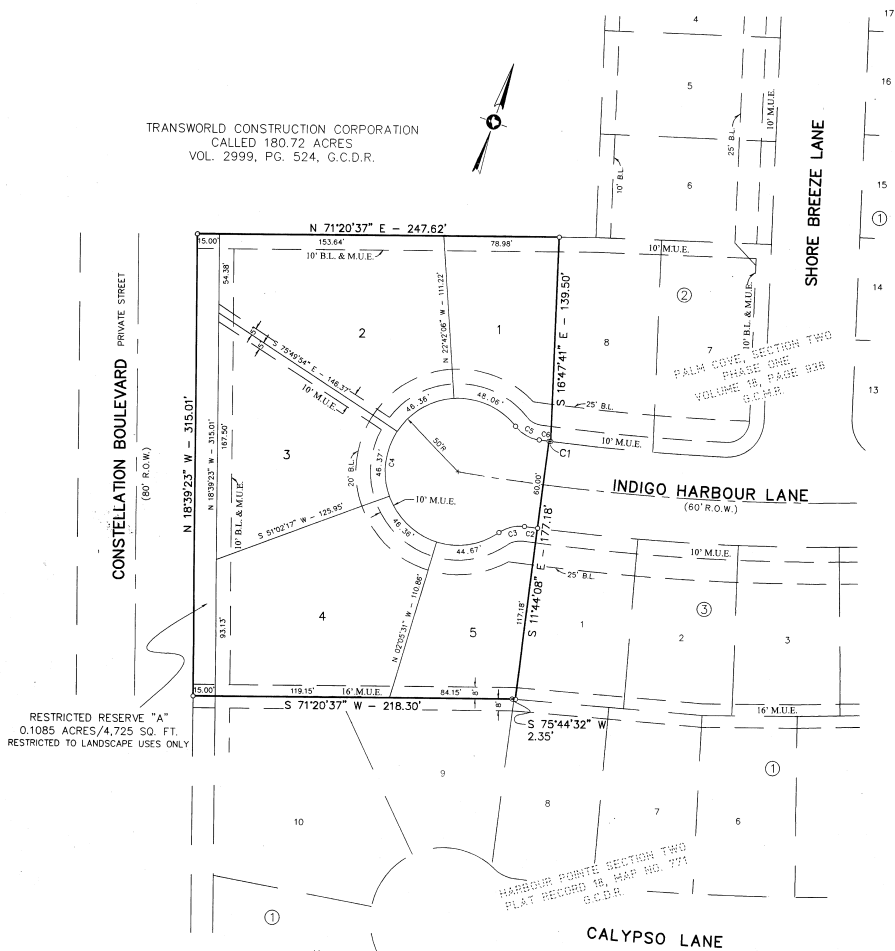


TRANSWORLD CONSTRUCTION CORPORATION
CALLED 180.72 ACRES
VOL. 2999, PG. 524, G.C.D.R.



RESTRICTED RESERVE "A"
0.1085 ACRES/4,725 SQ. FT.
RESTRICTED TO LANDSCAPE USES ONLY

LOT	AREA (SQ. FT.)	AREA (ACRES)
1	8973	0.21
2	15682	0.36
3	12661	0.29
4	15711	0.36
5	8463	0.19

CURVE	RADIUS	DELTA	ARC	TANGENT	BEARING	CHORD
C1	1470.00'	00°02'35"	1.10'	0.55'	S 78°43'55" W	1.10'
C2	15300.00'	00°20'19"	9.04'	4.52'	S 78°26'02" W	9.04'
C3	25.00'	41°53'08"	18.28'	9.57'	S 57°39'38" W	17.87'
C4	50.00'	26°38'56"	231.82'	53.95'	N 10°27'28" W	73.34'
C5	25.00'	43°50'06"	19.13'	10.06'	S 79°33'03" E	18.66'
C6	1470.00'	00°18'37"	7.96'	3.98'	N 78°22'36" E	7.96'

Notes:

- 1) This property does not lie within the 100 Year Flood Plain, as determined by FEMA and as shown on FIRM 48548B, 0010 D, Zone X, dated September 22, 1999.
- 2) B.L. indicates Building Line.
- 3) M.U.E. indicates Municipal Utility Easement
- 4) This property lies fully within the bounds of the Clear Creek Independent School District.
- 5) This property lies fully within the Corporate Limits of the City of League City, Galveston County, Texas.

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, Michael W. McCroskey, President, and Vincent E. Soter, Jr., Secretary, respectively of Anrem Corporation, owners of the 1.7178 acre tract described in the above and foregoing map of PALM COVE, SECTION TWO, PHASE TWO, does 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 designate said subdivision as PALM COVE, SECTION TWO, PHASE TWO, 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 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. Soter, Jr., Secretary, respectively of Anrem Corporation, owner of the property subdivided in the above and foregoing map of PALM COVE, SECTION TWO, PHASE TWO, have compiled, or will comply, with the existing regulations heretofore on file and adopted by the City of League City, Galveston County, Texas.

WITNESS MY HAND this 18th day of July, 2000.

South Shore Harbour Development, Limited
A Texas Limited Partnership
By: Anrem Corporation, General Partner

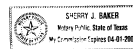
Vincent E. Soter, Jr.
Secretary

Michael W. McCroskey
President

THE STATE OF TEXAS :
COUNTY OF GALVESTON :

Before me, the undersigned authority, on this day personally appeared Michael W. McCroskey, President, and Vincent E. Soter, 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 expressed and in the capacity therein and herein set forth.

