

LAND TITLE SURVEY

0' 80' 160' 320'
SCALE 1"=160'

JOSIAH WOOD SURVEY NO. 34
ABSTRACT 213
LEMUEL CRAWFORD SURVEY NO. 39
ABSTRACT 632
AND THE
GEORGE W. PATTERSON
SURVEY
ABSTRACT 646

F.M. 2004
(R.O.W. VARIES)

OUTLOT 436
ALTA LOMA
VOL. 2, PG. 90
M.A.G.C.

(CALLED 673.56')
R=3948.56' L=689.62' D=9°43'00"
CB=N 65°47'30" E CH=668.82'

P.O.B.
NW CORNER OF
DIAMOND TRIO RANCH, LP
C.F. NO. 2024052737
O.P.R.G.C.

10" CENTURYTE ENERGY
PIPELINE
VOL. 2757, PG. 413

AIR LIQUIDE
NITROGEN
1-800-364-7378

AIR LIQUIDE
OXYGEN
1-800-364-7378

(CALLED 273.06')
N 70°38'56" E 272.33'

ERMIS ENTERPRISES
C.F. NO. 2025000383
O.P.R.G.C.

VG FAMILY LP
C.F. NO. 2017015885
O.P.R.G.C.

DIAMOND TRIO RANCH, LP
C.F. NO. 2024052737
O.P.R.G.C.

(VACANT)
149.5616 ACRES
(6,514,904 SQ.FT.)

LOT 7
J. WOOD SURVEY
VOL. 92, PG. 638
D.A.G.C.

LINE	BEARING	DISTANCE
L1	N 72°51'52" W	102.00' (CALLED 101.50')

DESCRIPTION OF A TRACT OF LAND CONTAINING
149.5616 ACRES (6,514,904 SQUARE FEET) SITUATED
IN THE JOSIAH WOOD SURVEY NO. 34, ABSTRACT 213,
THE LEMUEL CRAWFORD SURVEY NO. 39, ABSTRACT 632
AND THE GEORGE W. PATTERSON SURVEY, ABSTRACT 646
GALVESTON COUNTY, TEXAS

BEING A TRACT OF LAND CONTAINING 149.5616 ACRES (6,514,904 SQUARE FEET), SITUATED IN THE JOSIAH WOOD SURVEY NO. 34, ABSTRACT 213, THE LEMUEL CRAWFORD SURVEY NO. 39, ABSTRACT 632 AND THE GEORGE W. PATTERSON SURVEY, ABSTRACT 646, GALVESTON COUNTY, TEXAS, BEING ALL OF A TRACT OF LAND CONVEYED UNTO MICHAEL W. GILLASPIA JR BY DEED AS RECORDED UNDER COUNTY CLERK'S FILE NO. 2009063521 OF THE OFFICIAL PUBLIC RECORDS OF GALVESTON COUNTY, TEXAS, BEING COMPRISED OF A CALLED 6 ACRE TRACT OF LAND AS RECORDED IN VOLUME 353, PAGE 554 OF THE DEED RECORDS OF GALVESTON COUNTY, TEXAS, AND A CALLED 84.4 ACRE TRACT OF LAND AS RECORDED UNDER FILM CODE NO. 010-81-1174 AND CORRECTED UNDER FILM CODE NO. 010-90-1027 OF THE DEED RECORDS OF GALVESTON COUNTY, TEXAS, A PORTION OF LOT 7, OF JOSIAH WOOD, AS RECORDED IN VOLUME 92, PAGE 638, OF THE DEED RECORDS OF GALVESTON COUNTY, TEXAS AND A PART OF OUTLOT 436, OF ALTA LOMA, AS RECORDED IN VOLUME 2, PAGE 90, OF THE MAP RECORDS OF GALVESTON COUNTY, TEXAS. SAID 149.5616-ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A FOUND 2-INCH IRON PIPE IN THE SOUTH RIGHT-OF-WAY LINE OF F. M. 2004 (WIDTH VARIES) MARKING THE NORTHWEST CORNER OF DIAMOND TRIO RANCH, LP, A SUBDIVISION IN GALVESTON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED UNDER COUNTY CLERK'S FILE NO. 2024052737 OF THE COUNTY CLERK OF GALVESTON COUNTY, TEXAS, FOR THE NORTHEAST CORNER OF SAID TRACT HEREIN DESCRIBED;

