



SUBJECT TRACT  
2.853 ACRES  
RESIDUE OF  
LOT 1, BLOCK 1  
VICTORY LAKES TOWN CENTER  
SECTION 5, VOLUME 2012A,  
PAGE 48, G.C.M.R.

CALLED 4.752 ACRES  
CONVEYED TO  
LEAGUE CITY TX  
SENIOR PROPERTY, LLC  
G.C.C.F. NO. 2015019590  
04-02-2015

LEAGUE CITY WAL-MART  
RESTRICTED RESERVE "A-1"  
VOL. 2007A, PG. 35, G.C.M.R.

LOT 1, BLOCK 1  
VICTORY LAKES TOWN CENTER,  
SECTION FOUR  
VOL. 2007A, PG. 148, G.C.M.R.

**LEGEND**

R.O.W.	RIGHT-OF-WAY
D.L.	BUILDING LINE
U.E.	UTILITY EASEMENT
A.E.	AERIAL EASEMENT
D.E.	DRAINAGE EASEMENT
P.A.E.	PRIVATE ACCESS EASEMENT
P.U.E.	PRIVATE UTILITY EASEMENT
F.N.D.	FOUND
I.R.	IRON ROD
F.N.C.	FENCE
W.D.	WOOD
C.L.F.	CHAIN LINK FENCE
CONC.	CONCRETE
SW	SIDEWALK
0.5' OFF PROPERTY	
1.5' ON PROPERTY	

**PARCEL DESCRIPTION**

A tract of land containing 2.853 acres, being out of Lot 1, Block 1, Victory Lakes Town Center, Section 5, recorded in Volume 2012A, Page 48, of the Map Records of Galveston County, Texas, and being more particularly described by metes and bounds as follows;

**BEGINNING:** at a set five eighths inch iron rod with cap stamped "JM" marking the most westerly corner of the tract herein described, the most northerly corner of Lot 1, Block 1, Victory Lakes Town Center, Section Four, recorded in Volume 2007A, Page 148, of the Map Records of Galveston County, Texas and being in the easterly line of Victory Lakes Drive (70 foot wide) and being the beginning of a non-tangent curve to the left.

- THENCE**, for an arc length of 178.66 feet, along the easterly line of said Victory Lakes Drive and following a curve to the left, having a radius of 735.00 feet, a chord bearing of North 21 degrees 36 minutes 09 seconds East, and a chord distance of 178.22 feet to a set five eighths inch iron rod with cap stamped "JM";
- THENCE**, North 16 degrees 59 minutes 23 seconds East, continuing along the easterly line of said Victory Lakes Drive, for a distance of 34.40 feet to a set five eighths inch iron rod with cap stamped "JM", marking the beginning of a curve to the right;
- THENCE**, for an arc length of 71.70 feet, following a curve to the right, having a radius of 50.00 feet, a chord bearing of North 57 degrees 13 minutes 19 seconds East, and a chord distance of 65.71 feet to a set five eighths inch iron rod with cap stamped "JM", in the south line of Walker Street (90 foot wide) and being the beginning of a curve to the left;
- THENCE**, for an arc length of 90.87 feet, along the south line of said Walker Street, following a curve to the right, having a radius of 1,000.00 feet, a chord bearing of South 83 degrees 31 minutes 49 seconds East, and a chord distance of 90.84 feet to a set five eighths inch iron rod with cap stamped "JM";
- THENCE**, South 85 degrees 16 minutes 50 seconds East, continuing along the south line of said Walker Street, for a distance of 329.08 feet to a set five eighths inch iron rod with cap stamped "JM", marking the most northerly corner of called 4.752 acres tract as recorded in Galveston County Clerk's File No. 2015019590;
- THENCE**, South 04 degrees 34 minutes 08 seconds West, along the most northerly northwest corner of said called 4.752 acre tract, for a distance of 25.00 feet to a set five eighths inch iron rod with cap stamped "JM", marking an interior corner of said called 4.752 acre tract;
- THENCE**, South 85 degrees 25 minutes 52 seconds East, along an interior line of said called 4.752 acre tract, for a distance of 10.00 feet to a set five eighths inch iron rod with cap stamped "JM", marking an exterior corner of said called 4.752 acre tract;
- THENCE**, South 04 degrees 41 minutes 56 seconds West, along an exterior line of said called 4.752 acre tract, for a distance of 134.44 feet to a set five eighths inch iron rod with cap stamped "JM", marking an exterior corner of said called 4.752 acre tract;
- THENCE**, North 85 degrees 18 minutes 04 seconds West, along an exterior line of said called 4.752 acre tract, for a distance of 328.60 feet to a set five eighths inch iron rod with cap stamped "JM", marking an interior corner of said called 4.752 acre tract;
- THENCE**, South 04 degrees 41 minutes 56 seconds West, along an interior line of said called 4.752 acre tract, for a distance of 344.04 feet to a set five eighths inch iron rod with cap stamped "JM", in the northeasterly line of said Lot 1, Block 1, Victory Lakes Town Center, Section Four;
- THENCE**, North 37 degrees 04 minutes 58 seconds West, along the northeasterly line of said Lot 1, Block 1, Victory Lakes Town Center, Section Four, for a distance of 325.51 feet to the **POINT OF BEGINNING**.

**TO ALL PARTIES INTERESTED IN TITLE TO PREMISES SURVEYED**

THE UNDERSIGNED CERTIFIES THAT THERE ARE NO DISCREPANCIES, CONFLICTS, SHORTAGES IN AREA BOUNDARIES IN CONFLICT, ENCROACHMENTS, OVERLAPPING OF IMPROVEMENTS, VISIBLE RIGHTS-OF-WAYS AND EASEMENTS, EXCEPT AS SHOWN HEREON, SPEC. CASE 16, CONV. II

*[Signature]*  
JEAN MCKINLEY  
R.P.L.S. NO. 1184  
LICENSE/REGISTRATION NO. 0986100  
STATE OF TEXAS



The location of the subject tract on the FEMA Flood Insurance Rate Map, Community Panel 85488 0030-E, dated September 22, 1999, lies within (Unshaded) Zone "X", an area outside 100-year flood plain. This statement is based on scaling the location of said survey on the reference map. This information is to determine flood insurance rates only and is not used to identify specific flooding conditions.

Bearings shown hereon are based on the Texas State Plane Coordinate System, South Central Zone, NAD 83.

All easements shown are as described in a Title Commitment prepared by First American Title Company under G.F. No. 2434870-H045 having an effective date of August 16, 2019. Further research of the Harris County Deeds Records was performed by J. Morales, Inc.

Drainage Access Easement, Galveston County Clerk's File No. 2012062263.

Subject tract may require a plat at time of construction.