

I. & G.N.R.R. CO. SURVEY
SECTION 1
ABSTRACT NO. 607

CALLED 31.25 ACRES
- ("TRACT III")
SEQUOIA GOLF MAGNOLIA CREEK, LLC
G.C.C.F. #2008021144
& CORRECTED IN
G.C.C.F. #2008031342

RESIDUE OF
CALLED 113.94 ACRES
(TRACT V)
MHWS DEVELOPMENT LLC
(G.C.C.F. #2010015358)

LEGEND

B.L.	BUILDING LINE
FND.	FOUND
G.C.M.R.	GALVESTON COUNTY MAP RECORDS
I.R.	IRON ROD
M.U.E.	MUNICIPAL UTILITY EASEMENT
SET	SET 5/8" IRON ROD WITH CAP STAMPED "GEOSURV"
U.E.	UTILITY EASEMENT
"B"	LANDSCAPE/OPEN SPACE/AMENITY

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 64°52'15" E	172.24'

CURVE TABLE

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	25.00'	29°29'06"	12.87'	N 50°07'42" W	12.72'
C2	50.00'	13°02'41"	11.36'	S 41°54'30" E	11.36'

F:\CARLSON PROJECTS\PROJECTS\MAGNOLIA CREEK\15-0228 - SEC B-2 LOTS 19\MS\BLK2, LOT19.DWG

Notes:

- 1.) This property lies in Zone X (No Shading), defined by FEMA as areas outside the 500-year flood plain, as scaled from FIRM Community-Panel Number 485488 0025 D, map revised September 22, 1999.
- 2.) This survey has been prepared without the benefit of a current title report or title commitment. This property may be subject to matters of record not reflected hereon which such a title report or title commitment may reveal.
- 3.) Rear building lines, as shown hereon, are as per City of League City Zoning ordinance, circa 2001 (when the Planned Unit Development - P.U.D. - for Magnolia Creek was established), for Zone RSF. Side building lines, as shown hereon, are as per proposed Covenants and Restrictions for MAGNOLIA CREEK, SECTION FIVE, PHASE 2.

August 1, 2018

Survey of Lot Nineteen (19), Block Two (2) of MAGNOLIA CREEK, SECTION FIVE, PHASE TWO, a Subdivision in Galveston County, Texas, according to the map or plat thereof recorded in Document Number 2018044335, of the Map Records in the Office of the County Clerk of Galveston County, Texas.

I hereby attest that on the above date, the herein described Lot, 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.