THENCE SOUTH 26°16'49" EAST, ALONG THE WEST LINE OF SAID DIAMOND TRIO RANCH, LP, A DISTANCE OF 2907.37 FEET TO A 10-INCH WOOD POST FOR THE EAST CORNER OF SAID TRACT HEREIN DESCRIBED;

THENCE SOUTH 14°18'37" WEST, A DISTANCE OF 1764.06 FEET (CALLED 1763.97 FEET) TO A FOUND 1-1/2-INCH IRON PIPE FOR THE SOUTHEAST CORNER OF SAID TRACT HEREIN DESCRIBED;

THENCE NORTH 75°13'24" WEST, A DISTANCE OF 1160.98 FEET (CALLED 1167.23 FEET) TO A FOUND 1-1/2-INCH IRON PIPE FOR THE SOUTHWEST CORNER OF SAID TRACT HEREIN DESCRIBED;

THENCE NORTH 14°32'42" EAST, A DISTANCE OF 767.78 FEET (CALLED 774.09 FEET) TO A FOUND 2-INCH IRON PIPE FOR AN ANGLE POINT;

THENCE NORTH 50°11'56" WEST, A DISTANCE OF 1552.21 FEET (CALLED 1542.26 FEET) TO A FOUND 1-1/2-INCH IRON PIPE FOR AN ANGLE POINT;

THENCE NORTH 72°51'52" WEST, A DISTANCE OF 102.00 FEET (CALLED 101.50 FEET) TO A SET 1/2-INCH IRON ROD WITH CAP MARKED "SURVEY 1" FOR THE WEST CORNER OF SAID TRACT HEREIN DESCRIBED;

THENCE NORTH 14°52'17" EAST, A DISTANCE OF 1954.20 FEET TO A 2-INCH METAL POST IN THE SOUTH RIGHT-OF-WAY LINE OF SAID F. M. 2004, FOR THE NORTHWEST CORNER OF SAID TRACT HEREIN DESCRIBED;

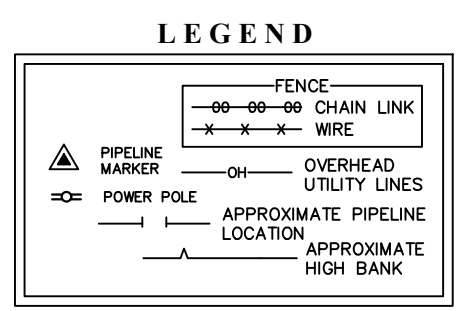
THENCE NORTH 70°38'56" EAST, ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID F. M. 2004, A DISTANCE OF 272.33 FEET (CALLED 273.06 FEET) TO A FOUND 1-INCH IRON PIPE FOR A POINT OF CURVATURE;

THENCE IN A NORTHEASTERLY DIRECTION ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID F. M. 2004, AND BEING A CURVE TO THE LEFT HAVING A RADIUS OF 3948.56 FEET, AN ARC LENGTH OF 669.62 FEET (CALLED 673.56 FEET), A DELTA ANGLE OF 9°43'00"; A CHORD BEARING OF NORTH 65°47'30" EAST, AND A CHORD DISTANCE OF 668.82 TO THE POINT OF BEGINNING AND CONTAINING 149.5616 ACRES (6,514,904 SQUARE FEET), MORE OR LESS.

(VACANT)
149.5616 ACRES
(6,514,904 SQ.FT.)

SAGACITY INC
C.F. NO. 2009025244
O.P.R.G.C.

