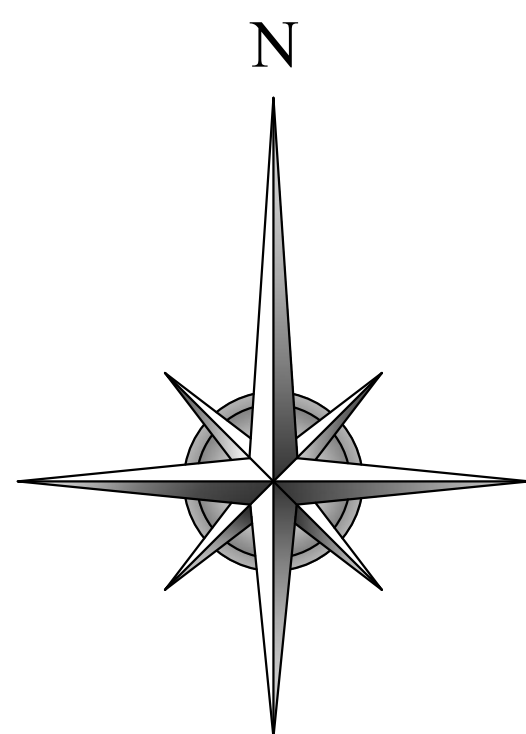




LOCATION MAP  
NOT TO SCALE



GRAPHIC SCALE

( IN FEET )  
1 inch = 30 ft.

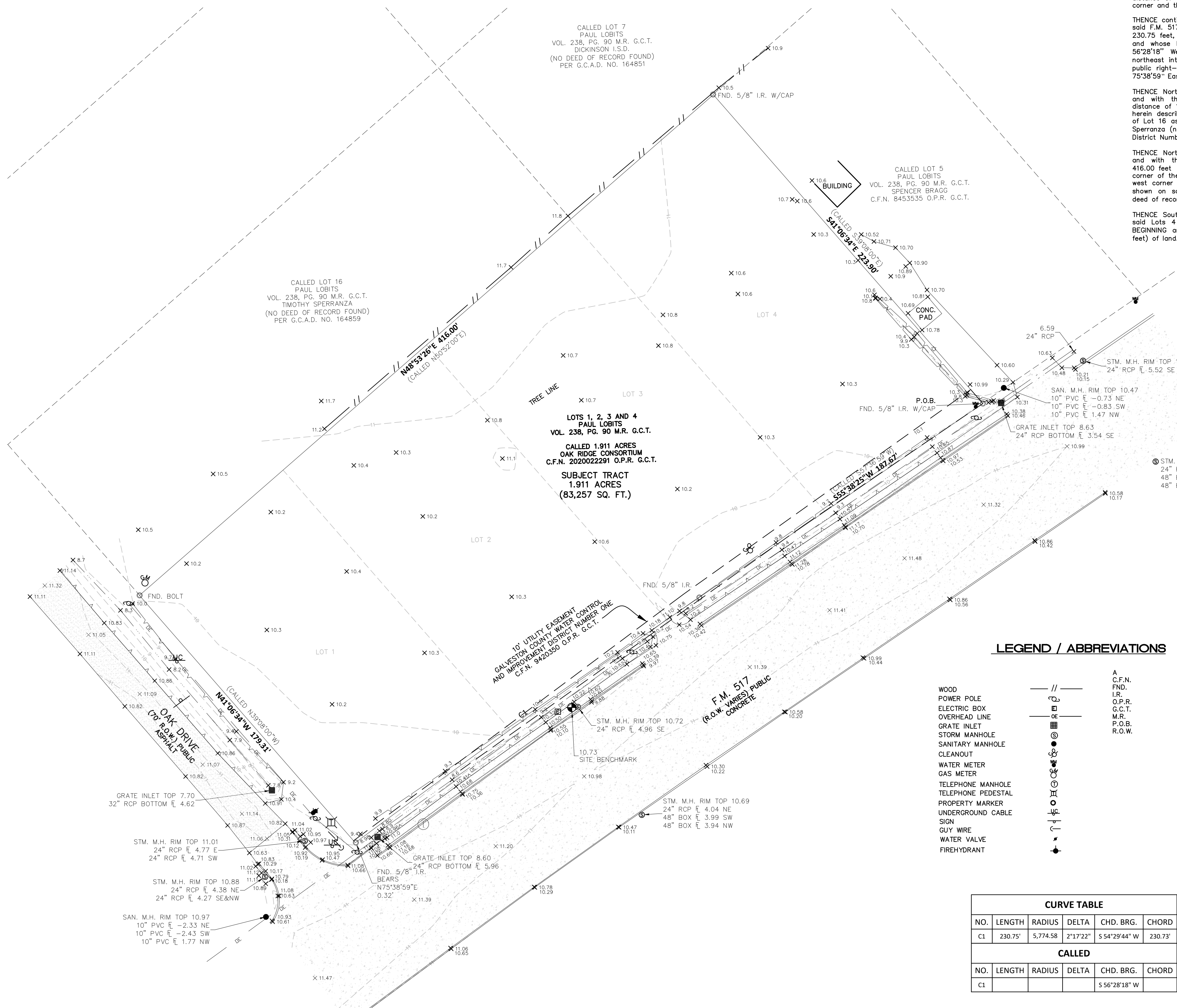
To: Spades Hospitality, Swigo Investments LLC, and Old Republic Title Insurance Company