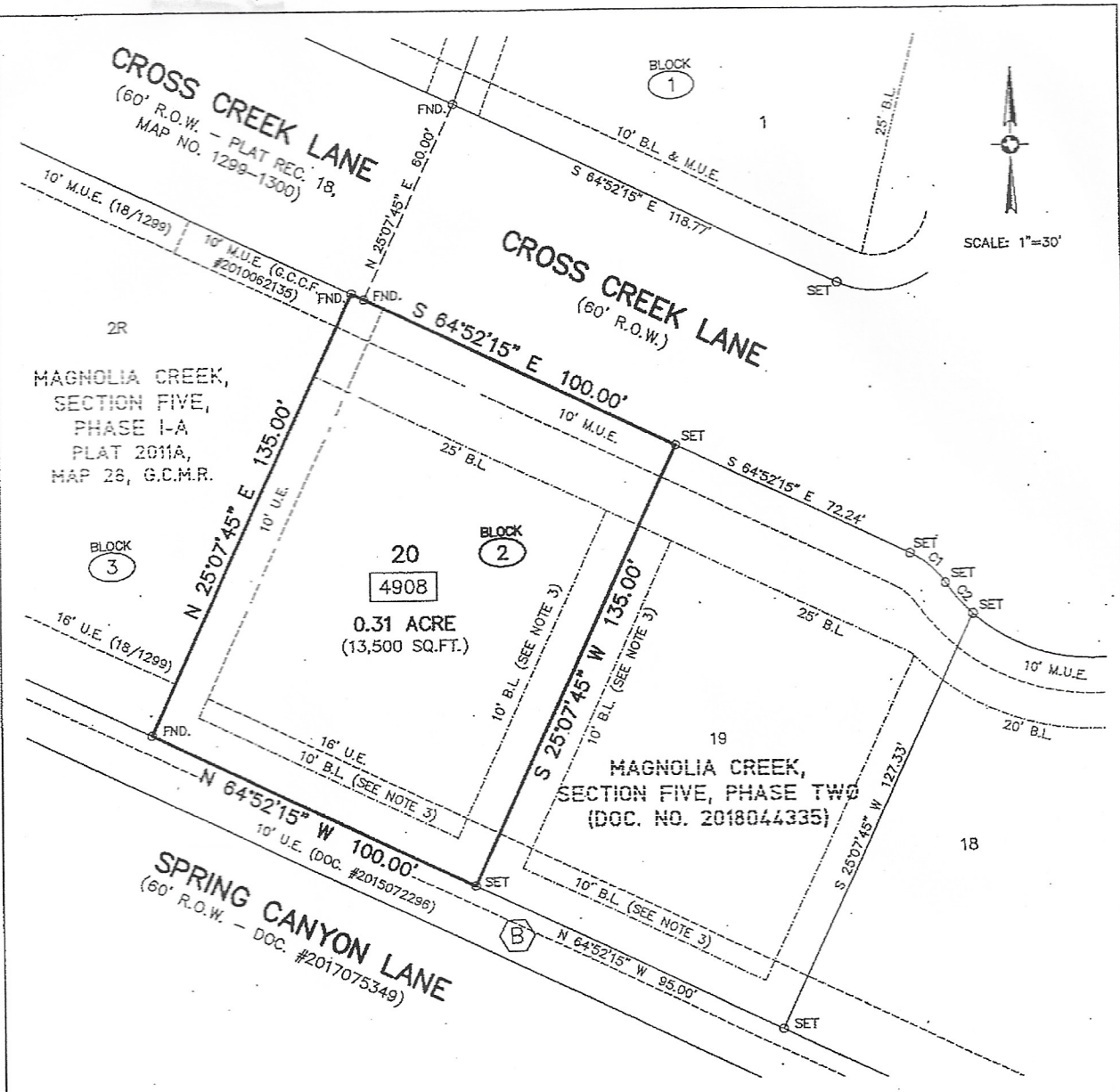


GeoSurv, LLC
[Signature]
Dale L. Hardy
Registered Professional
Land Surveyor 4847

Survey Prepared for: MHWS Development, LLC

P.O. Box 246, League City, Texas 77574
281-554-7798 • 409-765-5030 Fax: 281-554-5928
Firm No.: 10040100

Dale L. Hardy
Margaret R. Maddox



CURVE TABLE						
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH	
C1	25.00'	29°29'06"	12.87'	S 50°07'42" E	12.72'	
C2	50.00'	13°02'41"	11.38'	S 41°54'30" E	11.36'	

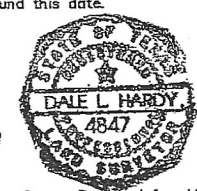
- LEGEND**
- B.L. BUILDING LINE
 - FND. FOUND IRON ROD WITH CAP STAMPED "GEOSURV" (UNLESS OTHERWISE NOTED)
 - G.C.M.R. GALVESTON COUNTY MAP RECORDS
 - I.R. IRON ROD
 - M.U.E. MUNICIPAL UTILITY EASEMENT
 - SET SET 5/8" IRON ROD WITH CAP STAMPED "GEOSURV"
 - U.E. UTILITY EASEMENT
 - "B" LANDSCAPE/OPEN SPACE/AMENITY

- Notes:
- 1.) This property lies in Zone X (No Shading), defined by FEMA as areas outside the 500-year flood plain, as scaled from FIRM Community-Panel Number 485488 0025 D, map revised September 22, 1999.
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August 1, 2018

Survey of Lot Twenty (20), Block Two (2) of MAGNOLIA CREEK, SECTION FIVE, PHASE TWO, a Subdivision in Galveston County, Texas, according to the map or plat thereof recorded in Document Number 2018044335, of the Map Records in the Office of the County Clerk of Galveston County, Texas.

I hereby attest that on the above date, the herein described Lot, 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

Survey Prepared for: MHWS Development, LLC

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Jennifer R. Maddox
 Margaret R. Maddox