degrees 00 minutes 34 seconds East, with the west line of said called 1.000 acre tract of land, a distance of 19.04 feet to a calculated point for the southwest corner of said called 1.000 acre tract of land, said calculated point being in the south line of said TRACT II, said calculated point being in the north line of a called 1.764 acre tract of land further described as Parcel 11 as described in deed to the State of Texas as recorded in Galveston County Clerk's File No. 8205504 of said Official Public Records of Real Property of Galveston County, Texas, said calculated point being in the existing north right-of-way line of said FM 646 (120' width right-of-way), said calculated point also being the beginning of a non-tangent curve to the left having a radius of 11,519.16 feet, a central angle of 05 degrees 11 minutes 17 seconds and whose chord bears South 89 degrees 39 minutes 16 seconds West, a chord distance of 1042.68 feet, from which a 5/8 inch iron rod found for reference bears North 03 degrees 00 minutes 34 seconds West, a distance of 0.35 feet;

EXHIBIT "A"

Parcel 320  
Page 3 of 12  
September, 2020

- (2) **THENCE**, westerly, with said non-tangent curve to the left, with the south line of said TRACT II, with the north line of said Parcel 11 and with the existing north right-of-way line of said FM 646, passing at an arc length of 342.66 feet, a 5/8 inch iron rod with cap stamped "RWP INC RPLS 1855" found for the northwest corner of said Parcel 11, and being the southwest corner of said TRACT II, and also being the intersection of the east line of said 40' right-of-way (undeveloped) and the west line of said Lot 6 with the existing north right-of-way line of said FM 646, passing at an arc length of 382.73 feet, a calculated point for the southeast corner of said TRACT I and being the northeast corner of a called 1.819 acre tract of land further described as Parcel 10 in deed to the State of Texas as recorded in Galveston County Clerk's File No. 8205504 of said Official Public Records of Real Property of Galveston County, Texas, and also being the intersection of the east line of said Lot 3 and the west line of said 40' right-of-way with the existing north right-of-way line of said FM 646, from which a 5/8 inch iron rod found for reference bears South 06 degrees 34 minutes 41 seconds West, a distance of 1.38 feet, in all, an arc length of 1043.04 feet to a calculated point for the southwest corner of said TRACT I, said calculated point being the northwest corner of said Parcel 10, said calculated point being the intersection of the existing north right-of-way line of said FM 646 with the west line of said Lot 3 and the east line of a 25' right-of-way (undeveloped) as recorded in Volume 215, Page 414 of said Office of the County Clerk of Galveston County, Texas;
- (3) **THENCE**, North 03 degrees 00 minutes 30 seconds West, with the west line of said Lot 3, with the west line of said TRACT I and with the east line of said 25' right-of-way, a distance of 19.02 feet to a 5/8 inch iron rod with 3-1/4 inch aluminum disk stamped "TEXAS DEPT OF TRANSPORTATION R.O.W. MONUMENT" found for the intersection of the west line of said Lot 3, the west line of said TRACT I and the east line of said 25' right-of-way with the proposed north right-of-way line of said FM 646, said 5/8 inch iron rod with 3-1/4 inch aluminum disk stamped "TEXAS DEPT OF TRANSPORTATION R.O.W. MONUMENT" being 76.00 feet Left of and at right angles to centerline Station 83+17.37 of said FM 646, said 5/8 inch iron rod with 3-1/4 inch aluminum disk stamped "TEXAS DEPT OF TRANSPORTATION R.O.W. MONUMENT" also being the beginning of a non-tangent curve to the right having a radius of 11,535.16 feet, a central angle of 05 degrees 10 minutes 51 seconds and whose chord bears North 89 degrees 39 minutes 11 seconds East, a chord distance of 1042.68 feet; \*\*

EXHIBIT "A"

Parcel 320  
Page 4 of 12  
September, 2020

- (4) **THENCE**, easterly, with said non-tangent curve to the right and with the proposed north right-of-way line of said FM 646, passing at an arc length of 660.34 feet a 5/8 inch iron rod with 3-1/4 inch aluminum disk stamped "TEXAS DEPT OF TRANSPORTATION R.O.W. MONUMENT" set for the intersection of the proposed north right-of-way line of said FM 646 with the east line of said Lot 3, the west line of said 40' right-of-way and the east line of said TRACT I, said 5/8 inch iron rod with 3-1/4 inch aluminum disk stamped "TEXAS DEPT OF TRANSPORTATION R.O.W. MONUMENT" being 76.00 feet Left of and at right angles to centerline station 89+73.36 of said FM 646, passing at an arc length of 700.41 feet a 5/8 inch iron rod with 3-1/4 inch aluminum disk stamped "TEXAS DEPT OF TRANSPORTATION R.O.W. MONUMENT" set for the intersection of the proposed north right-of-way line of said FM 646 with the west line of said Lot 6, the east line of said 40' right-of-way and the west line of said TRACT II, said 5/8 inch iron rod with 3-1/4 inch aluminum disk stamped "TEXAS DEPT OF TRANSPORTATION R.O.W. MONUMENT" being 76.00 feet Left of and at right angles to centerline Station 90+13.17 of said FM 646, in all, an arc length of 1043.04 feet to the **POINT OF BEGINNING** and containing 0.4547 acres or (19,808 square feet) of land. \*\*



EXHIBIT "A"

Parcel 320  
Page 5 of 12  
September, 2020

NOTES:

The basis of bearing is the Texas State Plane Coordinate System of 1983 South Central Zone (4204), North American Datum (NAD83), 2011 adjustment, EPOCH 2010.00. All distances and coordinates shown are surface, unless otherwise noted, and may be converted to grid by dividing by the TXDOT combined scale factor of 1.00013. Unit of measurement is U.S. Survey Feet.