I certify that this survey was made on the ground, that this plot correctly represents the facts found at the time of survey and that this professional service substantially conforms to the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1A/6, Condition III Survey.

Clemente Turrubiarres Jr.  
Registered Professional Land Surveyor  
Texas Registration No. 6657  
Date: January 6, 2022

**GENERAL NOTES**

- The surveyor has not abstracted the site. This survey relies on the title search from Old Republic National Title Insurance Company, GF No. 171457, effective date: December 12, 2021, issue date: December 22, 2021.
- The professional service reflected on this plot of survey is provided in connection with the transaction anticipated by the title search referenced and dated above; it is not to be used for any other purpose.
- Bearing based on Texas State Plane Coordinates, South Central Zone (4204), NAD83
- This original work is protected under copyright laws, Title 17 United States Code Sections 101 and 102. All violators will be prosecuted to the fullest extent of the law. This survey is being provided solely for the use of the recipients named and no license has been created, express or implied, to copy the survey except as is necessary in conjunction with the original transaction, which shall take place within thirty (30) days from the date adjacent to the signature line herein.
- Flood Statement: This site is situated in Zone "AE" in Galveston County, Texas according to FEMA map number 48167C0229G dated August 15, 2019. Warning: This statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. This determination has been made by scaling the property on the referenced map and is not the result of an elevation survey. This flood statement shall not create liability on the part of the surveyor.



**LEGEND / ABBREVIATIONS**

- |                    |        |        |                         |
|--------------------|--------|--------|-------------------------|
| WOOD               | — // — | A      | ABSTRACT                |
| POWER POLE         | —      | C.F.N. | CLERK'S FILE NUMBER     |
| ELECTRIC BOX       | ⊕      | FND.   | FOUND                   |
| OVERHEAD LINE      | —      | I.R.   | IRON ROD                |
| GRATE INLET        | ⊕      | O.P.R. | OFFICIAL PUBLIC RECORDS |
| STORM MANHOLE      | ⊕      | G.C.T. | GALVESTON COUNTY, TEXAS |
| SANITARY MANHOLE   | ⊕      | M.R.   | MAP RECORDS             |
| CLEANOUT           | ⊕      | P.O.B. | POINT OF BEGINNING      |
| WATER METER        | ⊕      | R.O.W. | RIGHT OF WAY            |
| GAS METER          | ⊕      |        |                         |
| TELEPHONE MANHOLE  | ⊕      |        |                         |
| TELEPHONE PEDESTAL | ⊕      |        |                         |
| PROPERTY MARKER    | ⊕      |        |                         |
| UNDERGROUND CABLE  | —      |        |                         |
| SIGN               | ⊕      |        |                         |
| GUY WIRE           | —      |        |                         |
| WATER VALVE        | ⊕      |        |                         |
| FIREHYDRANT        | ⊕      |        |                         |

