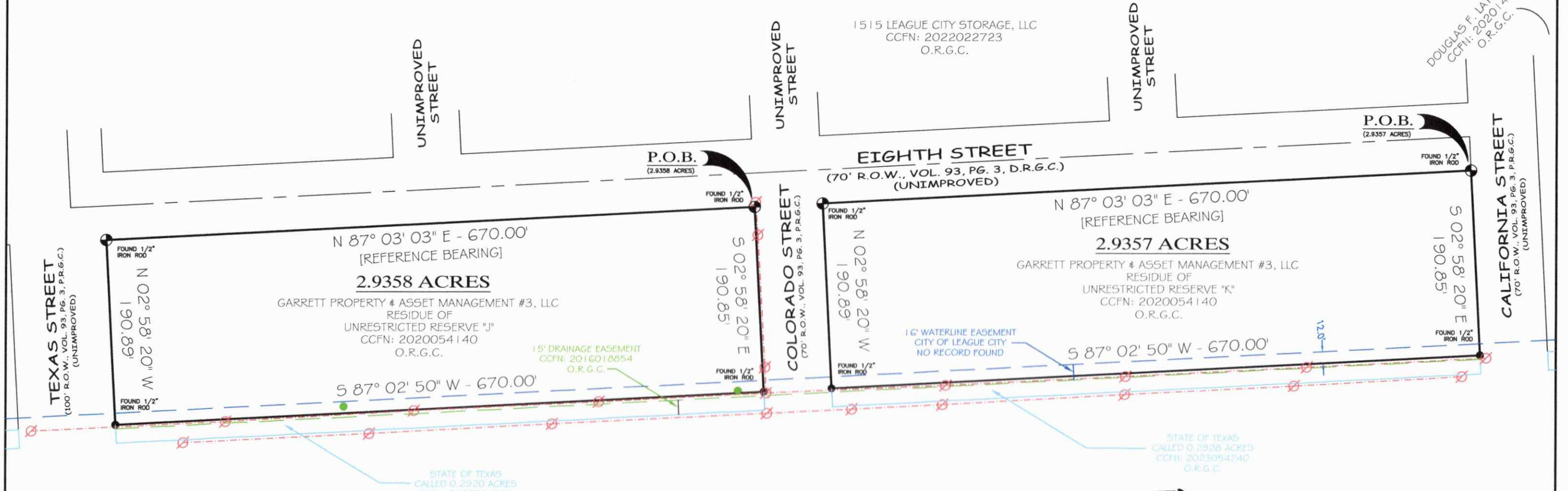




FIRM REGISTRATION NO. 10156700

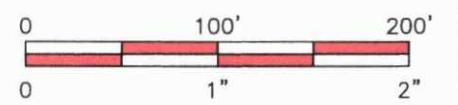
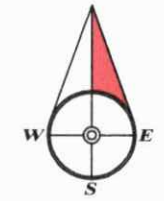
PO BOX 3344 LAKE JACKSON, TEXAS. 77566 (979) 299-3373



# STATE HIGHWAY F.M. NO. 646 (EAST) (120' R.O.W. WIDTH)

2.9358 ACRES & 2.9357 ACRES

## STAMFORD COURTE



PREPARED EXCLUSIVELY FOR: FIDELITY TITLE  
This is to certify that I have made an on the ground survey of the property located at:  
EAST F.M. NO. 646 IN THE CITY OF LEAGUE CITY, TEXAS.  
Being a 2.9358 acre tract out of Unrestricted Reserve "J" and a 2.9357 acre tract out of Unrestricted Reserve "K", STAMFORD COURTE, according to the Map or Plat thereof recorded in Volume 18, Page 141 of the Map or Plat, Records of Galveston County, Texas and being more fully described by metes and bounds attached hereto.

Borrower(s): W. HOLT HOLDINGS, LLC  
TITAN TEAM, LLC &  
JENSEN MANAGEMENT GROUP

COMMUNITY NO: 485488 PANEL NO: 0230 SUFFIX: G\_ZONE: X\_BASE: N/A MAP REVISED: 08/15/19  
I have consulted the HUD-FIA Flood Hazard Boundary Map in the above described property and it IS NOT in a designated flood hazard area. The plat hereon is a true, correct and accurate representation of the property as determined by survey. The lines and dimensions of said property being as indicated by the plat; the size, location and type of buildings and improvements are as shown, all improvements being within the boundaries of the property, set back and distances from property lines are as indicated. There are no encroachments, conflicts, or protrusions, except as shown.

NOTES:  
PROPERTY SUBJECT TO RECORDED, RESTRICTIONS, REGULATIONS, & ORDINANCES (IF ANY), INCLUDING THOSE IN THE CITY OF: LEAGUE CITY  
1) BEARINGS ARE BASED ON THE NORTH LINE OF RESERVES "J" & "K", BEING - N 87° 03' 03" E.

ABSTRACT AND TITLE INFORMATION WAS PROVIDED BY: FIDELITY TITLE  
THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. BEARINGS ARE BASED ON THE RECORDED MAP OR PLAT. G.F. NO. FAH26007140 DATED: 06/03/2026

ALL BUILDING LINES, EASEMENTS, BUILDING RESTRICTIONS (DEED RESTRICTIONS, ETC.) AND ZONING ORDINANCES, IF ANY, THAT MAY AFFECT SUBJECT PROPERTY SHOULD BE VERIFIED BY BUILDER BEFORE COMMENCING CONSTRUCTION.

Drawn by: ASMF  
Job No.: 2026-0881  
Request: FIDELITY  
Book No: PPCM  
Scale: 1" = 100'  
Date: 06/17/2026

LEGEND	
	ASPHALT
	COVERED
	CONCRETE
	CHAIN-LINK
	OVERHEAD POWER
	PIPELINE MARKER
	POWER POLE
	CONTROLLING MONUMENT
	U.E. UTILITY EASEMENT
	A.E. AERIAL EASEMENT
	B.L. BUILDING LINE
	R.O.W. RIGHT-OF-WAY
	I.R. IRON ROD
	I.P. IRON PIPE
	FND. FOUND

**George K. Lane, R.P.L.S.**  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6086