\*\* The monument described and set in this call may be replaced with a TxDOT Type II right-of-way marker upon completion of the highway construction project under the supervision of a Registered Professional Land Surveyor, either employed or retained by TxDOT.

A parcel plat of even date was prepared in conjunction with this property description.

Abstracting was completed in May, 2019 through August, 2019.

All stations and offsets shown are calculated relative to the project centerline (FM 646 centerline).

Access will be permitted to the remainder property abutting the highway facility.

I, Chris T. Abbott, a Registered Professional Land Surveyor, do hereby declare that this description and accompanying plat is true and correct to the best of my knowledge and belief and that the property described herein was determined by survey made on the ground under my direction and supervision.



Chris T. Abbott  
Registered Professional Land Surveyor No. 6407  
Gorrondona & Associates, Inc.  
2800 NE Loop 820, Suite 660  
Fort Worth, Texas 76137  
Office 817-496-1424 Fax 817-496-1768  
Texas Firm No. 10106900



TxDOT CONNECT ROW PROJECT ID: R00004647  
 TxDOT CONNECT PARCEL ID:

NOTES

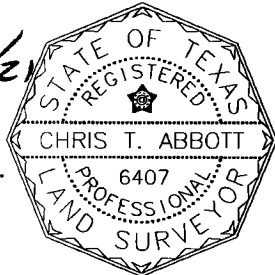
1. THE BASIS OF BEARING IS THE TEXAS STATE PLANE COORDINATE SYSTEM OF 1983 SOUTH CENTRAL ZONE (4204) NORTH AMERICAN DATUM (NAD83), 2011 ADJUSTMENT, EPOCH 2010.00. ALL DISTANCES AND COORDINATES SHOWN ARE SURFACE, UNLESS OTHERWISE NOTED, AND MAY BE CONVERTED TO GRID BY DIVIDING BY THE TxDOT COMBINED SCALE FACTOR OF 1.00013. UNIT OF MEASUREMENT IS U.S. SURVEY FEET. HELD MONUMENTS H-9 THROUGH H-18 WERE ESTABLISHED BY LANDMARK, INC. IN MARCH 2019.
2. \*\* THE MONUMENT DESCRIBED AND SET IN THIS CALL MAY BE REPLACED WITH A TxDOT TYPE II RIGHT-OF-WAY MARKER UPON COMPLETION OF THE HIGHWAY CONSTRUCTION PROJECT UNDER THE SUPERVISION OF A REGISTERED PROFESSIONAL LAND SURVEYOR, EITHER EMPLOYED OR RETAINED BY TxDOT.
3. A PROPERTY DESCRIPTION OF EVEN DATE WAS PREPARED IN CONJUNCTION WITH THIS PARCEL PLAT.
4. ABSTRACTING WAS COMPLETED IN AUGUST, 2019.
5. FIELD SURVEYS WERE COMPLETED IN SEPTEMBER, 2019.
6. ALL STATIONS AND OFFSETS SHOWN ARE CALCULATED RELATIVE TO THE PROJECT CENTERLINE (FM 646 CENTERLINE).
7. ACCESS WILL BE PERMITTED TO THE REMAINDER PROPERTY ABUTTING THE HIGHWAY FACILITY.

LEGEND

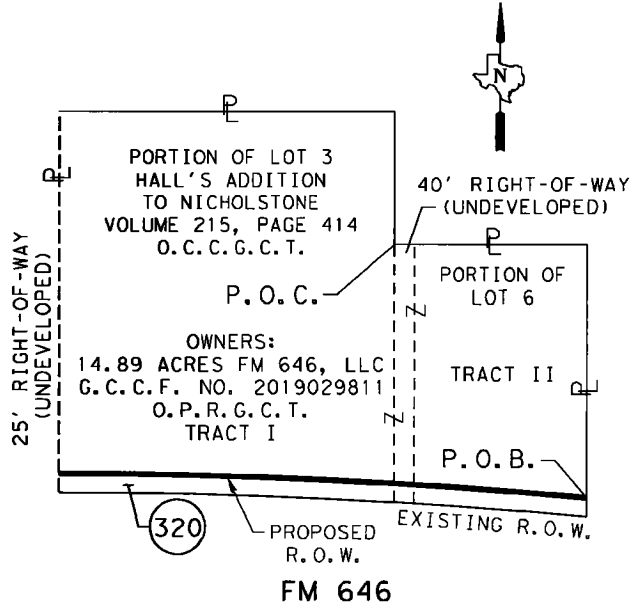
- D.R.G.C.T. - DEED RECORDS OF GALVESTON COUNTY, TEXAS
- FM - FARM TO MARKET
- G.C.C.F. - GALVESTON COUNTY CLERK'S FILE
- LAT. - LATITUDE
- LONG. - LONGITUDE
- LT. - LEFT
- M.R.G.C.T. - MAP RECORDS OF GALVESTON COUNTY, TEXAS
- N.T.S. - NOT TO SCALE
- O.C.C.G.C.T. - OFFICE OF THE COUNTY CLERK OF GALVESTON COUNTY, TEXAS
- O.P.R.R.P.G.C.T. - OFFICIAL PUBLIC RECORDS REAL PROPERTY GALVESTON COUNTY, TEXAS
- R.O.W. - RIGHT OF WAY
- RT. - RIGHT
- STA. - STATION
- PROPOSED CENTERLINE
- ===== PROPOSED R.O.W. LINE
- EXISTING R.O.W. LINE
- P ----- PROPERTY LINE
- SURVEY LINE
- EXISTING EASEMENT
- FENCE LINE
- Z ----- LAND HOOK (SAME OWNER)
- BROKEN LINE
- SET 5/8" IRON ROD WITH ALUMINUM DISK STAMPED "TEXAS DEPT OF TRANSPORTATION R.O.W. MONUMENT"
- FOUND 3-1/4" ALUMINUM DISK STAMPED "TEXAS DEPT OF TRANSPORTATION R.O.W. MONUMENT" (UNLESS OTHERWISE NOTED)
- FOUND MONUMENT (AS NOTED)
- ▲ CONTROL MONUMENT

