

**METS AND BOUNDS DESCRIPTION**

Being a tract of land situated in the Eastern Subdivision Survey, Abstract No. 167, and the T.C. Western Survey, Abstract No. 204, both in Galveston County, Texas, said tract also being portions of said certain 22,311 acre "Tract B" and 17,025 acre "Tract C" conveyed to Heron's Landing Development, LLC, according to deed recorded under File No. 2018072699, in the Office of the County Clerk of Galveston County, Texas, together with part of that certain 25,464 acre "Tract D", conveyed to Heron's Landing Development, LLC, according to deed recorded under File No. 2020010397, in the Office of the County Clerk of Galveston County, Texas, and being more particularly described by metes and bounds as follows:

**BEGINNING** at the Southwest corner of HERON'S LANDING, SECTION THREE, a subdivision in Galveston County, Texas, according to the map or plat thereof recorded under Instrument No. 2020010397, in the Office of the County Clerk of Galveston County, Texas, and being more particularly described by metes and bounds as follows:

THENCE South 89°00'03" West along the Northernly line of said ISLANDS, PHASE 5, a distance of 874.16 feet to a point for corner;

THENCE over and across said 25,464 acre "Tract D" the following courses and distances:

North 01°59'57" West, a distance of 436.10 feet to a point for corner;

South 88°00'03" West, a distance of 305.00 feet to a point for corner;

North 01°59'57" West, a distance of 71.00 feet to a point for corner;

South 89°00'03" West, a distance of 8.00 feet to a point for corner;

North 01°59'57" West, a distance of 180.00 feet to a point for corner;

North 89°00'03" East, a distance of 400.00 feet to a point for corner;

North 89°43'18" East, a distance of 48.30 feet to a point for corner;

North 70°06'33" East, a distance of 45.44 feet to a point for corner;

North 52°17'06" East, a distance of 45.44 feet to a point for corner;

North 35°15'38" East, a distance of 45.44 feet to a point for corner;

North 19°21'15" East, a distance of 36.62 feet to a point for corner;

North 02°31'28" East, a distance of 38.76 feet to a point for corner;

North 02°26'57" West, a distance of 251.00 feet to a point for corner;

South 89°00'03" West, a distance of 94.28 feet to a point of tangency;

South 89°00'03" West, a distance of 60.00 feet to a point for corner;

Along a curve to the left, said curve having a radius of 25.00 feet, a chord bearing of South 42°00'03" West, a chord length of 35.38 feet and an arc length of 38.27 feet to a point for corner;

South 89°00'03" West, a distance of 60.00 feet to a point for corner;

Along a curve to the left, said curve having a radius of 46.00 feet, a chord bearing of North 46°59'57" West, a chord length of 33.38 feet and an arc length of 38.27 feet to a point of tangency;

South 89°00'03" West, a distance of 27.73 feet to a point for corner;

North 87°59'48" East, a distance of 2.68 feet to a point of curvatures;

Along a curve to the right, said curve having a radius of 750.00 feet, a chord bearing of South 74°55'07" East, a chord length of 108.48 feet, and an arc length of 108.58 feet to a point of tangency;

South 79°46'16" East, a distance of 280.33 feet to a point for corner;

North 17°33'36" West, a distance of 89.04 feet to a point of curvatures and the most Northwesterly corner of said HERON'S LANDING, SECTION THREE;

THENCE along the Westerly line of said HERON'S LANDING, SECTION THREE, the following courses and distances:

Along a curve to the right, said curve having a radius of 30.00 feet, a chord bearing of South 63°16'18" West, a chord length of 43.13 feet, and an arc length of 48.12 feet to a point of non-tangency;

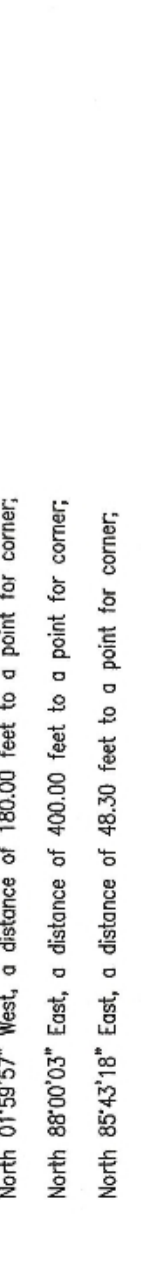
South 89°11'27" West, a distance of 60.00 feet to a point for corner;

South 79°46'16" East, a distance of 39.46 feet to a point for corner;

South 01°59'57" East, a distance of 519.74 feet to the POINT OF BEGINNING of the herein described tract, and containing 22,375 acres (974,648 square feet) of land, more or less.