WITNESS MY HAND AND SEAL OF OFFICE this 18th day of July, 2000.



Dale L. Hardy
Notary Public for the
State of Texas
My Commission Expires: 08/01/2003

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 Planning and Zoning Commission of the City of League City, Galveston County, Texas, has approved this Plat of the PALM COVE, SECTION TWO, PHASE TWO, as shown hereon in accordance with the laws of the State of Texas and the Ordinances of the City of League City heretofore adopted and on file with the City of League City, and has authorized the recording of said Plat this 18th day of July, 2000.

John Wycoff
John Wycoff - Chairman
City of League City
Planning & Zoning Commission

M. Christopher Peifer
M. Christopher Peifer
Assistant Director of Public Works
Acting City Planner
City of League City

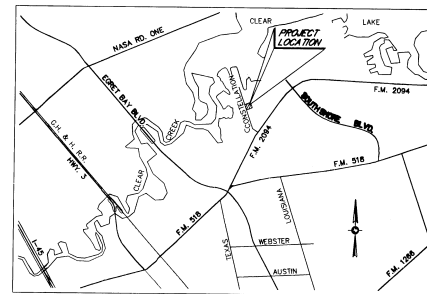
THE STATE OF TEXAS :
COUNTY OF GALVESTON :

I, Patricia Ritchie, County Clerk, Galveston County, Texas, do hereby certify that this written instrument was filed for record in my office on 8/18/2000, at 2:00 p.m., in PLAT RECORD 18, MAP NUMBER 1067, Galveston County Map Records.

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

Patricia Ritchie
Patricia Ritchie
County Clerk
Galveston County, Texas
By: *[Signature]* Deputy

Dale L. Hardy
AND ASSOCIATES
Registered Professional Land Surveyors
P.O. Box 106, League City, Texas 77506
281-554-7750 409-700-8000 Fax: 281-554-8888



VICINITY MAP

SCALE: N.T.S.

PROPERTY DESCRIPTION

Being a 1.7178 acre tract or parcel of land being located and situated in the M. MULDOON TWO LEAGUE GRANT, Abstract #18, Galveston County, Texas, being out of a called 125.017 acre tract of land as described in Volume 1713, Page 518, Galveston County Deed Records, and being a part of Restricted Reserve "A" of HARBOUR POINT, SECTION TWO, PHASE ONE, Subdivision of record at Volume 18, Page 771, Galveston County Map Records, said 1.7178 acre tract being more particularly described by metes and bounds as follows (with bearings referenced to the recorded plat PALM COVE, SECTION TWO, PHASE ONE, a Subdivision of record at Volume 18, Page 936, Galveston County Map Records):

BEGINNING at a 5/8 inch iron rod found for the most Southerly corner of Lot 1, Block 3, of said PALM COVE, SECTION TWO, PHASE ONE, said point further being at the Northerly line of the aforesaid HARBOUR POINT, SECTION TWO;

THENCE S 75°44'32" W, along and with the Northerly line of said HARBOUR POINT, SECTION TWO, a distance of 2.35 feet to a 5/8 inch iron rod found for angle to the left;

THENCE S 71°20'37" W, continuing along and with said Northerly line, a distance of 218.30 feet to a 5/8 inch iron rod found for the most Northwesterly corner of said HARBOUR POINT, SECTION TWO, said point further being at the Northwesterly line of Constellation Boulevard, on 80 foot wide public roadway right-of-way;

THENCE N 18°39'23" W, along and with the Northerly line of said PALM COVE, SECTION TWO, a distance of 315.01 feet to a 5/8 inch iron rod found for corner, said point being the most Southerly corner of that certain called 180.872 acre tract or parcel of land described of record at Volume 2999, Page 524, Galveston County Deed Records;

THENCE N 71°20'37" E, along and with the Southerly line of said 180.872 acre tract, a distance of 247.62 feet to a 5/8 inch iron rod found for corner, said point being the most Northwesterly corner of Lot 8, Block 2, of said PALM COVE, SECTION TWO, PHASE ONE;

THENCE S 16°47'41" E, along and with the Westerly line of the aforesaid Lot 8, Block 2, a distance of 139.49 feet to a 5/8 inch iron rod found for corner, said point being the most Southwesterly corner of said Lot 8 and further being at a curve in the Northerly line of Indigo Harbour Lane, a 60 foot public roadway right-of-way, said curve having a radius of 1470.00 feet;

THENCE in a Southwesterly direction along said curve to the right having a delta of 00°02'35", an arc distance of 1.10 feet, the chord of which curve bears S 78°14'35" W, 1.10 feet, to a 5/8 inch iron rod found for corner;

THENCE S 11°44'08" E, at 60.00 feet pass the Southerly line of said Indigo Harbour Lane, said passing point being the most Northwesterly corner of the aforesaid Lot 1, Block 3, PALM COVE, SECTION TWO, PHASE ONE, and continuing along and with the Westerly line of said Lot 1, Block 3, for a total distance of 177.18 feet to the POINT OF BEGINNING and containing a calculated area of 1.7178 acres of land.

18/1061



PALM COVE, SECTION TWO PHASE TWO

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

5 LOTS - 1.61 ACRES
RESTRICTED RESERVE "A" - 0.11 ACRES

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

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

SCALE: 1" = 40'

FIRST PLAT: JULY 15, 2000

2000046214