I, CHRIS T. ABBOTT, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THIS PLAT AND ACCOMPANYING DESCRIPTION OF EVEN DATE IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT THE PROPERTY DESCRIBED HEREIN WAS DETERMINED BY SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION.

*Chris T. Abbott 2/1/20*  
 CHRIS T. ABBOTT  
 REGISTERED PROFESSIONAL LAND SURVEYOR TEXAS NO. 6407  
 GORRONDONA & ASSOCIATES, INC.  
 2800 NE LOOP 820, SUITE 660  
 FORT WORTH, TEXAS 76137  
 PHONE: 817-496-1424  
 FAX: 817-496-1768  
 TEXAS FIRM NO. 10106900



WHOLE PROPERTY SKETCH  
 (NOT TO SCALE)



EXISTING ACRES	TAKING (SQ. FT.)	REMAINING (LT./RT.)
CALCULATED	0.4547	15.490 ACRES
15.945	(19,808)	(LT.)

GORRONDONA & ASSOCIATES, INC.  
 2800 NE LOOP 820, SUITE 660  
 FORT WORTH, TEXAS 76137  
 PHONE (817)496-1424 FAX (817)496-1768  
 TEXAS FIRM NO. 10106900

PARCEL PLAT  
 SHOWING  
 PARCEL 320  
 FM 646  
 GALVESTON COUNTY,  
 LEAGUE CITY, TEXAS  
 R.C.S.J. 3049-01-033  
 DATED: SEPTEMBER, 2020  
 PAGE 6 OF 12 SCALE: 1" = 50'

RESTRICTED RESERVE 'F'  
SOUTH SHORE BOULEVARD  
EXTENSION - SOUTH  
G.C.C.F. NO. 2006067440  
O.P.R.R.P.G.C.T.

N 87°03'41" E 340.63'

N 87°0

P.O.C.  
PARCEL 320  
FOUND 1/2"  
IRON ROD

PORTION  
OF LOT 6  
EAST DICKINSON  
VOLUME 140, PAGE 6  
O.C.C.G.C.T.

PORTION  
OF LOT 3  
EAST DICKINSON  
VOLUME 140, PAGE 6  
O.C.C.G.C.T.

OWNERS:  
14.89 ACRES FM 646, LLC  
G.C.C.F. NO. 2019029811  
O.P.R.G.C.T.  
REMAINDER OF  
TRACT I  
FILED: JUNE 6, 2019

OWNERS:  
14.89 ACRES FM 646, LLC  
G.C.C.F. NO. 2019029811  
O.P.R.G.C.T.  
REMAINDER OF  
TRACT II  
FILED: JUNE 6, 2019

RODNEY ANTHONY SURVEY  
ABSTRACT NO. 630

LEAGUE CITY  
GALVESTON COUNTY, TEXAS

40' RIGHT-OF-WAY  
(UNDEVELOPED)  
VOLUME 140, PAGE 6  
O.C.C.G.C.T.

GROUND  
OBSCURED

SEE PAGE 7 OF 12  
SEE PAGE 8 OF 12

14.89  
G.C.C.  
FILE

GORRONDONA & ASSOCIATES, INC.

2800 NE LOOP 820, SUITE 660  
FORT WORTH, TEXAS 76137  
PHONE (817) 496-1424 FAX (817) 496-1768  
TEXAS FIRM NO. 10106900

PARCEL PLAT  
SHOWING

PARCEL 320  
RODNEY ANTHONY SURVEY  
ABSTRACT NO. 630  
GALVESTON COUNTY,  
LEAGUE CITY, TEXAS  
GALVESTON COUNTY, TEXAS  
DATED: SEPTEMBER, 2020

PAGE 7 OF 12 SCALE: 1" = 50'

PORTION  
OF LOT 3  
EAST DICKINSON  
VOLUME 140, PAGE 6  
O.C.C.G.C.T.

OWNERS:  
14.89 ACRES FM 646, LLC  
G.C.C.F. NO. 2019029811  
O.P.R.G.C.T.  
REMAINDER OF  
TRACT I

40' RIGHT-OF-WAY  
(UNDEVELOPED)  
VOLUME 140, PAGE 6  
O.C.C.G.C.T.



