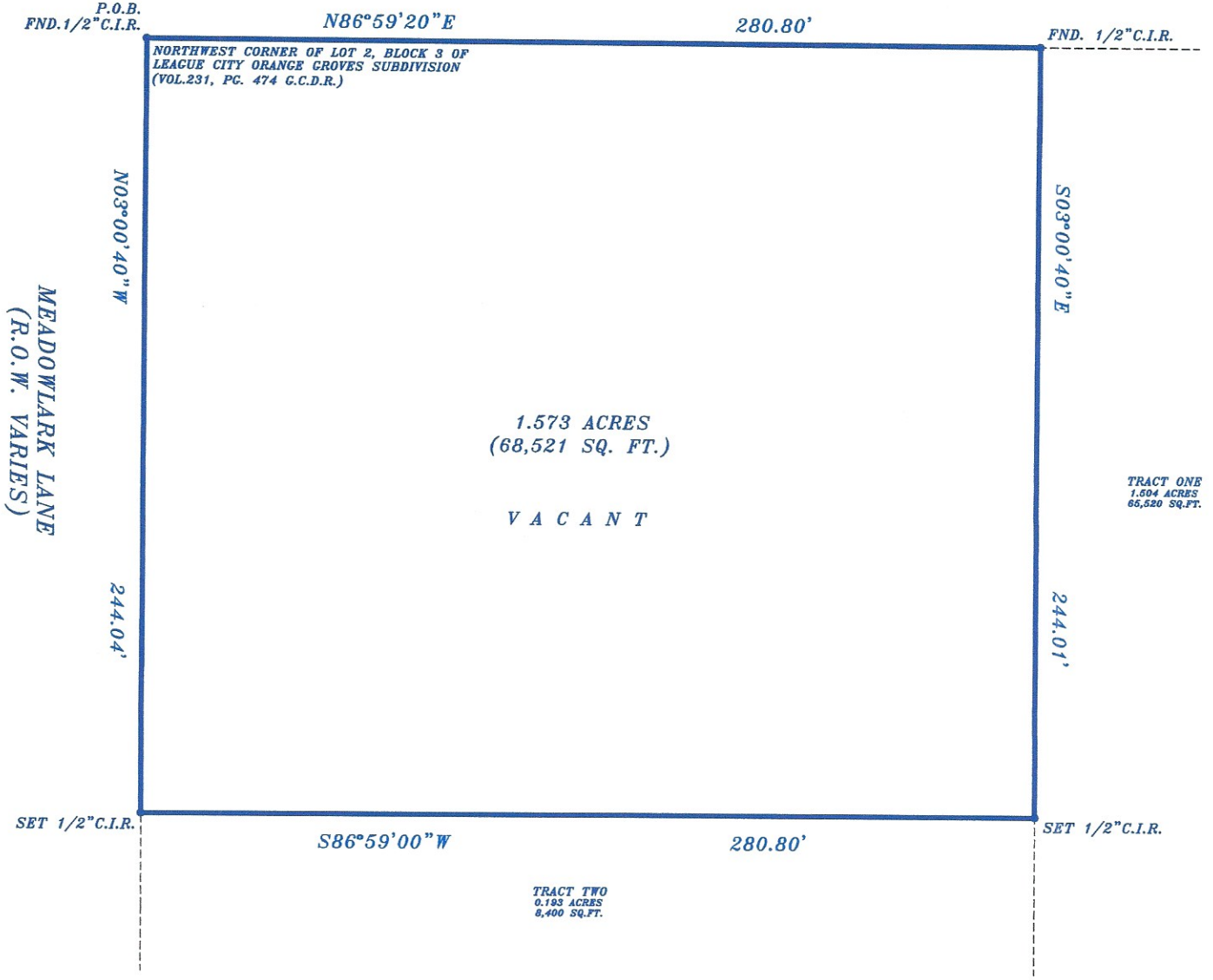


NOTES:

1. BEARINGS ARE BASED ON RECORDED PLAT.
2. SUBJECT TO ZONING, ORDINANCES, CONDITIONS, COVENANTS AND RESTRICTIONS OF SUBDIVISION.
3. THIS SURVEYING COMPANY HAS NOT PERFORMED ABSTRACTING ON THIS PROPERTY, THEREFORE THERE MAY EXIST ADDITIONAL EASEMENTS, RESTRICTIONS AND OTHER ENCUMBRANCES OF RECORD.

**LEAGUE CITY PARKWAY
(A.K.A. HIGHWAY 96)
(R.O.W. VARIES)**



1.573 ACRES
(68,521 SQ. FT.)

V A C A N T

TRACT ONE
1.504 ACRES
66,520 SQ.FT.

TRACT TWO
0.133 ACRES
8,400 SQ.FT.

- SITE SUBJECT TO:**
1. UTILITY EASEMENT GRANTED TO COMMUNITY PUBLIC SERVICE COMPANY AS RECORDED IN VOLUME 1229, PAGE 593 OF THE DEED RECORDS OF GALVESTON COUNTY, TEXAS. - DOES NOT VISIBLY AFFECT SUBJECT PROPERTY
 2. CONSENT TO ENCROACH AS RECORDED UNDER GALVESTON COUNTY CLERK'S FILE NO 2010031569 AND BEING AFFECTED BY THAT CERTAIN ASSIGNMENT AND ASSUMPTION OF CONSENT TO ENCROACH AS RECORDED UNDER GALVESTON COUNTY CLERK'S FILE NO.2016060870.
 3. PRIVATE UTILITY EASEMENT AGREEMENT AS RECORDED UNDER GALVESTON COUNTY CLERK'S FILE NO. 2010007687 AND A PRIVATE UTILITY EASEMENT AGREEMENT AND MANHOLE ACCESS AGREEMENT AS RECORDED UNDER GALVESTON COUNTY CLERK'S FILE NO. 2016060871. DOES NOT AFFECT SUBJECT PROPERTY

BORROWER: KIMBERLY L. HARDING, INC. ADDRESS: 820 WEST LEAGUE CITY PARKWAY - LEAGUE CITY, TEXAS 77573	This DOES NOT lie in the 100 year flood plain and is in <u>ZONE X</u> as located by the Federal Insurance Administration designated Flood Hazard Area Community Panel No. <u>4854880030E</u> dated <u>09-22-1999</u> . No responsibility assumed for Flood Plain Determination or Floodway.
LEGAL DESCRIPTION: BEING 1.573 ACRES (68,521 SQUARE FEET), MORE OR LESS, OUT OF LOT TWO (2), IN BLOCK THREE (3) OF LEAGUE CITY ORANGE GROVES SUBDIVISION IN GALVESTON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 231, PAGES 474 & 475 OF THE DEED RECORDS OF GALVESTON COUNTY, TEXAS. (SEE METES & BOUNDS)	
LENDER:	TITLE COMPANY: WFG NATIONAL TITLE INSURANCE COMPANY

I do certify that this survey was this day made on the ground and that this plat correctly represents the property legally described hereon. That the facts found at the time of this survey show the improvements and that there are no discrepancies apparent on the ground except as shown. This survey is based on the title commitment referenced in C.F. No. CLC1861566. This survey is certified for this transaction only.



Robert J. Creel
TEXAS STAR SURVEYING
 P.O. BOX 890439 HOUSTON, TEXAS 77289
 PHONE (281) 331-8414 FAX (281) 486-0642
 STATE OF TEXAS REG. FIRM NO. 10137800

G.F. NO. CLC1861566
SCALE: 1"=40'
DATE: 07-12-2018
JOB NO. 065618-30
DRAFTED BY: GJC