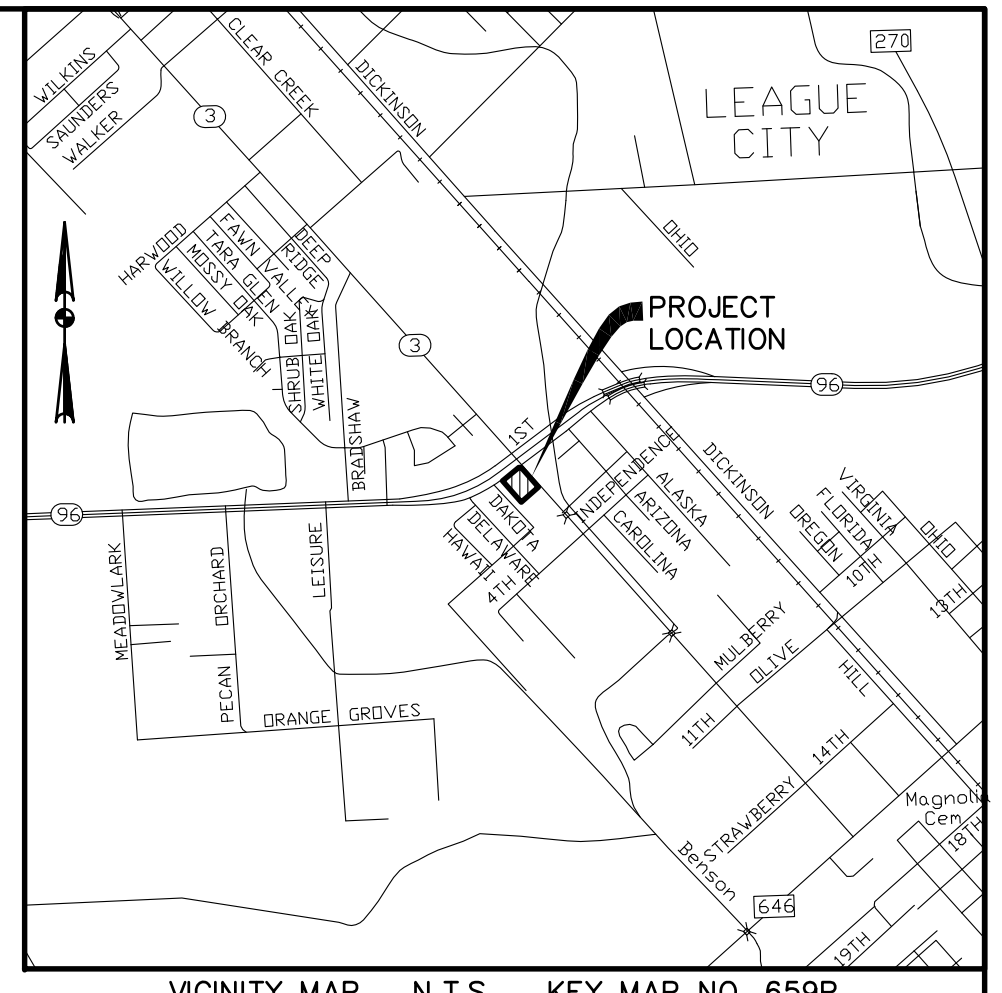
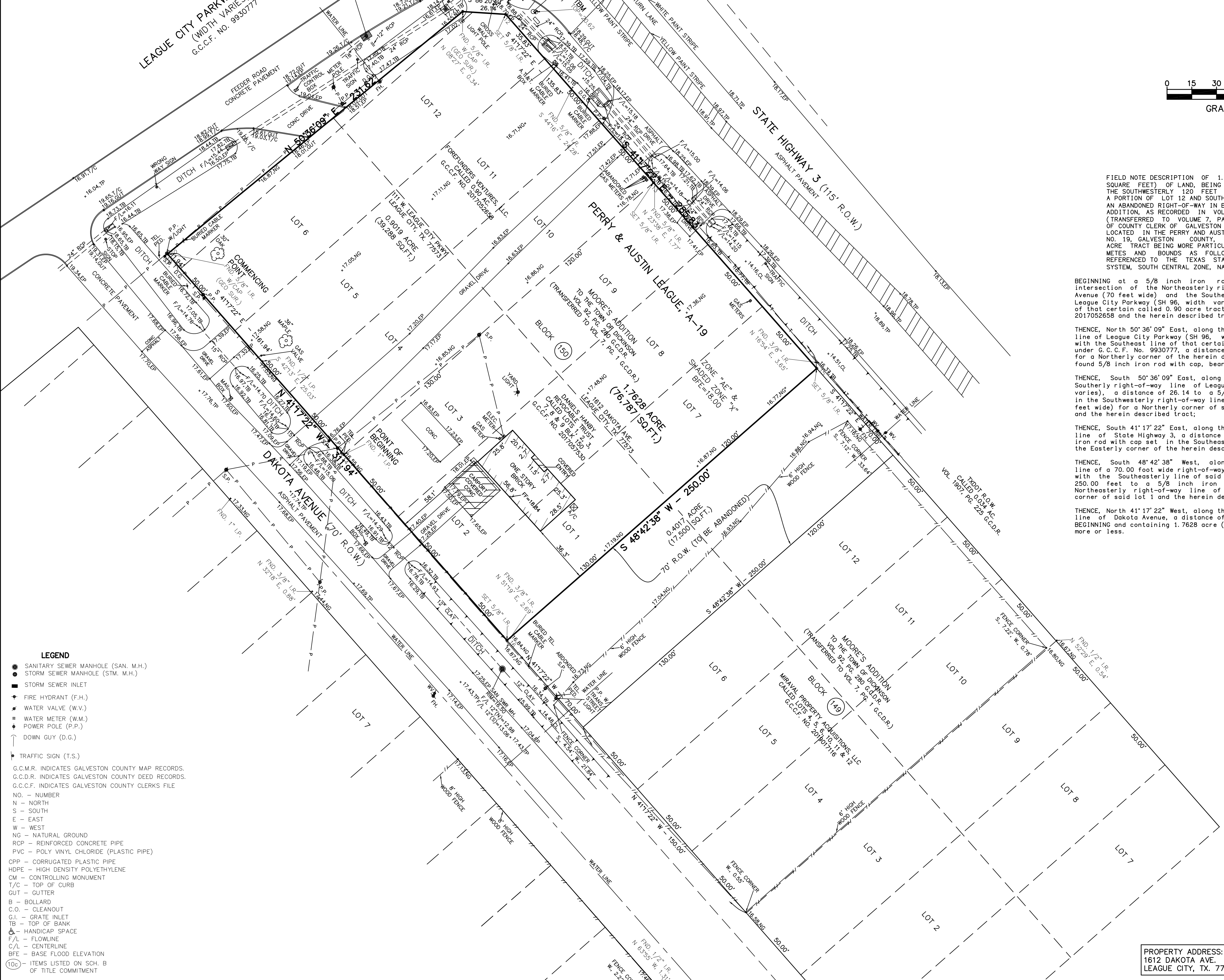