GRAPHIC SCALE  
0' 25' 50' 100'

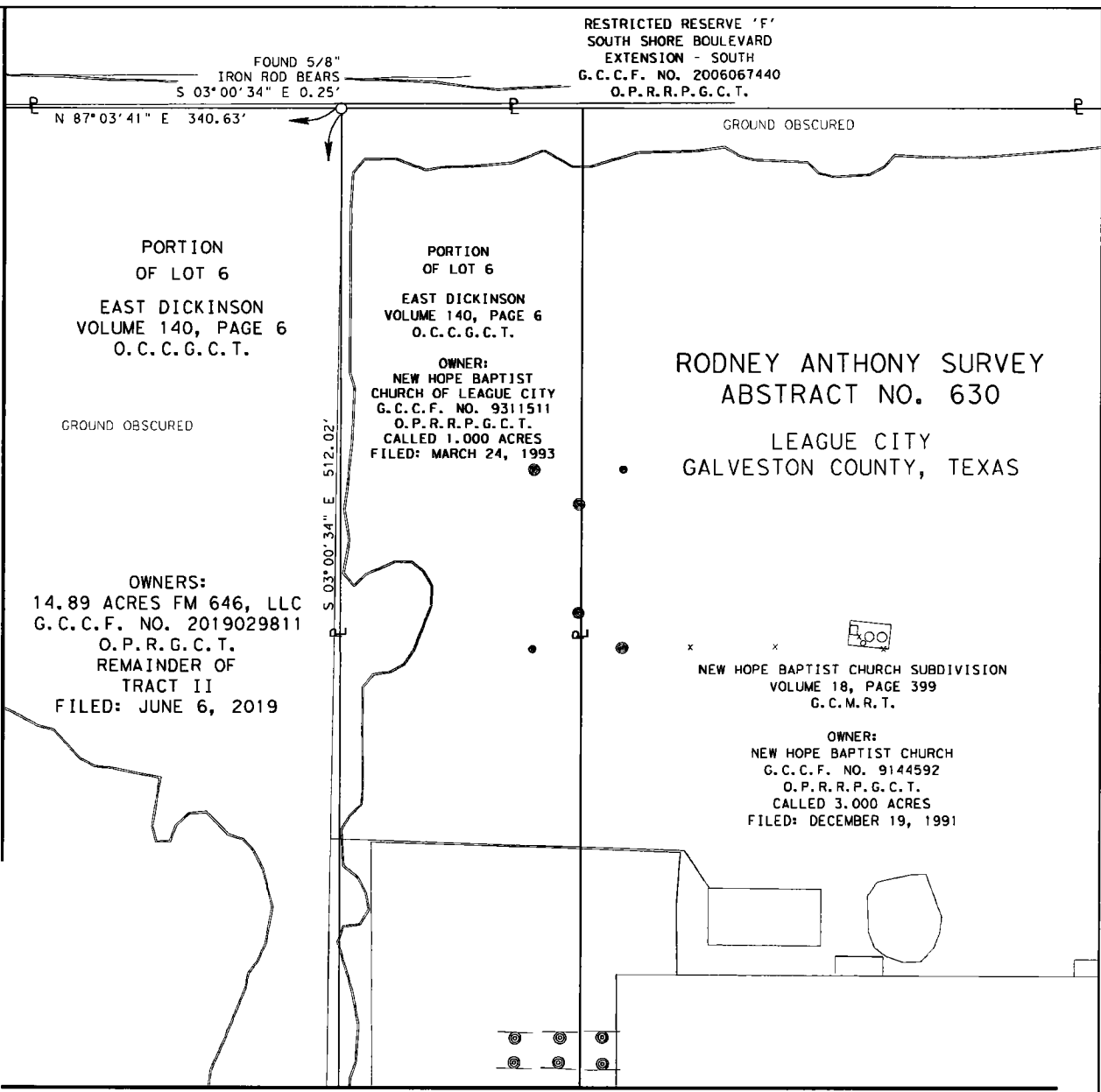
PORTION  
OF LOT 6  
EAST DICKINSON  
VOLUME 140, PAGE 6  
O.C.C.G.C.T.

OWNERS:  
14.89 ACRES FM 646, LLC  
G.C.C.F. NO. 2019029811  
O.P.R.G.C.T.  
REMAINDER OF

16' WATERLINE EASEMENT TO  
THE CITY OF LEAGUE CITY, TEXAS

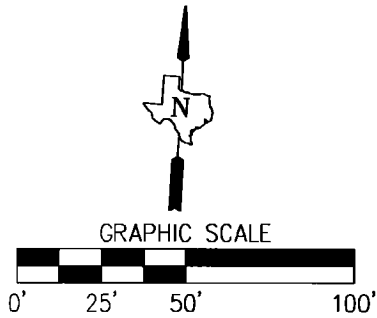
EA  
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SEE PAGE 7 OF 12



