

**PROPERTY DESCRIPTION**

All of that certain 2.365 acres (103,041 square feet) tract or parcel of land out of Unrestricted Reserve "I" of the **MARSHALL'S CALDER SUBDIVISION**, a Subdivision in Galveston County, Texas, according to the map or plat thereof recorded in Volume 18, Page 227-228 in the Office of the County Clerk of Galveston County, Texas, said 2.365 acres tract being more particularly described by metes and bounds as follows:

NOTE: ALL BEARINGS ARE LAMBERT GRID BEARINGS AND ALL COORDINATES REFER TO THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, AS DEFINED BY ARTICLE 21.071 OF THE NATURAL RESOURCES CODE OF THE STATE OF TEXAS, 1983 DATUM 1993 ADJUSTMENT). DISTANCES SHOWN HEREON ARE SURFACE DISTANCES AND MAY BE CONVERTED TO GRID BY MULTIPLYING BY A SCALE FACTOR OF 0.99986956.

**COMMENCING** at a 1/2 inch iron rod found for the Southeast corner of both said Reserve "I" and of a called 0.0704 acre tract, called Part 2, described in that certain Deed from Vlasak Family Limited Partnership to the State of Texas recorded under Instrument Number 2016052201 of the Official Public Records of Galveston County, Texas (O.P.R.G.C.TX.), said point being the Northeast corner of a called 0.1047 acres tract described in that certain Possession and Use Agreement for Transportation Purposes from Visual Design Manufacturing Company, Inc. to the State of Texas recorded under Instrument Number 2016050462, O.P.R.G.C.TX.;

**THENCE**, S 89°14'00" W, along the South line of said Reserve "I", a distance of 10.86 feet to an iron rod with Texas Department of Transportation (TXDOT) cap found for the Southwest corner of said 0.0704 acre tract, said point being the Northwest corner of said 0.1047 acre State of Texas tract, the Southwest right-of-way line of Interstate Highway 45;

**THENCE**, S 89°14'00" W, a distance of 698.74 feet to an iron rod with cap stamped "Baseline" found marking the Southwesterly corner of said Unrestricted Reserve "I";

**THENCE**, N 60°26'40" E, along the Northwesterly line of said Unrestricted Reserve "I", a distance of 612.42 feet to an iron rod with TXDOT cap found for the most Northerly corner of the herein described tract, said point being the most Westerly corner of a called 0.0592 acre tract, called Part 1, described in said Vlasak to the State of Texas Deed (Instrument Number 2016052201);

**THENCE**, S 29°32'48" E, a distance of 336.50 feet to the **POINT OF BEGINNING** and containing within said boundaries a calculated area of 2.365 acres (103,041 square feet) of land.

LINE	DISTANCE	BEARING
L1	10.86'	S 89°14'00" W
L2	336.50'	S 29°32'48" E
L3	9.47'	N 60°26'40" E
L4	18.05'	N 02°53'59" W
L5	9.45'	N 60°26'40" E
L6	9.38'	N 60°26'40" E
L7	54.58'	S 47°22'25" W
L8	33.99'	N 22°36'58" W
L9	49.39'	N 67°04'31" E
L10	62.59'	N 22°04'31" E
L11	65.14'	N 84°14'49" W

UNRESTRICTED RESERVE "E"

UNRESTRICTED RESERVE "F"

UNRESTRICTED RESERVE "G"

UNRESTRICTED RESERVE "H"

UNRESTRICTED RESERVE "I"  
2.365 Acres  
(103,041 Sq. Ft.)

MARSHALL'S CALDER SUBDIVISION  
(VOL. 18, P.G. 227 - 228, G.C.M.R.)

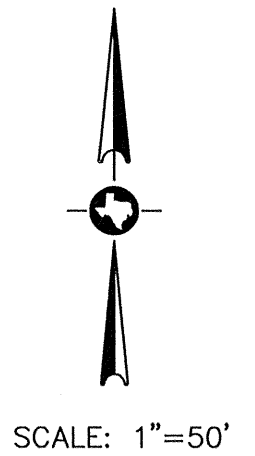
INTERSTATE HIGHWAY 45  
(320' R.O.W.)

CALLLED 10.4387 AC.  
GRUMMAN ALLIED INDUSTRIES, INC.  
TO  
VISUAL DESIGN  
MANUFACTURING COMPANY, INC.  
(G.C.C.F. #8226265)