- NOTES:
- ALL BEARINGS SHOWN HEREON ARE REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, 4264, NAD 83, POINTS (A) AND (B) WERE HELD FOR HORIZONTAL CONTROL.
 - ABSTRACT INFORMATION FOR THE SUBJECT TRACT WAS PROVIDED BY THE TITLE INSURANCE COMPANY SHOWN HEREON. SURVEYOR HAS NOT INDEPENDENTLY ABSTRACTED SUBJECT PROPERTY.
 - 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.
 - ALL EASEMENTS AND BUILDING LINES SHOWN ARE FOR THE RECORDED PLAT UNLESS OTHERWISE NOTED.
 - THERE ARE NO NATURAL DRAINAGE COURSES ON SUBJECT PROPERTY.
 - PIPELINE EASEMENT TO GULF PETROLEUM AS RECORDED IN VOL. 1315, PG. 240, VOL. 1337, PG. 595, VOL. 1337, PG. 58 & VOL. 1338, PG. 344 D.R.G.C. (GENERAL IN NATURE).
 - PIPELINE EASEMENT TO HUNTING LANE AS RECORDED IN VOL. 1325, PG. 740, VOL. 1337, PG. 595, VOL. 1337, PG. 58 & VOL. 1338, PG. 344 D.R.G.C. (GENERAL IN NATURE).
 - PIPELINE EASEMENT TO MONSIEUR CHEMICAL AS RECORDED IN VOL. 1463, PG. 71 D.R.G.C. (NOT LOCATABLE BY DOCUMENT).
 - PIPELINE EASEMENT TO DOW CHEMICAL AS RECORDED IN VOL. 1631, PG. 401 D.R.G.C. (NOT LOCATABLE BY DOCUMENT).
 - PIPELINE EASEMENT TO SEADRIFT PIPELINE AS RECORDED IN VOL. 2075, PG. 826, VOL. 2515, PG. 105 AND CORRECTED IN VOL. 3101, PG. 475 D.R.G.C. (DOES NOT APPLY TO SUBJECT PROPERTY).
 - PIPELINE EASEMENT TO BIG THREE INDUSTRIAL GAS AS RECORDED IN VOL. 2075, PG. 826, VOL. 2515, PG. 105 AND CORRECTED IN VOL. 3101, PG. 475 D.R.G.C. (DOES NOT APPLY TO SUBJECT PROPERTY).
 - PIPELINE EASEMENT TO GULF OIL CORPORATION AS RECORDED UNDER C.F. NO. 8132300 O.P.R.G.C. (NOT LOCATABLE BY DOCUMENT).
 - PIPELINE EASEMENT TO LAVACA PIPELINE AS RECORDED UNDER C.F. NO. 200000701 & 2000011919 O.P.R.G.C. (GENERAL IN NATURE).



G.F. #
FTH-225-FAH25002701D

281-671-5550
03/24/2025

www.survey1inc.com
survey1@survey1inc.com
DATE: 04/28/2025
JOB# 4-149820-25

LEGAL DESCRIPTION: A TRACT OF LAND CONTAINING 149.5616 ACRES (6,514,904 SQUARE FEET) SITUATED IN THE JOSIAH WOOD SURVEY NO. 34, ABSTRACT 213, THE LEMUEL CRAWFORD SURVEY NO. 39, ABSTRACT 632 AND THE GEORGE W. PATTERSON SURVEY, ABSTRACT 646, GALVESTON COUNTY, TEXAS. SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS.

SURVEYOR CERTIFICATE:
I, THE PROFESSIONAL SURVEYOR, HEREBY CERTIFY THAT THIS SURVEY WAS CONDUCTED UNDER MY SUPERVISION ON APRIL 22, 2025, AND THAT THE SURVEY SUBSTANTIALLY COMPLES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS MANUAL OF PRACTICE REQUIREMENTS FOR A CATEGORY A, CONDUCTED SURVEY, AND THAT THERE ARE NO ENCUMBRANCES OR PROHIBITING EASEMENTS AS SHOWN.

CLIENT:
THOANG BUI
ADDRESS:
F.M. 2004

FIELD CREW:
JH
TECH: SF

DRAFTER:
JB
FINAL CHECK:
EF

DATE: 04/28/2025

JOB# 4-149820-25