CURVE TABLE					
NO.	LENGTH	RADIUS	DELTA	CHD. BRG.	CHORD
C1	230.75'	5,774.58	2°17'22"	S54°29'44"W	230.73'
CALLED					
NO.	LENGTH	RADIUS	DELTA	CHD. BRG.	CHORD
C1				S56°28'18"W	

**SUBJECT TRACT DESCRIPTION:**

Being a 1.911 acres (83,257 square feet) of land situated in the James F. Perry & Emily M. Austin Survey, A-19 of Galveston County, Texas being all of Lots 1-4 as shown on the plat of PAUL LOBITZ, a subdivision per plat recorded under Volume 238, Page 90 of the Map Records of Galveston County, Texas and being all of a called 1.911 acre tract of land as described in an instrument to Oak Ridge Consortium, recorded under Clerk's File Number (C.F.N.) 202002291 of the Official Public Records of Galveston County, Texas (O.P.R. G.C.T.), said 1.911 acre tract of land being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8 inch iron rod with cap found for the south corner of Lot 5 as shown on said PAUL LOBITZ and as described in an instrument to Spencer Bragg, recorded under C.F.N. 8453535 of the O.P.R. G.C.T., lying in the northwest line of F.M. 517 (public right-of-way varies);

THENCE South 55°38'25" West (called South 57°36'59" West), along and with the northwest right-of-way line of said F.M. 517, a distance of 187.67 feet a 5/8 inch iron rod found for a point for corner and the beginning of a curve to the left;

THENCE continuing along and with the northwest right-of-way line of said F.M. 517 and said curve to the left, having an arc distance of 230.75 feet, a radius of 5,774.58 feet, a central angle of 02°17'22", and whose long chord bears South 54°29'44" West (called South 56°28'18" West), 230.73 feet to a calculated point, lying in the northeast intersection of said F.M. 517 and Oak Drive (70 foot wide public right-of-way), from which a 5/8 inch iron rod bears, North 75°38'59" East, a distance of 0.32 feet;

THENCE North 41°06'34" West (called North 39°08'00" West), along and with the northeast right-of-way line of said Oak Drive, a distance of 179.31 feet to a bolt found for the west corner of the herein described tract and said Lot 1, same being the south corner of Lot 16 as shown on said PAUL LOBITZ and conveyed to Timothy Sperranza (no deed of record found) per Galveston County Appraisal District Number (G.C.A.D. No.) 164859;

THENCE North 48°53'26" East (called North 50°52'00" East), along and with the northwest line of said Lots 1-4, a distance of 416.00 feet to a 5/8 inch iron rod with cap found for the north corner of the herein described tract and said Lot 4, same being the west corner of said Lot 5, lying in the southeast line of Lot 7 as shown on said PAUL LOBITZ and conveyed to Dickinson I.S.D. (no deed of record found) per G.C.A.D. No. 164851;

THENCE South 41°06'34" East, along and with the common line to said Lots 4 and 5, a distance of 223.90 feet to the POINT OF BEGINNING and containing a computed 1.911 acres (83,257 square feet) of land.



SPADES HOSPITALITY  
9301 SOUTHWEST FREEWAY, SUITE 255  
HOUSTON, TEXAS 77074

BOUNDARY & TOPOGRAPHIC SURVEY  
1.911 ACRES (83,258 SQ. FT.)  
IN THE JAMES F. PERRY &  
EMILY M. AUSTIN SURVEY, A-19  
GALVESTON COUNTY, TEXAS

**DRAWING**

FIELD BK	59-60/27
FIELD WRK	LP
DATE	01/06/22
DRAFTING	JS
DATE	01/06/22
CHECKED	CT
DATE	01/06/22

**ISSUE**

TO	DATE
CLIENT	01/06/22

CHECK: CT  
DRAWN: JS  
JOB: U21-00483  
**SUR-1**  
SHEET 1 OF 1

X:\2021\U21-00483\DWG\U21-00483\_1515\_PN\_517\_E.dwg