

BLOCK 1 SUBDIVISION "H"

LOT 5

LOT 5

LOT 4

LOT 3

LOT 2
7.4993 AC.
10.4886 ACRES

LOT 1
2.9953 AC.

BLOCK 2 SUBDIVISION "H"

CALL 16.329 ACRES
(LOWES SHOPPING CENTER)

OWNERS:
STARSHIP TEXAS CITY III, L.P., SCOTT MONROE, PRESIDENT
3730 E.F. LOWRY
TEXAS CITY, TX 77590

SURVEYOR:
HUTCHINSON & ASSOCIATES, INC.
1209 DECKER DRIVE, SUITE 100
BAYTOWN, TX 77520
JULIENE RAMSEY, R.P.L.S. NO. 4379

NOTES:
ACCORDING TO FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 4855140030C, DATED MAY 2, 1983, THE SUBJECT TRACT LIES IN ZONE B AND DOES NOT LIE WITHIN THE 100 YEAR FLOOD PLAIN.

STATE OF TEXAS
COUNTY OF GALVESTON

FIELD NOTES of a 10.4886 acre tract of land situated in the James Smith Survey, Abstract 176, Galveston County, Texas and being out of and a part of Lot 3, all of Lot 4 and part of Lot 5, Block 2, Subdivision "H" of the Kohfeldt's Resubdivision Plat as recorded in Volume 245 at Page 283 of the Plat Records of Galveston County, Texas and being the same land conveyed by Starship 1980, L.P. to Starship Texas City III, L.P. by Deed dated May 27, 2008 and recorded under County Clerk's File No. 2008032398 of the Official Public Records of Galveston County, Texas. This 10.4886 acre tract of land is more particularly described by the following metes and bounds, to-wit:

NOTE: BEARINGS ARE BASED ON PLAT BEARINGS OF SAID KOHFELDT'S RESUBDIVISION PLAT AS RECORDED IN VOLUME 245 AT PAGE 283 OF THE PLAT RECORDS OF GALVESTON COUNTY, TEXAS.

BEGINNING at a 1/8 inch iron rod found at the intersection of the East right-of-way line of the T. & N. O. Railroad Company 100 feet wide right-of-way with the North line of Block 4, Subdivision "G" and the South line of Block 1, Subdivision "G" of said Kohfeldt's Resubdivision. Said point being the Northwest corner and POINT OF BEGINNING of this tract.

THENCE: EAST along the North line of this tract, the North line of Block 4, Subdivision "G", the North line of Block 2, Subdivision "H", the South line of Block 1 and the South line of Block 1, Subdivision "H" for a distance of 605.94 feet to a 3/4 inch iron rod found for the Northwest corner of this tract and the Northwest corner of that certain 16.329 acre tract of land (called Lowes Shopping Center).

THENCE: SOUTH along the East line of this tract and the West line of said 16.329 acres for a distance of 817.28 feet to a 1/8 inch iron rod found in the North right-of-way line of F. M. Highway 1764 (as occupied and shown as right-of-way map dated 1985) for the Southwest corner of this tract and the Southwest corner of said 16.329 acres. Said point being in a curve to the left, concave Southerly.

THENCE: Along and around said curve to the left, in a Westerly direction, along the South line of this tract and the North right-of-way line of said F. M. Highway 1764, said curve having a radius of 222.50 feet, a central angle of 24°21'01" and a chord bearing and distance of South 74°51'02" West 93.85 feet, for an arc length of 94.56 feet to a concrete right-of-way monument found for the TERMINATION POINT of said curve.

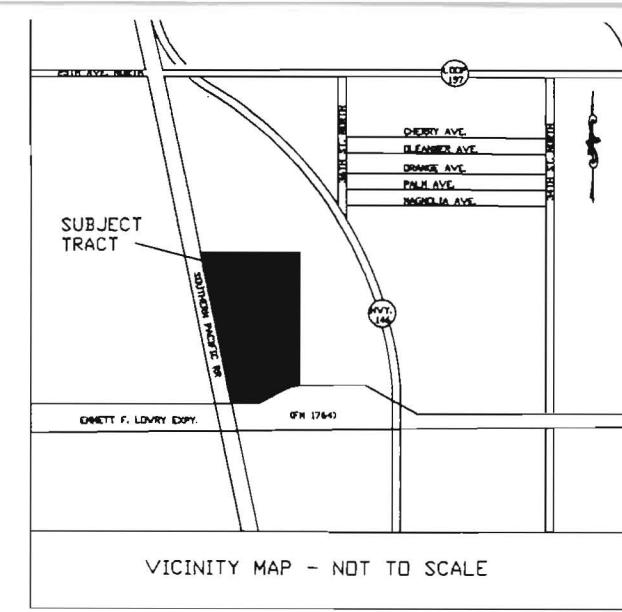
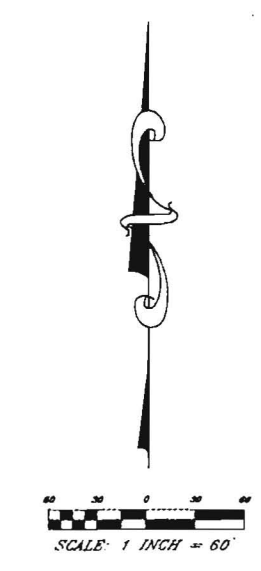
THENCE: South 82°40'32" West along the South line of this tract and the North right-of-way line of said F. M. Highway 1764 for a distance of 184.64 feet to a concrete right-of-way marker found for an angle point in said line.

