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. McCROSKEY PRESIDENT AND VINCENT E. SOLER, JR., SECRETARY, RESPECTIVELY OF ANREM CORPORATION OWNERS OF THE 10.0435 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING MAP OF PALM COVE, SECTION TWO - PHASE ONE, DO HEREBY MAKE AND ESTABLISH SAID SUBDIVISION AND DEVELOPMENT PLAN OF SAID PROPERTY ACCORDING TO ALL LINES, LOTS, BUILDING LINES, STREETS, RESERVES, NOTATIONS AND EASEMENTS THEREON SHOWN AND DESIGNATED SAID SUBDIVISION AS PALM COVE, SECTION TWO - PHASE ONE, 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 PRIVATELY, ALL PARKS, WATER COURSES, DRAINS, AND COMMON AREA SHOWN THEREON FOREVER, AND DO HEREBY WAIVE ANY 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

WE, SOUTH SHORE HARBOUR DEVELOPMENT, LIMITED, A TEXAS LIMITED PARTNERSHIP, ACTING THROUGH ANREM CORPORATION, A TEXAS CORPORATION, ITS GENERAL PARTNER, MICHAEL W. McCROSKEY PRESIDENT AND VINCENT E. SOLER, JR., SECRETARY RESPECTIVELY OF ANREM CORPORATION, OWNER OF THE PROPERTY SUBDIVIDED IN THE ABOVE AND FOREGOING MAP OF PALM COVE SECTION TWO – PHASE ONE, HAVE COMPLIED WITH OR WILL COMPLY WITH THE EXISTING CITY OF LEAGUE CITY ORDINANCES AND CODES 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, THE 7th DAY OF September, 1999

SOUTH SHORE HARBOUR DEVELOPMENT, LIMITED,
A TEXAS LIMITED PARTNERSHIP

BY ANREM CORPORATION, GENERAL PARTNER

ATTEST: V.E. Soler, Jr. — BY: Michael W. McCroskey
VINCENT E. SOLER, JR — MICHAEL W. McCROSKEY
SECRETARY — PRESIDENT

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 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 THE ACT AND DEED OF SAID CORPORATION.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 7th DAY OF September, 1999

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 — REGISTERED — WALTER J. WILBANKS — 4936 — PROFESSIONAL LAND SURVEYOR

WALTER J WILBANKS
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4936

THIS IS TO CERTIFY THAT THE CITY PLANNING COMMISSION OF THE CITY OF LEAGUE CITY, TEXAS HAS APPROVED THIS PLAT AND SUBDIVISION OF PALM COVE, SECTION TWO – PHASE ONE, 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 15TH DAY OF SEPTEMBER, 1999

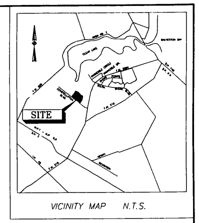
BY: John Wycoff — BY: Linda Rivera
JOHN WYCOFF — LINDA RIVERA
CHAIRMAN — CITY PLANNER

I, PATRICIA RITCHIE, COUNTY CLERK, GALVESTON COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE WRITTEN INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE ON Sept. 16, 1999, AT 11:38 O'CLOCK A.M. AND DULY RECORDED ON Sept. 16, 1999, AT 11:38 O'CLOCK A.M., IN PLAT RECORD 18, MAP NUMBER 936, 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: [signature] DEPUTY

3449_PC2_Final_Plat_PH1.dwg



REASON FOR AMENDING PLAT:
To create a 30-foot wide municipal utility easement being all of Restricted Reserve "A" of HARBOUR POINTE SECTION TWO.

18/936

LINE	BEARING	DISTANCE
L1	S 59°28'44" W	26.45'
L2	S 64°37'33" W	3.57'

