

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	BEARING	CHORD
C1	550.00'	28°26'11"	272.97'	S 38°32'18" E	270.18'
C2	25.00'	90°04'15"	39.30'	S 07°43'16" E	35.38'

LINE TABLE		
LINE	DISTANCE	BEARING
L1	58.35'	N 65°41'19" E

General Notes:

- 1) This property lies in Zone "X", areas determined to be outside the 500-year flood plain, as determined by FEMA and as shown on FIRM Community-Panel Number 485488 0005 E, map revised September 22, 1999.
- 2) The herein subdivided tract or parcel of land lies entirely within the incorporated limits of the City of League City, Texas.
- 3) The herein subdivided tract or parcel of land lies within the Clear Creek Independent School District.
- 4) "B.L." indicates Building Line.
- 5) "U.E." indicates Utility Easement.
- 6) Development of this site shall be restricted to a maximum impervious cover as provided by City of League City code or as approved by the City of League City based on drainage study and design plan as prepared by the project engineer.

THE STATE OF TEXAS :
COUNTY OF GALVESTON : KNOW ALL MEN BY THESE PRESENTS

That Laurel Bay, Ltd., a Texas limited partnership, acting through Stiletto Real Estate Investments LLC, its General Partner, by Vince Casimir, Manager of said Stiletto Real Estate Investments LLC, owners of the property subdivided in the above and foregoing plot of **HARBOR POINTE COMMERCIAL, SECTION 1**, a Subdivision in the City of League City, Galveston County, Texas, being located and situated in the **MICHAEL MULDOON TWO LEAGUE GRANT, Abstract #18**, do hereby make and establish said Subdivision according to the lines, lots, building lines, notations and easements thereon shown and designate said Subdivision as **HARBOR POINTE COMMERCIAL, SECTION 1**, and on behalf of said Laurel Bay, Ltd., a Texas limited partnership, acting through Stiletto Real Estate Investments LLC, its General Partner, by Vince Casimir, Manager of said Stiletto Real Estate Investments LLC, do hereby dedicate to the use of the public, as such, all easements; and, do hereby bind ourselves, our successors, and assigns to warrant and forever defend the title to the land so dedicated.

FURTHER, we, Laurel Bay, Ltd., a Texas limited partnership, by Stiletto Real Estate Investments LLC, its General Partner, by Vince Casimir, Manager of said Stiletto Real Estate Investments LLC, owners of the property subdivided in the above and foregoing plot of **HARBOR POINTE COMMERCIAL, SECTION 1**, have complied with, or will comply with, the existing regulations heretofore on file and adopted by the City of League City, Galveston County, Texas.

WITNESS our hands in the City of League City, Galveston County, Texas, this 2 day of July, 2007.

Laurel Bay, LTD., A Texas Limited Partnership
By: Stiletto Real Estate Investments LLC, General Partner
Vince Casimir
Vince Casimir
Manager

THE STATE OF TEXAS :
COUNTY OF GALVESTON :

Before me, the undersigned authority, on this day personally appeared Vince Casimir, Manager, of Stiletto Real Estate Investments LLC, known to me to be the persons whose names are subscribed to the above and foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed and in the capacity therein and herein set out, and as an act and deed of said Corporation.

WITNESS MY HAND AND SEAL OF OFFICE this 2 day of July, 2007.



Eric Schramm
Notary Public for the State of Texas
My Commission Expires: 8-28-09

THE STATE OF TEXAS :
COUNTY OF GALVESTON : KNOW ALL PERSONS BY THESE PRESENTS

This is to certify that Eric Schramm, Vice President for Texas Community Bank, N.A., owner and holder of a lien against the property shown on this plot, said lien being evidenced by instrument of record under Galveston County Clerk File No. 2006033048 of the Deed Records of Galveston County, Texas, do hereby in all things subordinate our interest in said property to the purposes and effects of said plot and the dedications and restrictions shown herein to said plot. Further, I hereby confirm that Texas Community Bank, N.A. is the present owner of said lien and has not assigned the same nor any part thereof.

WITNESS MY HAND AND SEAL OF OFFICE this 2 day of July, 2007.

Texas Community Bank, N.A.
By: *Eric Schramm* Marie Harber
Eric Schramm
Vice President

THE STATE OF TEXAS :
COUNTY OF GALVESTON :

Before me, the undersigned authority, on this day personally appeared Eric Schramm, Vice President for Texas Community Bank, N.A., known to me to be the person whose name is subscribed to the above and foregoing instrument and acknowledged to me that he executed the same for the purposes expressed therein and in the capacity therein and herein set forth.

WITNESS MY HAND AND SEAL OF OFFICE this 2 day of July, 2007.



Dale L. Hardy
Notary Public for the State of Texas
My Commission Expires: 8-28-09

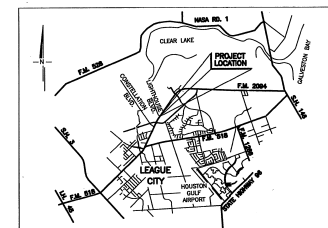
This is to certify that I, Dale L. Hardy, a Registered Professional Land Surveyor for the State of Texas, Registration #4847, have plotted the above and foregoing subdivision from an actual survey made on the ground and under my direction; that this plot accurately represents the facts as found by that survey made by me, and that all corners have been, or will be, properly monumented.