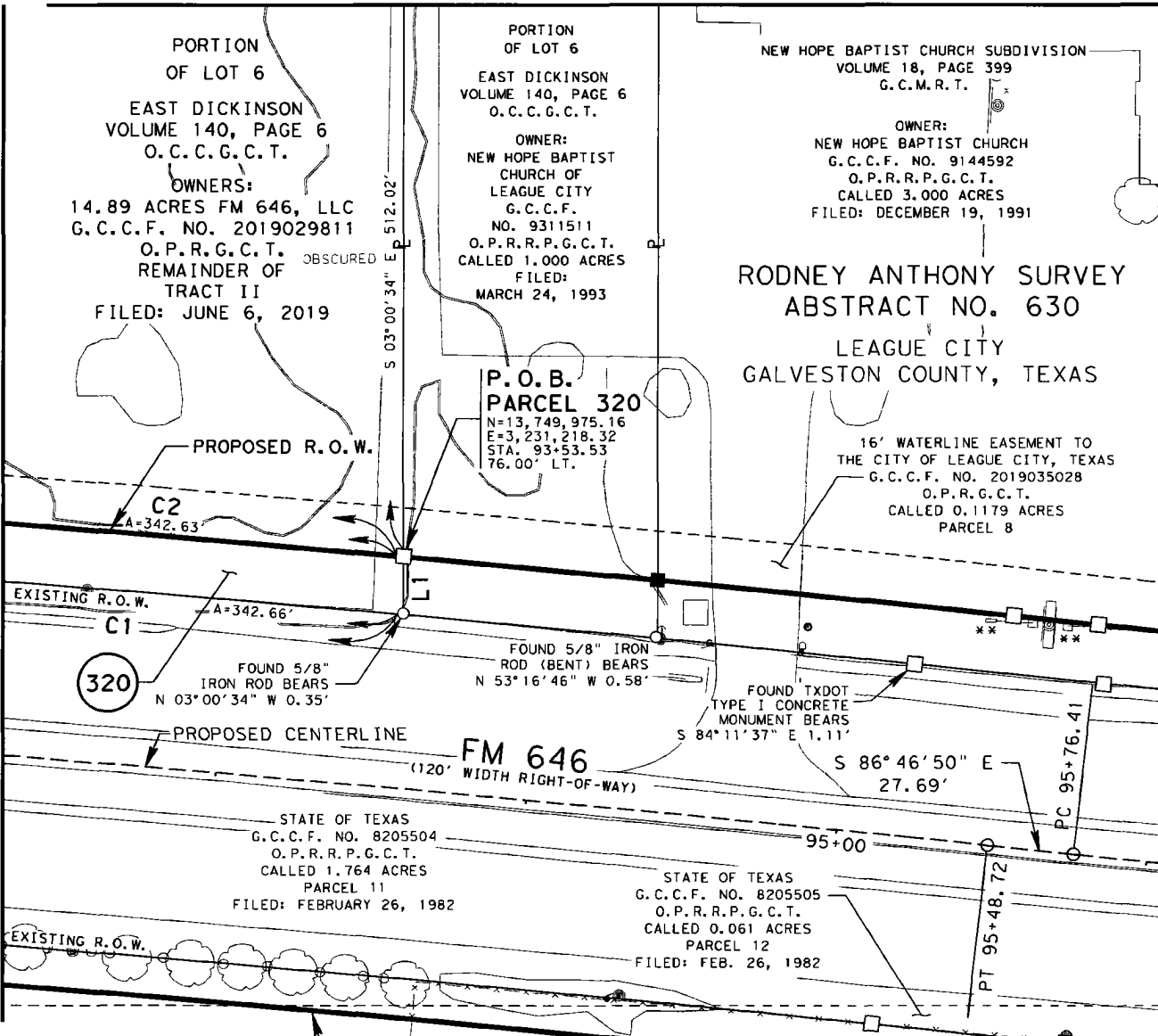
SEE PAGE 9 OF 12

GORRONDONA & ASSOCIATES, INC.  
2800 NE LOOP 820, SUITE 660  
FORT WORTH, TEXAS 76137  
PHONE (817) 496-1424 FAX (817) 496-1768  
TEXAS FIRM NO. 10106900



PARCEL PLAT  
SHOWING  
PARCEL 320  
FM 646  
GALVESTON COUNTY,  
LEAGUE CITY, TEXAS  
R.C.S.J. 3049-01-033  
DATED: SEPTEMBER, 2020  
PAGE 8 OF 12 SCALE: 1" = 50'

SEE PAGE 10 OF 12

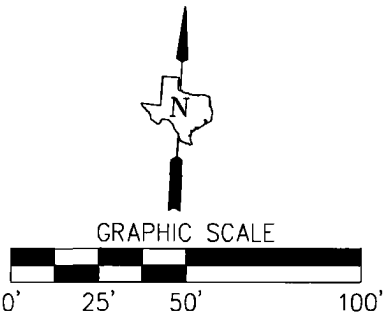


**CENTERLINE CURVE DATA**

PI STATION	=89+32.09
PI NORTHING	=13,749,924.61
PI EASTING	=3,230,793.46
DELTA	=06° 10' 20" (RT)
DEGREE OF CURVE	=00° 30' 00"
TANGENT	=617.83'
LENGTH	=1,234.46'
RADIUS	=11,459.16'
PC STATION	=83+14.26
PT STATION	=95+48.72
CHORD BEARING	=S 89° 52' 00" E
CHORD DISTANCE	=1,233.86'

**CENTERLINE CURVE DATA**

PI STATION	=101+77.70
PI NORTHING	=13,749,854.59
PI EASTING	=3,232,038.29
DELTA	=06° 00' 26" (LT)
DEGREE OF CURVE	=00° 30' 00"
TANGENT	=601.29'
LENGTH	=1,201.47'
RADIUS	=11,459.16'
PC STATION	=95+76.41
PT STATION	=107+77.88
CHORD BEARING	=S 89° 47' 03" E
CHORD DISTANCE	=1,200.92'