CURVE	RADIUS	DELTA	ARC	BEARING	CHORD
C1	1470.00'	00°02'34"	1.10'	N 78°14'35" E	1.10'
C2	1500.00'	20°22'35"	533.45'	S 68°04'35" W	530.65'
C3	1500.00'	01°50'16"	48.12'	S 58°48'25" W	48.11'
C4	1500.00'	11°42'16"	306.42'	S 65°34'41" W	305.89'
C5	1500.00'	06°50'03"	178.92'	S 74°50'51" W	178.81'
C6	1200.00'	16°54'04"	353.97	N 17°33'31" W	352.69'
C7	1530.00'	20°22'35"	544.12'	S 68°04'35" W	541.26'
C8	1470.00'	04°40'40"	120.02'	N 75°52'58" E	119.98'
C9	1470.00'	04°59'17"	127.98'	N 76°02'17" E	127.94'
C10	25.00'	90°20'19"	39.42'	N 28°22'29" E	35.46'
C11	25.00'	94°01'35"	41.03'	S 63°48'28" E	36.58'
C12	1470.00'	07°28'26"	191.75'	N 65°26'32" E	191.61'
C13	25.00'	85°20'23"	37.24'	N 19°02'07" E	33.89'
C14	1230.00'	12°08'45"	260.74'	N 17°33'42" W	260.25'
C15	25.00'	41°39'23"	18.18'	N 32°19'01" W	17.78'
C16	50.00'	265°38'20"	231.81'	N 79°40'27" E	73.35'
C17	25.00'	44°05'40"	19.24'	S 10°26'48" W	18.77'
C18	1170.00'	11°22'30"	232.28'	S 17°17'17" E	231.90'
C19	25.00'	99°08'10"	43.26'	S 72°32'38" E	38.06'

NOTES:

1. One-foot reserve dedicated to the public as a buffer between the side or end of streets where such streets abut adjacent acreage tracts, the condition of such dedication being that when the adjacent property is subdivided in a recorded plat, the one-foot reserve shall thereupon become vested in the public for street right-of-way purposes and the fee title thereto shall revert to and revest in the dedicator, his heirs, assigns, or successors according to the recorded plat.
2. According to the Federal Emergency Management Agency Flood Insurance Rate Map, Community-Panel No. 485488 0010C, revised May 2, 1983, the subject property lies within Zone "C", defined as "Areas of minimal Flooding."; 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."; and Zone "A-13", defined as "Areas of 100-year flood; base flood elevations and flood hazard factors are determined.", the base flood elevation for the property shown hereon is 11 feet above sea level as referenced to the National Geodetic Vertical Datum of 1929.
3. Palm Cove, Section Two - Phase One, lies within the Clear Creek Independent School District.
4. "B.L." indicates "Building Line".
5. "U.E." indicates "Utility Easement".
6. "S.L.E." indicates "Street Light Easement".
7. "S.S.E." indicates "Sanitary Sewer Easement".
8. "M.U.E." indicates "Municipal Utility Easement".
9. "G.C.M.R." indicates "Galveston County Map Records".
10. "P.R." indicates "Plat Record".
11. All 16-foot wide utility easements shown hereon are centered 8-feet on either side of the common lot unless otherwise noted.

9947697

FIELD NOTES

Being a 10.0435 acre tract of land located in the Michael Muldoon Two League Grant, Abstract No. 18, Galveston County, Texas, being out of a called 125.017 acre tract as described in Volume 1713, Page 518 of the Galveston County Deed Records, and being all of Restricted Reserve "A" of HARBOUR POINTE, SECTION TWO, a subdivision as shown on the plat thereof recorded at Plat Record 18, Page 771 of the Galveston County Map Records said, 10.0435 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 southerly southwest corner of PALM COVE, SECTION ONE, AMENDING PLAT, a subdivision as shown on the plat thereof recorded in Plat Record 18, Map Number 856 of the Galveston County Map Records lying in the northerly line 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.

THENCE, South 57° 53' 17" West, along the northerly line of said HARBOUR POINTE, SECTION ONE, a distance of 89.61 feet to a 5/8-inch iron rod found for angle point.

THENCE, South 59° 28' 44" West, continuing along said northerly line, at a distance of 64.51 feet pass the northwest corner of said HARBOUR POINTE, SECTION ONE and the northeast corner of HARBOUR POINTE, SECTION TWO, a subdivision as shown on the plat thereof recorded at plat record 18, map number 771 of the Galveston County Map Records and continuing along the northerly line of said HARBOUR POINTE, SECTION TWO, a total distance of 129.42 feet to a 5/8-inch iron rod found at the west corner of Lot 1 out of Block 1 of said HARBOUR POINTE, SECTION TWO and the north corner of said Restricted Reserve "A";

THENCE, South 28° 14' 21" East, along the southwesterly line of said Lot 1 and the northeasterly line of said Restricted Reserve "A", a distance of 116.83 feet to a 5/8-inch iron rod found at the south corner of said Lot 1 and the east corner of said Restricted Reserve "A" lying in the northerly right-of-way line of Calypso Lane, (60-foot wide right-of-way) as dedicated by said HARBOUR POINTE, SECTION TWO;

THENCE, southwesterly, along said northerly right-of-way line and the southerly line of said Restricted Reserve "A" following the arc of a curve to the right having a radius of 1470.00 feet through a central angle of 01° 10' 10" (the chord bears South 61° 45' 39" West, a distance of 30.00 feet) an arc distance of 30.00 feet to a 5/8-inch iron rod found at the south corner of said Restricted Reserve "A" and the east corner of Lot 2 out of said Block 1.