UTILITY STATEMENT:
 THE UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND AVAILABLE CONSTRUCTION DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES STATE THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.



FIELD NOTE DESCRIPTION OF 1.7628 ACRES (76,787 SQUARE FEET) OF LAND, BEING ALL OF LOTS 1-6 AND THE SOUTHWESTERLY 120 FEET OF LOTS 7-11 AND A PORTION OF LOT 12 AND SOUTHEASTERLY PORTION OF AN ABANDONED RIGHT-OF-WAY IN BLOCK 150 OF MOORE'S ADDITION, AS RECORDED IN VOLUME 92, PAGE 280 (TRANSFERRED TO VOLUME 7, PAGE 1) IN THE OFFICE OF COUNTY CLERK OF GALVESTON COUNTY, TEXAS AND LOCATED IN THE PERRY AND AUSTIN LEAGUE, ABSTRACT NO. 19, GALVESTON COUNTY, TEXAS. SAID 1.7628 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: (BEARINGS ARE REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD 83):

BEGINNING at a 5/8 inch iron rod with cap found at the intersection of the Northeasterly right-of-way line of League City Parkway (SH 96, width varies), being common with the Southeast line of that certain called 0.363 acre recorded under G.C.C.F. No. 9930777, a distance of 231.62 feet to a point for a Northerly corner of the herein described tract, from which a found 5/8 inch iron rod with cap, bears N 089°27' E, 0.34 feet;

THENCE, North 50°36'09" East, along the Southeastly right-of-way line of League City Parkway (SH 96, width varies), being common with the Southeast line of that certain called 0.363 acre recorded under G.C.C.F. No. 9930777, a distance of 231.62 feet to a point for a Northerly corner of the herein described tract, from which a found 5/8 inch iron rod with cap, bears N 089°27' E, 0.34 feet;