I hereby certify that on the below date, the herein described property, 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.

Stephen C. Blaskey  
Registered Professional  
Land Surveyor No. 5856

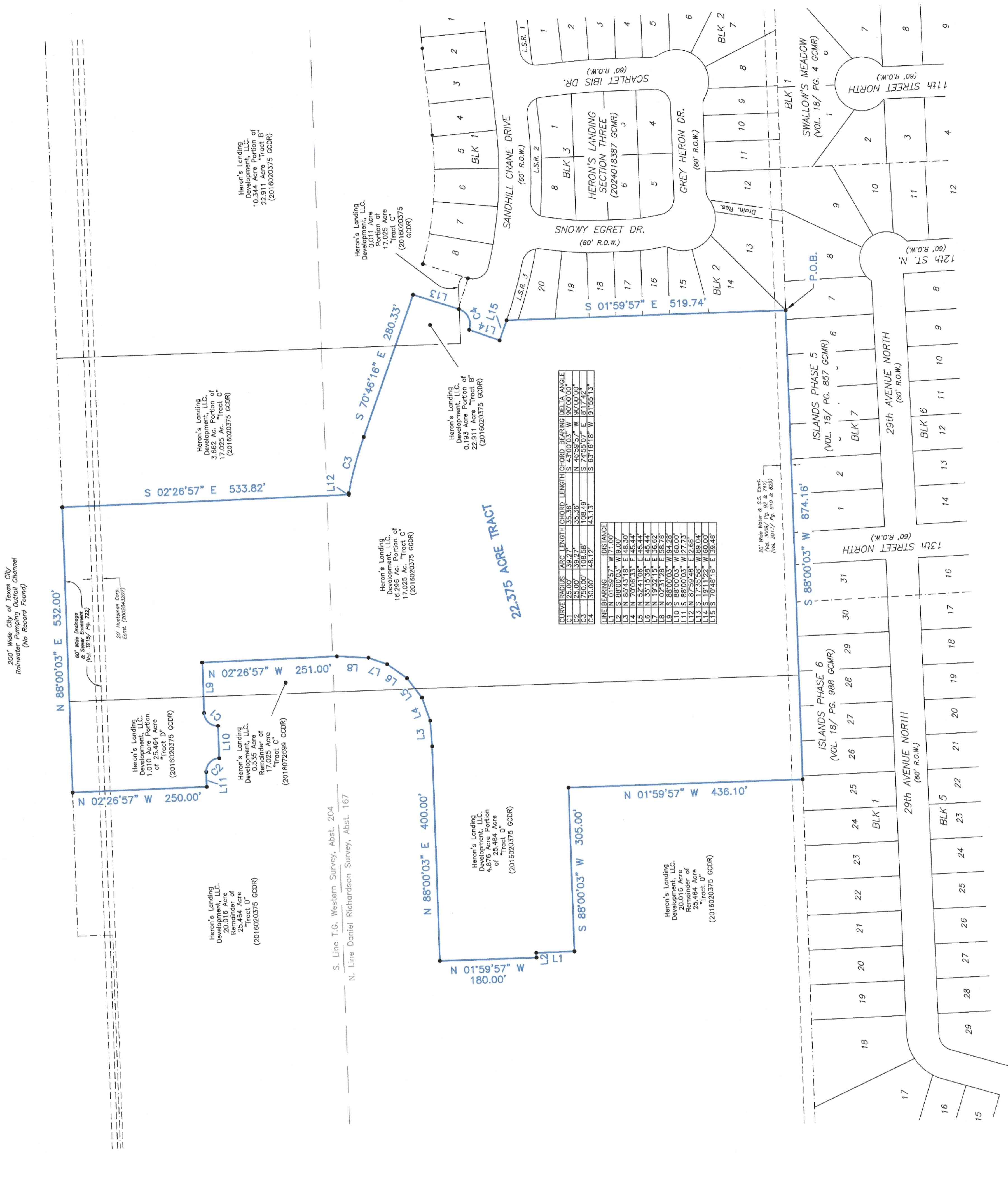


SCALE: 1" = 100'