**LINE TABLE**

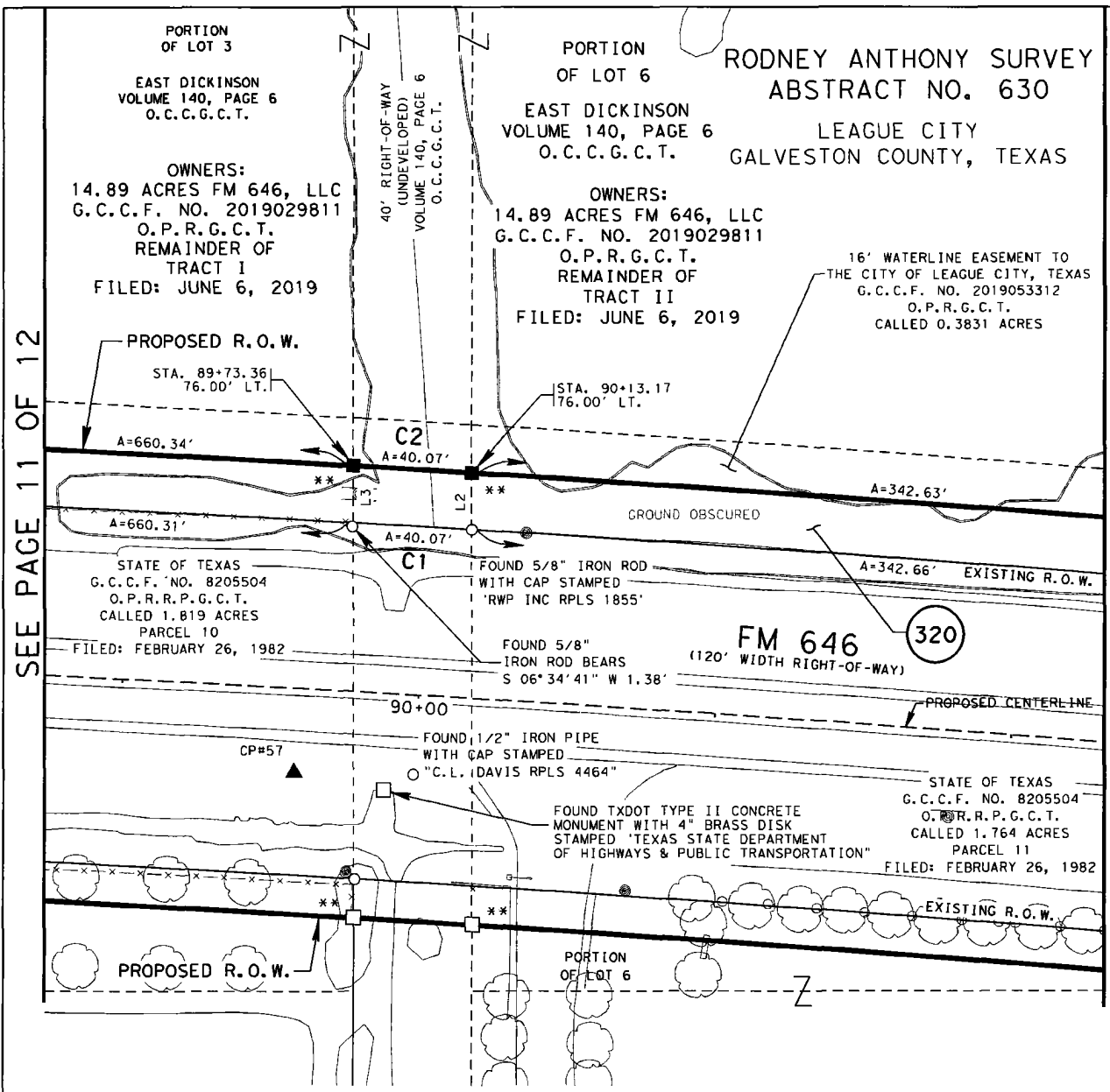
LINE	BEARING	DISTANCE
L1	S 03° 00' 34" E	19.04'

**CURVE TABLE**

CURVE	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C1	11,519.16'	05° 11' 17"	S 89° 39' 16" W	1,042.68'	1,043.04'
C2	11,535.16'	05° 10' 51"	N 89° 39' 11" E	1,042.68'	1,043.04'

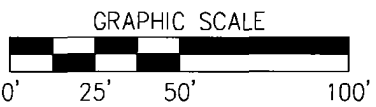
**GORRONDONA & ASSOCIATES, INC.**  
 2800 NE LOOP 820, SUITE 660  
 FORT WORTH, TEXAS 76137  
 PHONE (817) 496-1424 FAX (817) 496-1768  
 TEXAS FIRM NO. 10106900

**PARCEL PLAT**  
 SHOWING  
**PARCEL 320**  
 FM 646  
 GALVESTON COUNTY,  
 LEAGUE CITY, TEXAS  
 R.C.S.J. 3049-01-033  
 DATED: SEPTEMBER, 2020  
 PAGE 9 OF 12 SCALE: 1" = 50'



**CENTERLINE CURVE DATA**

PI STATION	=89+32.09
PI NORTHING	=13,749,924.61
PI EASTING	=3,230,793.46
DELTA	=06° 10' 20" (RT)
DEGREE OF CURVE	=00° 30' 00"
TANGENT	=617.83'
LENGTH	=1,234.46'
RADIUS	=11,459.16'
PC STATION	=83+14.26
PT STATION	=95+48.72
CHORD BEARING	=S 89° 52' 00" E
CHORD DISTANCE	=1,233.86'



**LINE TABLE**

LINE	BEARING	DISTANCE
L2	S 02° 53' 42" E	19.02'
L3	N 02° 53' 42" W	19.01'

**CURVE TABLE**

CURVE	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C1	11,519.16'	05° 11' 17"	S 89° 39' 16" W	1,042.68'	1,043.04'
C2	11,535.16'	05° 10' 51"	N 89° 39' 11" E	1,042.68'	1,043.04'

**GORRONDONA & ASSOCIATES, INC.**  
 2800 NE LOOP 820, SUITE 660  
 FORT WORTH, TEXAS 76137  
 PHONE (817) 496-1424 FAX (817) 496-1768  
 TEXAS FIRM NO. 10106900

**PARCEL PLAT**  
 SHOWING  
**PARCEL 320**  
 FM 646  
 GALVESTON COUNTY,  
 LEAGUE CITY, TEXAS  
 R.C.S.J. 3049-01-033  
 DATED: SEPTEMBER, 2020  
 PAGE 10 OF 12 SCALE: 1" = 50'

PORTION  
OF LOT 3  
EAST DICKINSON  
VOLUME 140, PAGE 6  
O. C. C. G. C. T.