THENCE, South 50°36'09" East, along a setback line, being the Southerly right-of-way line of League City Parkway (SH 96, width varies), a distance of 26.14 to a 5/8 inch iron rod with cap set in the Southwestly right-of-way line of State Highway 3 (115.0 feet wide) for a Northerly corner of said called 0.90 acre tract and the herein described tract;

THENCE, South 41°17'22" East, along the Southwestly right-of-way line of State Highway 3, a distance of 285.83 feet to a 5/8 inch iron rod with cap set in the Southeastly line of said Lot 7 for the Easterly corner of the herein described tract;

THENCE, South 48°42'38" West, along the Northwest right-of-way line of a 70.00 foot wide right-of-way (unimproved), being common with the Southeastly line of said Lots 1 and 7, a distance of 250.00 feet to a 5/8 inch iron rod with cap set in the Northeastly right-of-way line of Dakota Avenue for the South corner of said lot 1 and the herein described tract;

THENCE, North 41°17'22" West, along the Northeastly right-of-way line of Dakota Avenue, a distance of 311.94 feet to the POINT OF BEGINNING and containing 1.7628 acre (76,787 square feet) of land, more or less.

CITY OF LEAGUE CITY BENCHMARK

RM LC-2005-126 IS A 5/8" I.R. WITH ALUMINUM CAP IN CONCRETE LOCATED FROM THE INTERSECTION OF F.M. 518 AND LANDING BLVD., TRAVEL SOUTH ON LANDING BLVD., 1.2 MILES TO BRITANNY BAY BLVD. THENCE 0.2 MILES EAST ON BRITANNY BAY BLVD. TO A DRAINAGE DITCH, RM IS LOCATED IN THE GRASSY MEDIAN BETWEEN EAST AND WEST BOUND LANES OF BRITANNY BAY BLVD. AND ON THE WEST SIDE OF A DRAINAGE DITCH. ELEV.= 24.26 FEET NAVD 1988, 2002 ADJUSTMENT

TBM: TOP OF BOLT ON TRAFFIC SIGNAL POLE LOCATED ON THE SOUTHWESTERLY SIDE OF TEXAS STATE HIGHWAY 3 AT THE NOTTHERLY CORNER OF SUBJECT TRACT ELEV.=20.62 FEET NAVD 1988, 2002 ADJUSTMENT

- NOTES:
- 1) THE SURVEYOR HAS NOT ABSTRACTED THE SUBJECT PROPERTY. THIS SURVEY WAS PERFORMED IN CONJUNCTION WITH THE INFORMATION CONTAINED IN A TITLE COMMITMENT PREPARED BY CHICAGO TITLE OF TEXAS, LLC, OF NO. CIT-19711560 WITH AN EFFECTIVE DATE OF AUGUST 20, 2019, ISSUED AUGUST 26, 2019. THE PROPERTY SHOWN HEREON IS THE SAME PROPERTY AS DESCRIBED IN SAID TITLE COMMITMENT.
 - 2) ALL BEARINGS ARE REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD 83.
 - 3) THIS TRACT LIES IN ZONES "X" & "AE" AND DOES LIE WITHIN THE 100-YEAR FLOOD PLAIN, ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP FOR GALVESTON COUNTY, TEXAS, COMMUNITY PANEL NO. 48167C0230 G, DATED AUGUST 15, 2019. THIS STATEMENT IS FURNISHED FOR INFORMATION AND IS BASED ON GRAPHIC PLOTTING ONLY.

UTILITY OVERLAY PLAN OF

1.7628 ACRES (76,787 SQUARE FEET) OF LAND, BEING ALL OF LOTS 1-6 AND THE SOUTHWESTERLY 120 FEET OF LOTS 7-11 AND A PORTION OF LOT 12 AND SOUTHEASTERLY PORTION OF AN ABANDONED RIGHT-OF-WAY IN BLOCK 150 OF MOORE'S ADDITION, AS RECORDED IN VOLUME 92, PAGE 280 (TRANSFERRED TO VOLUME 7, PAGE 1) IN THE OFFICE OF COUNTY CLERK OF GALVESTON COUNTY, TEXAS AND LOCATED IN THE PERRY AND AUSTIN LEAGUE, ABSTRACT NO. 19, GALVESTON COUNTY, TEXAS

DATE: NOVEMBER, 2019 SCALE: 1" = 30'

PROPERTY ADDRESS:
 1612 DAKOTA AVE.
 LEAGUE CITY, TX 77653

CENTURY ENGINEERING, INC.
 3030 S. GESSNER SUITE 100 HOUSTON, TEXAS 77063
 (713) 780-8871 Fax: 713-780-7662 TEMPL NO. F-100665-0
 Email: cmasse@centuryengineering.com