THENCE, North 28° 14' 21" West, along the northeasterly line of said Lot 2 and the southwesterly line of said Restricted Reserve "A", a distance of 115.95 feet to a 5/8-inch iron rod found at the north corner of said Lot 2 and the west corner of said Restricted Reserve "A".

THENCE, along the northerly line of said HARBOUR POINTE, SECTION TWO the following five (5) courses and distances:

1. South 64° 37' 33" West, a distance of 125.75 feet to a to a 5/8-inch iron rod found for angle point.
2. South 70° 07' 23" West, a distance of 127.45 feet to a 5/8-inch iron rod found for angle point;
3. South 71° 20' 37" West, a distance of 65.00 feet to a 5/8-inch iron rod found for angle point.
4. South 75° 44' 32" West, a distance of 128.03 feet to the most southwesterly corner of the herein described tract;

THENCE, North 11° 44' 08" West, a distance of 177.18 feet;

THENCE, easterly along the arc of a curve to the left having a radius of 1470.00 feet through a central angle of 00° 02' 34" (the chord bears North 78° 14' 35" East, a distance of 1.10 feet) an arc distance of 1.10 feet.

THENCE, North 16° 47' 41" West, a distance of 139.49 feet to the south line of a called 180.872 acre tract of land described by instrument recorded in Volume 2999, Page 524 of the Galveston County Deed Records.

THENCE, North 71°20'37" East, along the southerly line of said 180.872 acre tract, a distance of 25.00 feet to the most southerly southeast corner of said 180.872 acre tract;

THENCE, North 16°47'40" West, along an easterly line of said 180.872 acre tract, a distance of 420.29 feet to a 5/8-inch iron rod found at the most westerly southwest corner of said PALM COVE, SECTION ONE, AMENDING PLAT;

THENCE, along the southerly and westerly line of said PALM COVE, SECTION ONE, AMENDING PLAT the following twelve (12) courses and distances:

1. North 73°12'19" East, a distance of 180.01 feet to a 5/8-inch iron rod found for corner;
2. North 16°47'41" West, a distance of 7.02 feet to a 5/8-inch iron rod found for corner.
3. North 73°12'19" East, a distance of 118.34 feet to a 5/8-inch iron rod found for corner;
4. South 20°49'39" East, a distance of 36.18 feet to a 5/8-inch iron rod found for corner;
5. North 69°10'21" East, a distance of 73.00 feet to a 5/8-inch iron rod found;
6. North 76°10'15" East, a distance of 132.01 feet to a 5/8-inch iron rod found;
7. South 79°45'04" East, a distance of 130.84 feet to a 5/8-inch iron rod found;
8. South 05°50'38" East, a distance of 187.97 feet to a 5/8-inch iron rod found;
9. South 15°46'48" East, a distance of 138.64 feet to a 5/8-inch iron rod found;
10. South 32°06'43" East, a distance of 72.70 feet to a 5/8-inch iron rod found for corner.
11. South 57°53'17" West, a distance of 5.40 feet to a 5/8-inch iron rod found for corner;
12. South 32°06'43" East, a distance of 175.00 feet to the POINT OF BEGINNING and containing a computed area of 11.7612 acres of land.

SOUTH SHORE HARBOUR

OWNER: SOUTH SHORE HARBOUR DEVELOPMENT, LTD.

PALM COVE SECTION TWO
PHASE ONE

A SUBDIVISION OF 10.0435 ACRES OF LAND CONTAINING
37 LOTS AND 2 RESTRICTED RESERVES IN 3 BLOCKS

BEING AN AMENDING PLAT OF RESTRICTED RESERVE "A" OF HARBOUR POINTE SECTION TWO, Plat Record 18, Map No. 771, G.C.M.R. AND ADDITIONAL ACREAGE

LOCATED IN THE MICHAEL MULDOON TWO LEAGUE GRANT, A-18,
CITY OF LEAGUE CITY, GALVESTON COUNTY, TEXAS.

SCALE: 1"=100' AUGUST 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 713.461.3639 - info@clarksurvey.com

Q-1185 + 1188

M18/936

INCH SCALE 1 2 3 4 5 6

OCT 1999 24X

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