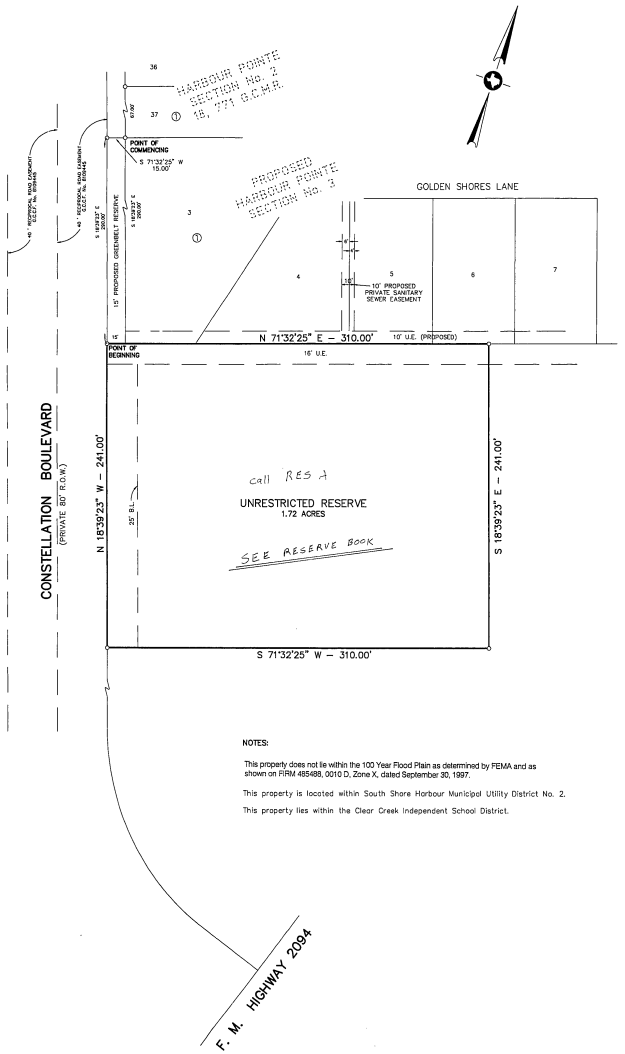


NOTES:

This property does not lie within the 100 Year Flood Plain as determined by FEMA and as shown on FIRM 485488, 0010 D, Zone X, dated September 30, 1997.

This property is located within South Shore Harbour Municipal Utility District No. 2.

This property lies within the Clear Creek Independent School District.

THE STATE OF TEXAS :
:
COUNTY OF GALVESTON :

KNOW ALL MEN BY THESE PRESENTS

That South Shore Harbour Development, Limited, a Texas Limited Partnership, acting through Anrem Corporation, a Texas Corporation, its General Partner, owner of the property subdivided in the above and foregoing Plat of **MARINA WEST SECTION TWO,** being a subdivision situated in the MICHAEL MULDOON TWO LEAGUE GRANT, ABSTRACT NO. 18, Galveston County, Texas, and being out of and a part of a 125.017 acre tract of land described in Volume 1713, Page 518 of the Deed Records of Galveston County, Texas, do hereby make subdivision of said property according to the lines, reserves, and easements as shown hereon, and designate said subdivision as **MARINA WEST SECTION TWO,** and dedicate to the public as such, the easements as shown hereon forever.

WITNESS MY HAND this 15th day of July, 1999.

South Shore Harbour Development, Limited
A Texas Limited Partnership

By: Anrem Corporation, General Partner

Michael W. McCroskey
President

Vincent E. Soler, Jr.
Secretary

THE STATE OF TEXAS :
:
COUNTY OF GALVESTON :

Before me, the undersigned authority, on this day personally appeared Michael W. McCroskey, 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 above and foregoing instrument and acknowledged to me that they executed the same for the purposes and consideration therein set forth.

WITNESS MY HAND AND SEAL OF OFFICE this 15th day of July, 1999.