RODNEY ANTHONY SURVEY  
ABSTRACT NO. 630

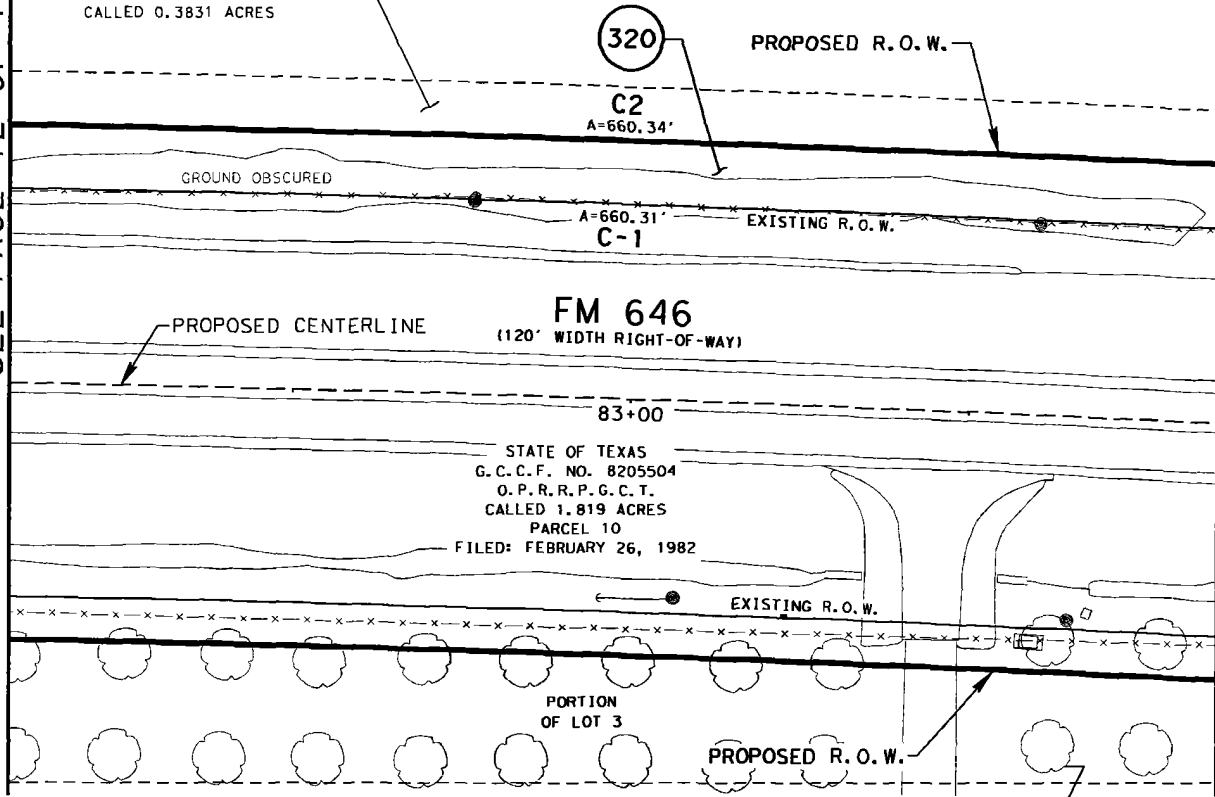
LEAGUE CITY  
GALVESTON COUNTY, TEXAS

OWNERS:  
14.89 ACRES FM 646, LLC  
G.C.C.F. NO. 2019029811  
O.P.R.G.C.T.  
TRACT I  
FILED: JUNE 6, 2019

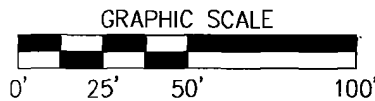
16' WATERLINE EASEMENT TO  
THE CITY OF LEAGUE CITY, TEXAS  
G.C.C.F. NO. 2019053312  
O.P.R.G.C.T.  
CALLED 0.3831 ACRES

SEE PAGE 12 OF 12

SEE PAGE 10 OF 12



CENTERLINE CURVE DATA  
 PI STATION = 89+32.09  
 PI NORTHING = 13,749,924.61  
 PI EASTING = 3,230,793.46  
 DELTA = 06° 10' 20" (RT)  
 DEGREE OF CURVE = 00° 30' 00"  
 TANGENT = 617.83'  
 LENGTH = 1,234.46'  
 RADIUS = 11,459.16'  
 PC STATION = 83+14.26  
 PT STATION = 95+48.72  
 CHORD BEARING = S 89° 52' 00" E  
 CHORD DISTANCE = 1,233.86'



CURVE TABLE					
CURVE	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C1	11,519.16'	05° 11' 17"	S 89° 39' 16" W	1,042.68'	1,043.04'
C2	11,535.16'	05° 10' 51"	N 89° 39' 11" E	1,042.68'	1,043.04'

GORRONDONA & ASSOCIATES, INC.

2800 NE LOOP 820, SUITE 660  
FORT WORTH, TEXAS 76137  
PHONE (817) 496-1424 FAX (817) 496-1768  
TEXAS FIRM NO. 10106900

PARCEL PLAT  
SHOWING  
PARCEL 320

FM 646  
GALVESTON COUNTY,  
LEAGUE CITY, TEXAS  
R. C. S. J. 3049-01-033  
DATED: SEPTEMBER, 2020

PAGE 11 OF 12 SCALE: 1" = 50'

REMAINDER  
OF LOT 12  
HALL'S ADDITION TO NICHOLSTONE  
VOLUME 215, PAGE 414  
O. C. C. G. C. T.