THENCE: WEST along the South line of this tract and the North right-of-way line of said F. M. Highway 1764 for a distance of 160.28 feet to a 1/8 inch iron rod found in the East right-of-way line of said T. & N. O. Railroad 100 feet wide right-of-way for the Southwest corner of this tract.

THENCE: North 11°39'00" West along the West line of this tract and the East right-of-way line of said T. & N. O. Railroad for a distance of 946.05 feet to the PLACE OF BEGINNING and containing within these boundaries 10.4886 acres of land.

This is to certify that I, Juliene Ramsey, Registered Professional Land Surveyor No. 4379, of the State of Texas, have plotted the above subdivision from an actual survey made on the ground; and that all block corners, angle points, and points of curve are properly marked with iron pipes or iron rods and that this plat correctly represents that survey made by me.

Juliene Ramsey
Registered Professional Land Surveyor No. 4379



THE STATE OF TEXAS
COUNTY OF GALVESTON

We, Starship Texas City III, L.P., owners of the property subdivided in the above and foregoing map of STARSHIP TEXAS CITY III SUBDIVISION, do hereby make subdivision of said property according to the lines, streets, alleys, parks, building lines, and easements therein shown, and designate said subdivision as STARSHIP TEXAS CITY III SUBDIVISION in Galveston County, Texas; and dedicate to public use, as such, the streets, alleys, parks, and easements shown thereon forever, and do hereby waive any claims for damages occasioned by the establishing of grades or approved for the streets and alleys dedicated, or occasioned by the alteration of the surface of any portion of streets or alleys to conform to such grades; and do hereby bind ourselves, our successors and assigns to warrant and forever defend the title to the land so dedicated.

It is understood that if the final plans for STARSHIP TEXAS CITY III SUBDIVISION are approved by the Planning Board of the City of Texas City, the undersigned will in all things comply with all provisions of such plat and construction plans and will duly perform all construction called for thereon, fully and completely. No changes shall be made in construction plans without the consent in writing of the Director of Public Works being first had and obtained.

WITNESS our hands in the City of Texas City, Texas, County of Galveston, Texas, this the ____ day of _____, 2009.

STARSHIP TEXAS CITY III, L.P. by
Scott Monroe, President

THE STATE OF TEXAS
COUNTY OF GALVESTON

This instrument was acknowledged before me on _____, 2009, by
Scott Monroe, President, on behalf of STARSHIP TEXAS CITY III, L.P.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ____ DAY OF _____, 2009.

Notary Public
In and For Galveston County, Texas

This is to certify that the owners of Starship Texas City III Subdivision have complied with all the conditions necessary as provided by law in subdividing the above property.

CERTIFIED by the Planning Board of the City of Texas City, Texas on the ____ day of _____, 2009, A.D.

Secretary of the City of Texas City Planning Board

I, Mary Ann Daigle, County Clerk of Galveston County, Texas, do hereby certify that the written instrument with its certificate of authentication was filed for registration in my office on _____, 2009, at _____ o'clock _____ M., and duly recorded on _____, 2009, at _____ o'clock _____ M., in Plat Record _____ Map No. _____, Galveston County Map Records.

WITNESS my hand and seal of office, at Galveston, the day and date above written.

Mary Ann Daigle
County Clerk of Galveston County, Texas

By _____
Deputy

STARSHIP TEXAS CITY III SUBDIVISION
OF PART OF LOT 3, ALL OF LOT 4 AND PART OF LOT 5 IN BLOCK 2 OF SUBDIVISION "H" OF KOHFELDT'S SUBDIVISION JAMES SMITH SURVEY, A-176 CITY OF TEXAS CITY, GALVESTON COUNTY, TEXAS
ACCORDING TO THE MAP OF SAID KOHFELDT'S SUBDIVISION RECORDED IN VOLUME 136 AT PAGE 5 IN THE OFFICE OF THE COUNTY CLERK OF GALVESTON COUNTY, TEXAS.

PLAT CONTAINS:
10.4886 ACRES 2 LOTS