**NOTES:**

- 1) This property does not lie within the boundaries of the Precincts as established by the Election Emergency Management Agency.
- 2) This property is subject to any restrictions of record and may be subject to encumbrances from power lines as established by GSHA (Call 800-670-6828).
- 3) The Bearings and Distances shown are based on the Texas State Coordinate System of 1983, South Central Zone, and are unadjusted for any adjustments HCSSD 62 (AM5708). All units are expressed in U.S. Survey Feet, and rounded to the nearest foot.
- 4) Surveyed without benefit of a Title Report.

SURVEY DATE: OCTOBER 14, 2024  
FILE NO.: 0204-0167-0000-000  
JOB NO.: 24-0383



CURVE BEARINGS	CHORD LENGTH	CHORD BEARING	RADIUS	ARC ANGLE
C1	25.00	S 42°00'03" W	25.00	90°00'00"
C2	35.38	N 46°59'57" W	46.00	90°00'00"
C3	108.48	S 74°55'07" E	750.00	108°58'00"
C4	108.58	S 74°55'07" E	750.00	108°58'00"

LINE BEARINGS	W	DISTANCE
L1	S	88°00'03" W 305.00'
L2	S	89°00'03" W 94.28'
L3	N	01°59'57" E 436.10'
L4	N	01°59'57" E 71.00'
L5	N	01°59'57" E 180.00'
L6	N	89°00'03" W 8.00'
L7	N	89°43'18" E 48.30'
L8	N	70°06'33" E 45.44'
L9	N	52°17'06" E 45.44'
L10	N	35°15'38" E 45.44'
L11	N	19°21'15" E 36.62'
L12	N	02°31'28" E 38.76'
L13	N	02°26'57" W 251.00'
L14	S	89°00'03" W 94.28'
L15	S	89°00'03" W 60.00'
L16	S	89°00'03" W 60.00'
L17	S	17°33'36" W 89.04'
L18	S	17°33'36" W 89.04'
L19	S	17°33'36" W 89.04'
L20	S	17°33'36" W 89.04'
L21	S	17°33'36" W 89.04'
L22	S	17°33'36" W 89.04'
L23	S	17°33'36" W 89.04'
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L25	S	17°33'36" W 89.04'
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L65	S	17°33'36" W 89.04'
L66	S	17°33'36" W 89.04'
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L81	S	17°33'36" W 89.04'
L82	S	17°33'36" W 89.04'
L83	S	17°33'36" W 89.04'
L84	S	17°33'36" W 89.04'
L85	S	17°33'36" W 89.04'
L86	S	17°33'36" W 89.04'
L87	S	17°33'36" W 89.04'
L88	S	17°33'36" W 89.04'
L89	S	17°33'36" W 89.04'
L90	S	17°33'36" W 89.04'
L91	S	17°33'36" W 89.04'
L92	S	17°33'36" W 89.04'
L93	S	17°33'36" W 89.04'
L94	S	17°33'36" W 89.04'
L95	S	17°33'36" W 89.04'
L96	S	17°33'36" W 89.04'
L97	S	17°33'36" W 89.04'
L98	S	17°33'36" W 89.04'
L99	S	17°33'36" W 89.04'
L100	S	17°33'36" W 89.04'

20' Wide Motor & S.S. Easement (Vol. 2020/ Pg. 22 & 222) (Vol. 2017/ Pg. 616 & 722)



LEAGUE CITY OFFICE  
15001 W. I-10  
HOUSTON, TX 77060  
(281) 552-7770  
www.hightidesurveying.com  
209 HOUSTON AVE. SUITE B3 LEAGUE CITY, TX 77573  
MAILING: P.O. BOX 197421, DALLAS, TX 75219