Dale L. Hardy
Dale L. Hardy
Registered Professional Land Surveyor 4847

This is to certify that the City Planner for the City of League City, Galveston County, Texas, has approved this **HARBOR POINTE COMMERCIAL, SECTION 1**, in conformity with the laws of the State of Texas and the regulations of the City of League City and has authorized the recording of said Plot this 2 day of July, 2007.



P.O. Box 846, League City, Texas 77574
281-554-7799 409-795-8030 Fax: 281-554-6989



VICINITY MAP
SCALE: N.T.S.

STATE OF TEXAS :
COUNTY OF GALVESTON :

I, Mary Ann Dalgic, County Clerk, Galveston County, Texas, do hereby certify that this written instrument was filed for record in my office on JULY 2, 2007, at 10:48 o'clock, A.M., and duly recorded on July 2, 2007, at 10:48 o'clock, A.M., in PLAT RECORD 25278, MAP NUMBER 152, Galveston County Map Records.

WITNESS MY HAND AND SEAL OF OFFICE at Galveston, Texas, the day and date last above written.

Mary Ann Dalgic
Mary Ann Dalgic
County Clerk
Galveston County, Texas
By: *Robert S. Ballew* Deputy

Survey of a 2.52 acre tract or parcel of land (109,642 square feet) being out of the **MICHAEL MULDOON TWO LEAGUE GRANT, Abstract #18**, Galveston County, Texas, and further being out of and a part of that certain 125,017 acres tract of land conveyed to South Shore Harbour Development, Ltd., by instrument of record at Volume 1713, Page 518, of the Real Property Records in the Office of the County Clerk of Galveston County, Texas, said tract being more particularly described by metes and bounds as follows:

COMMENCING at a 5/8 inch iron rod with cap found for the most Southerly corner of RESTRICTED RESERVE 'A' out of **HARBOR POINTE, SECTION FOUR**, a Subdivision of record at Map Record 18, Map Number 1125, Galveston County Map Records, said point being at the Northerly line of Marina Bay Drive (F.M. 2094), a 114 foot public roadway right-of-way.

THENCE N 37°18'51" E, along the Southerly line of said **HARBOR POINTE, SECTION FOUR**, and the Northerly line of said Marina Bay Drive, a distance of 1031.96 feet, to a 5/8 inch iron rod with cap found for the **POINT OF BEGINNING** of this tract, same being the most Easterly corner of said RESTRICTED RESERVE 'A';

THENCE N 52°42'11" W, along the Northerly line of said **HARBOR POINTE, SECTION FOUR**, a distance of 345.38 feet to a 5/8 inch iron rod found for the most Northerly corner of said **HARBOR POINTE, SECTION FOUR**, said point being at the Southerly line of **HARBOR POINTE, SECTION ONE**, according to the map or plat thereof recorded at Map Record 18, Map Number 724, Galveston County Map Records;

THENCE Northeasterly along the Southerly line of said **HARBOR POINTE, SECTION ONE**, the following courses and distances:

N 37°17'49" E, a distance of 160.00 feet to a point from which a 5/8 inch iron rod found bears N 54°55' W, 0.52 feet;

N 49°14'32" E, a distance of 161.78 feet to a 5/8 inch iron rod with cap set, and;

N 65°41'19" E, a distance of 58.35 feet to a 5/8 inch iron rod with cap set for corner, said point being at the Westerly line of Lighthouse Boulevard, a 100 foot public roadway right-of-way; said point further being at a curve in said right-of-way having a radius of 550.00 feet;

THENCE, Southeasterly, along the arc of said curve to the left, a distance of 272.97 feet, the chord of which curve bears S 38°32'18" E, 270.18 feet, to a 5/8 inch iron rod with cap set marking a point for reverse curve, said reverse curve having a radius of 25.00 feet;

THENCE, Southeasterly, along the arc of said reverse curve to the right, an arc distance of 39.30 feet, the chord of which curve bears S 07°43'16" E, 35.38 feet, to a 5/8 inch iron rod with cap set for corner and being at the Northerly line of said Marina Bay Drive;

THENCE S 37°18'51" W, along the Northerly line of said Marina Bay Drive, a distance of 279.05 feet to the **POINT OF BEGINNING** and containing a calculated area of 2.52 acres of land.

HARBOR POINTE COMMERCIAL SECTION 1

A SUBDIVISION OF
2.52 ACRES OF LAND
SITUATED IN THE
MICHAEL MULDOON TWO LEAGUE GRANT,
ABSTRACT NO. 18
CITY OF LEAGUE CITY
GALVESTON COUNTY, TEXAS

DEVELOPERS: Laurel Bay, Ltd.
1707 Post Oak Road, Suite 192
Houston, Texas
77056

SURVEYOR: GeoSurv, LLC
P.O. BOX 246
LEAGUE CITY, TEXAS
77574

SCALE: 1" = 50'

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