OWNER:  
DOUGLAS F. LATIMER, JR., TRUSTEE  
G. C. C. F. NO. 2002014379  
O. P. R. R. P. G. C. T.  
TRACT 4  
FILED: MARCH 14, 2002

SEE  
DETAIL "A"

16' WATERLINE EASEMENT TO  
THE CITY OF LEAGUE CITY, TEXAS  
G. C. C. F. NO. 2019052684  
O. P. R. G. C. T.  
CALLED 0.3887 ACRES

PORTION  
OF LOT 3  
EAST DICKINSON  
VOLUME 140, PAGE 6  
O. C. C. G. C. T.

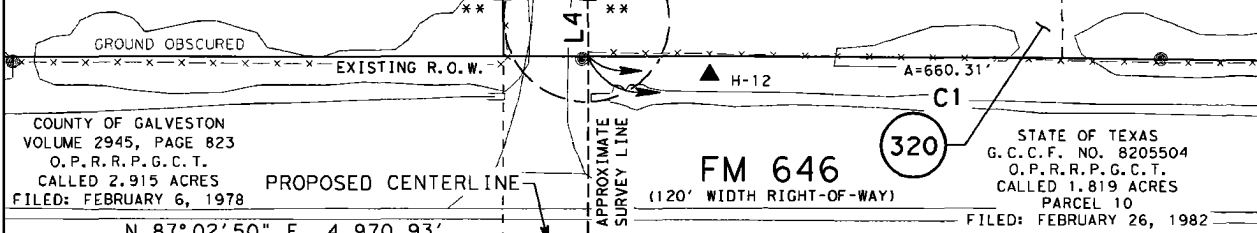
OWNERS:  
14.89 ACRES FM 646, LLC  
G. C. C. F. NO. 2019029811  
O. P. R. G. C. T.  
TRACT I  
FILED: JUNE 6, 2019

140' WIDE EASEMENT  
TEXAS-NEW MEXICO POWER COMPANY  
G. C. C. F. NO. 8820345  
O. P. R. R. P. G. C. T.  
APRIL 25, 1988

PROPOSED R. O. W.

STA. 83+17.37  
76.00' LT.

C2  
A=660.34'



COUNTY OF GALVESTON  
VOLUME 2945, PAGE 823  
O. P. R. R. P. G. C. T.  
CALLED 2.915 ACRES  
FILED: FEBRUARY 6, 1978

PROPOSED CENTERLINE

FM 646  
(120' WIDTH RIGHT-OF-WAY)

STATE OF TEXAS  
G. C. C. F. NO. 8205504  
O. P. R. R. P. G. C. T.  
CALLED 1.819 ACRES  
PARCEL 10  
FILED: FEBRUARY 26, 1982

N 87° 02' 50" E 4,970.93'

ROBERT HALL SURVEY  
ABSTRACT NO. 78  
LEAGUE CITY  
GALVESTON COUNTY, TEXAS

RODNEY ANTHONY SURVEY  
ABSTRACT NO. 630  
LEAGUE CITY  
GALVESTON COUNTY, TEXAS

GROUND OBSCURED

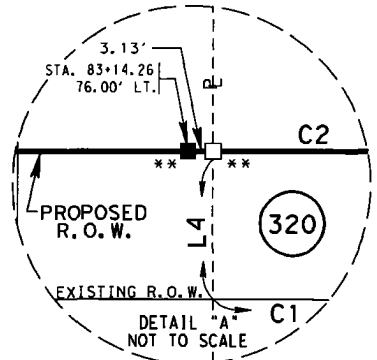
EXISTING R. O. W.

FOUND TXDOT TYPE I  
CONCRETE MONUMENT

CENTERLINE CURVE DATA

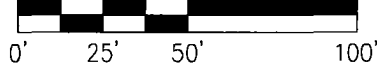
PI STATION	=89+32.09
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PT STATION	=95+48.72
CHORD BEARING	=S 89° 52' 00" E
CHORD DISTANCE	=1,233.86'

PROPOSED R. O. W.



DETAIL "A"  
NOT TO SCALE

GRAPHIC SCALE



LINE TABLE

LINE	BEARING	DISTANCE
L4	N 03° 00' 30" W	19.02'

CURVE TABLE

CURVE	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C1	11,519.16'	05° 11' 17"	S 89° 39' 16" W	1,042.68'	1,043.04'
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PARCEL PLAT  
SHOWING  
PARCEL 320

FM 646  
GALVESTON COUNTY,  
LEAGUE CITY, TEXAS  
R. C. S. J. 3049-01-033  
DATED: SEPTEMBER, 2020

PAGE 12 OF 12 SCALE: 1" = 50'

SEE PAGE 11 OF 12



## FILED AND RECORDED

Instrument Number: 2023053337

Recording Fee: 86.00

Number Of Pages: 17

Filing and Recording Date: 11/09/2023 1:59PM

I hereby certify that this instrument was FILED on the date and time stamped hereon and RECORDED in the OFFICIAL PUBLIC RECORDS of Galveston County, Texas.



*Dwight D. Sullivan*

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Dwight D. Sullivan, County Clerk  
Galveston County, Texas

NOTICE: It is a crime to intentionally or knowingly file a fraudulent court record or instrument with the clerk.

**DO NOT DESTROY** - *Warning, this document is part of the Official Public Record.*