SHERRY J. BAKER
Notary Public, State of Texas
My Commission Expires 04-03-2002

Notary Public for the
State of Texas
My Commission Expires: ____

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

STATE OF TEXAS
DALE L. HARDY
4847
REGISTERED PROFESSIONAL LAND SURVEYOR

Dale L. Hardy
Registered Professional
Land Surveyor 4847

PROPERTY DESCRIPTION

FIELD NOTES of a 74709.560 square foot (1.72 acre) tract of land situated in the Michael Muldoon Two League Grant, Abstract No. 18, Galveston County, Texas; said 1.72 acre tract of land being out of and a part of a 125.017 acre tract of land described in Volume 1713, Page 518 of the Deed Records of Galveston County, Texas; said 1.72 acre tract of land being more particularly described by metes and bounds as follows:

NOTE: BASIS OF BEARING FOR THIS SURVEY IS THE WEST LINE OF HARBOUR POINTE SECTION TWO SUBDIVISION, A SUBDIVISION IN GALVESTON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT RECORD 18, MAP No. 771 OF THE MAP RECORDS OF GALVESTON COUNTY, TEXAS; SAID WEST LINE OF HARBOUR POINT SECTION TWO BEING S 18°39'23" E.

COMMENCING at a found 5/8 inch iron rod for the Southwest corner of said Harbour Pointe Section Two;

THENCE S 71°32'25" W a distance of 15.00 feet to a point in the East right-of-way line of Constellation Boulevard (80' Private R.O.W.).

THENCE S 18°39'23" E with the East right-of-way line of said Constellation Boulevard a distance of 290.00 feet to a set 5/8 inch iron rod with cap for the Northwest corner of this tract of land and also being the **PLACE OF BEGINNING.**

THENCE N 71°32'25" E with the North line of this tract of land a distance of 310.00 feet to a set 5/8 inch iron rod with cap for the Northeast corner of this tract of land.

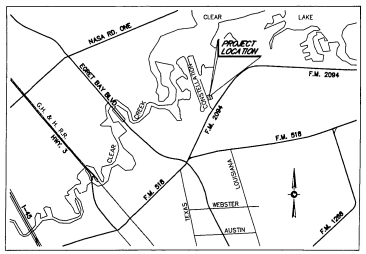
THENCE S 18°39'23" E with the East line of this tract of land a distance of 241.00 feet to a set 5/8 inch iron rod with cap for the Southeast corner of this tract of land.

THENCE S 71°32'25" W with the South line of this tract of land a distance of 310.00 feet to a set 5/8 inch iron rod with cap for the Southwest corner of this tract of land; said point being in the East right-of-way line of said Constellation Boulevard.

THENCE N 18°39'23" W with the West line of this tract of land and the East right-of-way line of said Constellation Boulevard a distance of 241.00 feet to the **PLACE OF BEGINNING;** containing within said boundaries a calculated area of 74709.560 square feet (1.72 acres) of land.

Dale L. Hardy
AND ASSOCIATES
Registered Professional Land Surveyors
P.O. Box 246, League City, Texas 77574
281-554-7759 409-765-6000 Fax: 281-554-6989

9942920



VICINITY MAP
SCALE: N.T.S.

This is to certify that the Chief Planner for the City of League City, Galveston County, Texas, has approved this Plat of the **MARINA WEST SECTION TWO** as to conformity with the laws of the State of Texas and the Ordinances of the City of League City and authorize the recording of said Plat this 20th day of August, 1999.

Linda A. Rivera, AICP
Chief Planner
City of League City

THE STATE OF TEXAS

COUNTY OF GALVESTON

I, Patricia Ritchie, County Clerk, Galveston County, Texas, do hereby certify that this written instrument was filed for record in my office on 8-20-99 at 10 o'clock, 32 m., and duly recorded on 8-20-99 at 10 o'clock, 32 m., in PLAT RECORD 18 MAP NUMBER 923 Galveston County Map Records.

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

Patricia Ritchie
County Clerk
Galveston County, Texas
By: ____ Deputy

SOUTH SHORE HARBOUR

MARINA WEST SECTION TWO

A SUBDIVISION OUT OF
MICHAEL MULDOON TWO LEAGUE GRANT,
ABSTRACT NO. 18
CITY OF LEAGUE CITY
GALVESTON COUNTY, TEXAS

UNRESTRICTED RESERVE - 1.72 ACRES

DEVELOPERS: SOUTH SHORE HARBOUR DEVELOPMENT, LIMITED
P.O. BOX 2152
LEAGUE CITY, TEXAS
77574

SURVEYOR: DALE L. HARDY
REGISTERED PROFESSIONAL LAND SURVEYOR
P.O BOX 246
LEAGUE CITY, TEXAS
77574

18/923

40 0 40 80
SCALE: 1" = 40'

M 18/923

INCH SCALE OCT 1999 24X

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