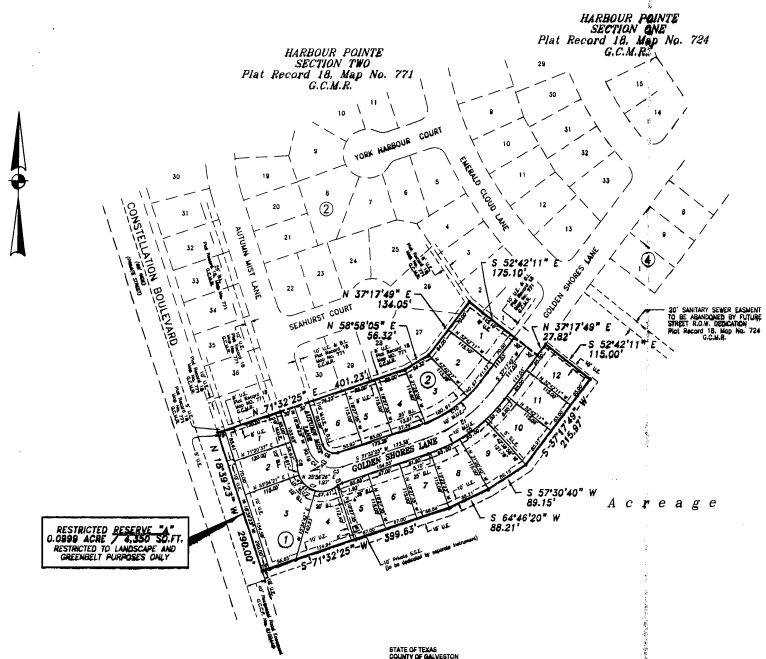


FIELD NOTES

Description of a 4.5900 acre tract of land out of a called 125.017 acre tract as described in Volume 1713, Page 518 of the Galveston County Deed Records, all located in the Michael Muldoon Two League Grant, Abstract No. 18, Galveston County, Texas said 4.5900 acre tract being more particularly described as follows (with bearings referenced to the recorded plat of HARBOUR POINTE, SECTION ONE, a subdivision as shown on the plat thereof recorded at plat record 18, map number 724 of the Galveston County Map Records):

BEGINNING at a 5/8-inch iron rod found at the most southeasterly corner of HARBOUR POINT SECTION TWO, a subdivision as shown on the plat thereof recorded in plat record 18, map number 771 of the Galveston County Map Records,

THENCE, North 71°32'25" East, along the southerly line of said HARBOUR POINTE SECTION TWO, a distance of 401.23 feet to a 5/8-inch iron rod found for angle point,

THENCE, North 58°58'05" East, continuing along said southerly line, a distance of 56.32 feet to a 5/8-inch iron rod found for angle point;

THENCE, North 37°17'49" East, continuing along said southerly line, a distance of 134.05 feet to a 5/8-inch iron rod found for corner;

THENCE, South 52°42'11" East, along the most southerly south-west line of said HARBOUR POINTE SECTION TWO, a distance of 179.10 feet to a 5/8-inch iron rod found for the most southerly corner of said HARBOUR POINTE SECTION TWO lying in the southeasterly right-of-way line of Golden Shores Drive (80-foot wide right-of-way) as dedicated by said HARBOUR POINTE SECTION TWO;

THENCE, North 37°17'49" East, along the southerly line of said HARBOUR POINTE SETION TWO and said southeasterly right-of-way line, a distance of 27.82 feet to a point for corner;

THENCE, South 52°42'11" East, a distance of 115.00 feet to a point for corner;

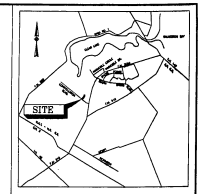
THENCE, South 37°17'49" West, a distance of 215.97 feet to an angle point;

THENCE, South 57°30'40" West, a distance of 89.15 feet to an angle point;

THENCE, South 64°46'20" West, a distance of 88.21 feet to an angle point;

THENCE, South 71°32'25" West, a distance of 399.63 feet to the easterly line of Constellation Boulevard;

THENCE, North 18°39'23" West, a distance of 290.00 feet to the POINT OF BEGINNING and containing a computed area of 4.5900 acres of land.



VICINITY MAP N.T.S.