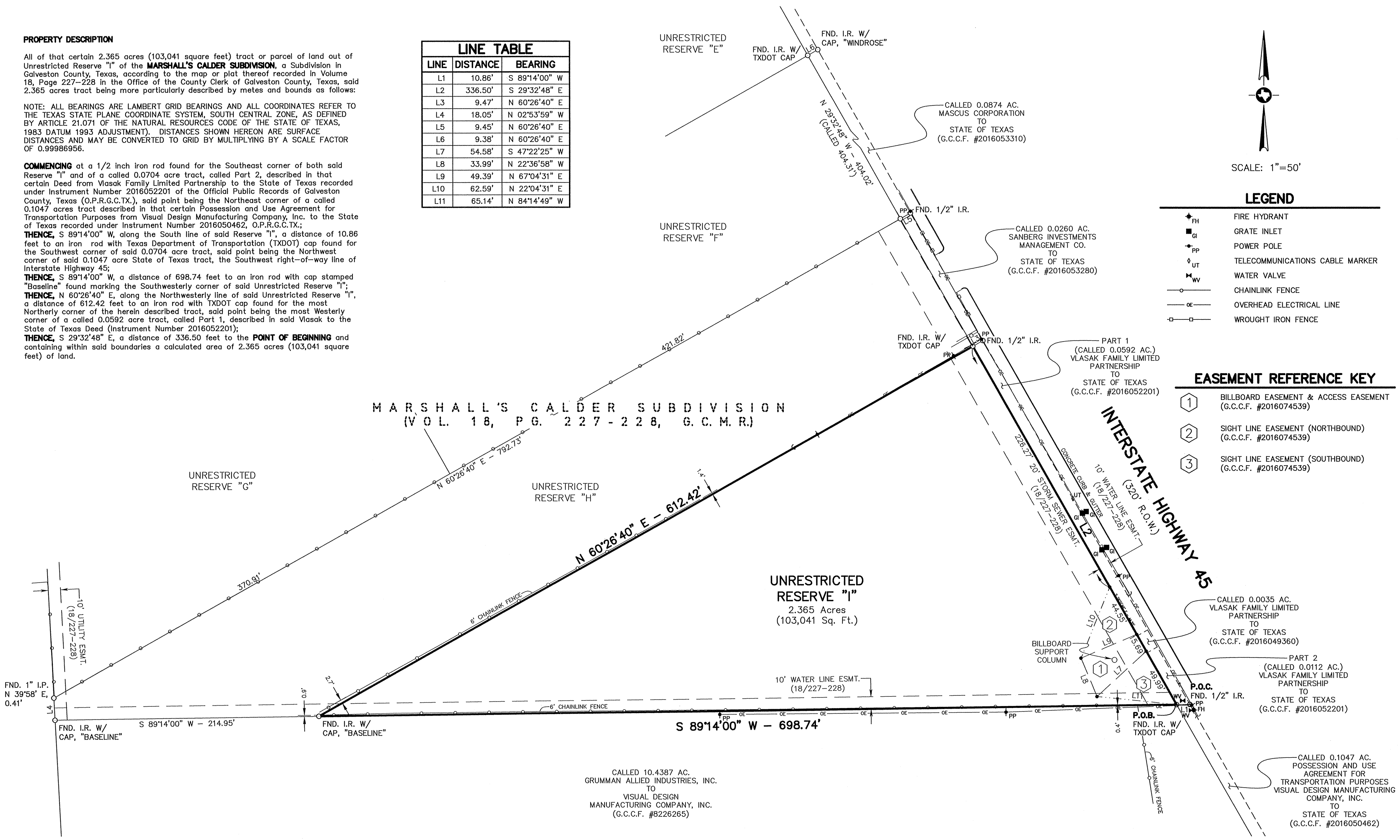
PART 1  
(CALLED 0.0592 AC.)  
VLASAK FAMILY LIMITED  
PARTNERSHIP  
TO  
STATE OF TEXAS  
(G.C.C.F. #2016052201)

**EASEMENT REFERENCE KEY**

- 1 BILLBOARD EASEMENT & ACCESS EASEMENT (G.C.C.F. #2016074539)
- 2 SIGHT LINE EASEMENT (NORTHBOUND) (G.C.C.F. #2016074539)
- 3 SIGHT LINE EASEMENT (SOUTHBOUND) (G.C.C.F. #2016074539)



- LEGEND**
- FH FIRE HYDRANT
  - GI GRATE INLET
  - PP POWER POLE
  - UT TELECOMMUNICATIONS CABLE MARKER
  - WV WATER VALVE
  - CHAINLINK FENCE
  - OE — OVERHEAD ELECTRICAL LINE
  - WROUGHT IRON FENCE



CALLLED 0.0035 AC.  
VLASAK FAMILY LIMITED  
PARTNERSHIP  
TO  
STATE OF TEXAS  
(G.C.C.F. #2016049360)

PART 2  
(CALLED 0.0112 AC.)  
VLASAK FAMILY LIMITED  
PARTNERSHIP  
TO  
STATE OF TEXAS  
(G.C.C.F. #2016052201)

CALLLED 0.1047 AC.  
POSSESSION AND USE  
AGREEMENT FOR  
TRANSPORTATION PURPOSES  
VISUAL DESIGN MANUFACTURING  
COMPANY, INC.  
TO  
STATE OF TEXAS  
(G.C.C.F. #2016050462)

Survey Prepared for: Vlasak Limited Family Partnership

**Notes:**

1.) This property lies in Zone X, defined by FEMA as areas of 500-year flood; areas of 100-year flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 100-year flood, as scaled from Flood Insurance Rate Map Community-Panel Number 4854880 0030 E, map revised September 22, 1999.

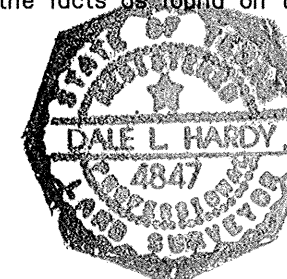
2.) This survey has been prepared based on Title Commitment(s) provided by Stewart Title Guaranty Company, G.F. #16167032882, issued August 11, 2016, and #16167034501, issued September 12, 2016.



P.O. Box 246, League City, Texas 77574  
281-554-7739 409-765-6030 Fax: 281-554-6928

January 13, 2017

I hereby attest to Vlasak Limited Family Partnership, that on the above date, the herein described tract, together with improvements located thereon, was surveyed on the ground and under my direction, and that this map, together with dimensions as shown hereon, accurately represents the facts as found on the ground this date.



GeoSurv, LLC  
Dale L. Hardy  
Registered Professional  
Land Surveyor 4847

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LXD01: 2x416