CURVE	RADIUS	DELTA	ARC	BEARING	CHORD
C1	290.00'	34°14'36"	173.32'	S 54°25'07" W	170.75'
C2	55.00'	89°46'12"	86.20'	N 82°33'29" W	77.65'
C3	55.00'	44°24'01"	42.62'	N 88°15'35" W	41.58'
C4	55.00'	45°24'11"	43.58'	N 41°21'29" W	42.45'
C5	320.00'	34°14'36"	191.25'	S 54°25'07" W	188.42'
C6	25.00'	22°29'23"	9.81'	S 60°17'43" W	9.75'
C7	50.00'	133°19'57"	116.35'	N 64°17'00" W	91.62'
C8	25.00'	21°02'22"	9.18'	N 08°08'12" W	9.13'
C9	25.00'	89°46'12"	39.18'	S 63°33'29" E	35.29'
C10	290.00'	34°14'36"	155.39'	N 54°25'07" E	153.09'

NOTES:

1. According to the Federal Emergency Management Agency Flood Insurance Rate Map, Community-Panel No. 485469 0010C, revised May 2, 1983, the subject property lies within Zone "C", defined as "Areas of minimal Flooding.", Not within the 100-year Flood Plain.; Zone "B", defined as "Areas between limits of the 100-year flood and 500-year flood; or certain areas subject to 100-year flooding with average depths less than one (1) foot or where the contributing drainage area is less than one square mile; or areas protected by levees from the base flood."
2. HARBOUR POINTE, SECTION THREE, lies within the Clear Creek Independent School District.
3. "B.L." indicates "Building Line".
4. "U.E." indicates "Utility Easement".
5. "S.L.E." indicates "Street Light Easement".
6. "S.S.E." indicates "Sanitary Sewer Easement".
7. "G.C.M.R." indicates "Galveston County Map Records".
8. "M.U.E." indicates "Municipal Utility Easement".

STATE OF TEXAS:
COUNTY OF GALVESTON:

SOUTH SHORE HARBOUR DEVELOPMENT, LIMITED, A TEXAS LIMITED PARTNERSHIP, ACTING THROUGH ANREM CORPORATION, A TEXAS CORPORATION, ITS GENERAL PARTNER, MICHAEL W. MCBRIDEMY, PRESIDENT AND VINCENT E. SOLER, JR., SECRETARY, RESPECTIVELY OF SAID CORPORATION OWNERS OF THE PROPERTY SUBDIVIDED IN THE ABOVE AND FOREGOING MAP OF HARBOUR POINTE, SECTION THREE, DO HEREBY MAKE AND ESTABLISH SAID SUBDIVISION AND DEVELOPMENT PLAN OF SAID PROPERTY ACCORDING TO ALL LINES LOTS, BUILDING LINES, STREETS, RESERVES, DEDICATIONS AND EASEMENTS THEREON SHOWN AND DESIGNATED SAID SUBDIVISION AS HARBOUR POINTE, SECTION THREE LOCATED IN THE MICHAEL MULDOON TWO LEAGUE GRANT, ABSTRACT NO. 18, IN GALVESTON COUNTY, TEXAS, AND ON BEHALF OF SOUTH SHORE HARBOUR DEVELOPMENT, LIMITED, HEREBY DEDICATE TO THE USE OF THE PUBLIC ALL STREETS AND EASEMENTS EXCEPTS AND HOLDS REGARTELY ALL PARKS, WATER COURSES, DRAINS, AND COMMON AREA SHOWN THEREON FOREVER, AND DO HEREBY WAIVE ALL CLAIMS FOR DAMAGES OCCASIONED BY THE GRADES AS APPROVED FOR THE STREETS, OR OCCASIONED BY THE ALTERATION OF THE SURFACE OF ANY PORTION OF STREETS 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.

FURTHER, OWNERS DO HEREBY CERTIFY THAT WE ARE OWNERS OF ALL PROPERTY IMMEDIATELY ADJACENT TO THE BOUNDARIES OF THE ABOVE AND FOREGOING HARBOUR POINTE, SECTION THREE, WHERE BUILDING SETBACK LINES OR EASEMENTS ARE TO BE ESTABLISHED OUTSIDE THE BOUNDARIES OF THIS ABOVE AND FOREGOING PLAT AND DO HEREBY MAKE AND ESTABLISH ALL BUILDING SETBACK LINES AND DEDICATE AND RESERVE, EXCEPT AND HOLD ALL EASEMENTS AS SHOWN IN SAID ADJACENT ACREAGE.

WE, SOUTH SHORE HARBOUR DEVELOPMENT, LIMITED, A TEXAS LIMITED PARTNERSHIP, ACTING THROUGH ANREM CORPORATION, A TEXAS CORPORATION, ITS GENERAL PARTNER, MICHAEL W. MCBRIDEMY, PRESIDENT AND VINCENT E SOLER JR., SECRETARY OF ANREM CORPORATION, OWNER OF THE PROPERTY SUBDIVIDED IN THE ABOVE AND FOREGOING MAP OF HARBOUR POINTE, SECTION THREE, HAVE COMPLIED WITH OR WILL COMPLY WITH THE EXISTING CITY OF LEAGUE CITY ORDINANCES AND DOCKS HERETOFORE ON FILE WITH THE CITY SECRETARY AS ADOPTED BY THE CITY COUNCIL OF THE CITY OF LEAGUE CITY, GALVESTON COUNTY, TEXAS.

SOUTH SHORE HARBOUR DEVELOPMENT, LIMITED, A TEXAS LIMITED PARTNERSHIP BY: ANREM CORPORATION, GENERAL PARTNER.

WITNESS OUR HANDS IN THE CITY OF LEAGUE CITY, GALVESTON COUNTY, TEXAS. THIS THE 25th DAY OF May, 1999.

SOUTH SHORE HARBOUR DEVELOPMENT, LIMITED,
A TEXAS LIMITED PARTNERSHIP

BY: ANREM CORPORATION, GENERAL PARTNER

ATTEST: Vincent E. Soler, III
VINCENT E. SOLER, III
SECRETARY

Michael W. McBridemy
MICHAEL W. MCBRIDEMY
PRESIDENT

STATE OF TEXAS
COUNTY OF GALVESTON

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED MICHAEL W. MCBRIDEMY, PRESIDENT AND VINCENT E. SOLER, JR., SECRETARY OF ANREM CORPORATION, A TEXAS CORPORATION, KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THEIRN PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY, THEREIN AND HEREIN SET OUT, AND AS THE ACT AND DEED OF SAID CORPORATION.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 25th DAY OF May, 1999.

SHERRY J. BAKER
Notary Public, State of Texas
My Commission Expires 04-01-2001

Sherry J. Baker
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES 4/1/2001

I, WALTER J. WILBANKS, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT, WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND, THAT ALL BOUNDARY CORNERS, ANGLE POINTS, POINTS OF CURVATURE AND OTHER REFERENCE POINTS HAVE BEEN MARKED WITH IRON RODS (OR OTHER SUITABLE PERMANENT MATERIAL) HAVING AN OUTSIDE DIAMETER OF NOT LESS THAN FIVE EIGHTHS OF AN INCH (5/8") AND A LENGTH OF NOT LESS THAN THREE (3) FEET.

STATE OF TEXAS
WALTER J. WILBANKS
4036
REGISTERED
PROFESSIONAL
LAND SURVEYOR

WALTER J. WILBANKS
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4036

THIS IS TO CERTIFY THAT THE CITY PLANNING COMMISSION OF THE CITY OF LEAGUE CITY, TEXAS HAS APPROVED THIS PLAT AND SUBDIVISION OF HARBOUR POINTE, SECTION THREE, IN CONFORMANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE ORDINANCES OF THE CITY OF LEAGUE CITY AS SHOWN THEREON AND AUTHORIZED THE RECORDING OF THIS PLAT

THIS 12th DAY OF July, 1999.

BY: _____ CHAIRMAN

BY: Linda Rivera CITY PLANNER

I, PATRICIA RITCHIE, COUNTY CLERK, GALVESTON COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE WRITTEN INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE ON 7-13, 1999, AT 10:13 O'CLOCK A M. AND DULY RECORDED ON 7-13, 1999, AT 10:13 O'CLOCK A M., IN PLAT RECORD 18 MAP NUMBER 909, GALVESTON COUNTY MAP RECORDS.

WITNESS MY HAND AND SEAL OF OFFICE, AT GALVESTON, TEXAS THE DAY AND DAY LAST ABOVE WRITTEN.

PATRICIA RITCHIE, COUNTY CLERK
GALVESTON COUNTY, TEXAS

BY: _____ DEPUTY

18/909

Quad 1185
1188

OWNER: SOUTH SHORE HARBOUR DEVELOPMENT, LTD.

HARBOUR POINTE SECTION THREE

BEING 4.5900 ACRES OF LAND CONTAINING
18 LOTS AND 1 RESTRICTED RESERVE IN
2 BLOCKS AND BEING PART OF THE MICHAEL
MULDOON TWO LEAGUE GRANT, A – 18,
CITY OF LEAGUE CITY, GALVESTON COUNTY, TEXAS.

SCALE: 1" = 100' MAY 1999

100 0 100 200 300
GRAPHIC SCALE
in feet

CLARK-GEOGRAM INC.
LAND SURVEYORS

Dallas – Houston – San Antonio
1315 Sherwood Forest Drive – Houston, Texas 77043
tel. 713.461.1400 – fax 713.461.3699 – info@clarksurvey.com

9934872

M 18/909

INCH SCALE OCT 1999 24X

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