CURVE	RADIUS	DELTA	ARC	BEARING	CHORD
C1	550.00'	33°54'39"	325.50'	S 16°33'10" E	320.79'
C2	600.00'	12°33'34"	131.44'	N 18°19'03" W	129.01'
C3	700.00'	12°33'34"	153.44'	N 18°19'03" W	153.14'
C4	500.00'	12°33'34"	109.59'	N 18°19'03" W	109.39'
C5	500.00'	37°54'28"	330.93'	N 39°33'10" W	291.43'
C6	700.00'	22°51'25"	279.29'	N 34°05'13" W	277.45'
C7	450.00'	06°15'10"	49.08'	S 32°21'34" E	49.05'
C8	550.00'	14°49'38"	142.28'	S 39°53'32" W	141.89'
C9	500.00'	11°00'12"	96.13'	N 42°05'32" W	96.00'
C10	450.00'	13°16'17"	104.20'	N 37°23'26" W	104.00'
C11	25.00'	98°13'34"	42.85'	N 87°19'34" W	37.81'
C12	25.00'	100°52'18"	43.94'	S 04°46'50" E	38.56'
C13	550.00'	19°41'09"	188.97'	N 46°39'35" W	188.00'
C14	25.00'	90°00'00"	39.27'	S 11°30'29" E	35.36'
C15	25.00'	90°00'00"	39.27'	N 78°29'31" E	35.36'
C16	50.00'	180°00'00"	157.08'	N 56°30'29" W	100.00'
C17	25.00'	80°02'49"	34.93'	N 09°30'54" E	32.16'
C18	25.00'	80°02'49"	34.93'	S 89°33'44" W	32.16'
C19	300.00'	37°42'09"	197.51'	N 38°49'39" E	194.14'
C20	35.00'	90°39'00"	55.34'	S 42°21'03" W	49.76'
C21	25.00'	90°39'00"	39.56'	S 42°21'03" W	35.58'
C22	50.00'	139°02'45"	121.30'	N 27°07'19" W	93.68'
C23	25.00'	90°39'00"	39.56'	N 42°21'03" E	35.58'
C24	35.00'	90°39'00"	55.34'	S 48°18'57" E	49.76'
C25	1500.00'	11°57'14"	312.97'	S 63°21'52" W	312.40'
C26	1500.00'	11°57'14"	312.97'	S 51°24'38" W	312.40'
C27	1400.00'	11°45'21"	287.33'	S 63°43'39" W	286.81'
C28	450.00'	54°18'16"	426.47'	S 63°49'04" W	410.83'
C29	480.00'	54°18'16"	455.06'	N 63°49'04" W	438.21'
C30	400.00'	54°18'16"	379.16'	N 63°49'04" W	365.14'
C31	25.00'	29°55'35"	13.06'	S 84°08'09" W	12.91'
C32	25.00'	89°56'05"	39.23'	S 26°11'20" W	35.33'
C33	35.00'	85°56'05"	52.52'	S 26°11'20" W	47.75'
C34	25.00'	29°55'35"	13.06'	S 31°45'28" W	12.91'
C35	50.00'	145°49'41"	127.22'	S 26°11'20" W	95.58'
C36	350.00'	17°05'44"	104.43'	N 38°49'39" E	104.04'
C37	350.00'	37°42'09"	230.28'	N 38°49'39" E	226.14'
C38	350.00'	43°23'14"	264.88'	N 38°46'35" E	258.63'
C39	350.00'	16°19'25"	100.32'	S 20°29'33" E	100.00'

NOTES

1. 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
2. Based on ground elevations obtained by field observations portions of Lots 1, 2, 3, 4, 5, 6, and 7 out of Block 1 and Lots 1 and 2 out of Block 4 lie within 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 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. "G.C.M.R." indicates "Galveston County Map Records".
9. All 16 foot wide utility easements shown hereon are centered 8-feet on either side of the common lot unless otherwise noted.

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. MICROSKEY, PRESIDENT AND VINCENT E. SOLER, JR., SECRETARY OF ANREM CORPORATION OWNERS OF THE 19.1398 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING MAP OF PALM COVE, SECTION ONE, 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 DESIGNATED SAID SUBDIVISION AS PALM COVE, SECTION 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 HEREON OR ESTABLISHED SUBSEQUENT TO THE ESTABLISHMENT OF THE GRADES 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 ONE, WHERE BUILDING SETBACK LINES OR EASEMENTS ARE TO BE ESTABLISHED OUTSIDE THE BOUNDARIES OF THE 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. MICROSKEY, 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 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, THIS THE 10th DAY OF June 1998

SOUTH SHORE HARBOUR DEVELOPMENT, LIMITED,
A TEXAS LIMITED PARTNERSHIP

BY: ANREM CORPORATION, GENERAL PARTNER

ATTEST: Vincent E. Soler Jr.
VINCENT E. SOLER, JR.
SECRETARY

MICHAEL W. MICROSKEY
PRESIDENT

STATE OF TEXAS
COUNTY OF GALVESTON

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED MICHAEL W. MICROSKEY, 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 IT SELF 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 10th DAY OF June 1998.

SHERRY J. BAKER
Notary Public, State of Texas
My Commission Expires 01.01.2000

NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS
MY COMMISSION EXPIRES

STATE OF TEXAS
COUNTY OF GALVESTON

LENDER HEREBY AGREES TO EXPRESSLY SUBORDINATE ITS DEED OF TRUST LIEN TO THE TERMS AND CONDITIONS OF THIS PLAT, SAID LIEN RECORDED IN THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY IN GALVESTON COUNTY TEXAS, UNDER COUNTY CLERK'S FILE NO. 6028696, SECURING PAYMENT OF ONE NOTE IN THE PRINCIPAL AMOUNT OF$11,000,000.00 AND ANY OTHER AMOUNT PAYABLE UNDER THE TERMS OF THE SAID DEED OF TRUST

AMERICAN NATIONAL INSURANCE COMPANY

MICHAEL W. MICROSKEY
EXECUTIVE VICE PRESIDENT

STATE OF TEXAS
COUNTY OF GALVESTON

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED MICHAEL W. MICROSKEY, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 10th DAY OF June 1998

SHERRY J. BAKER
Notary Public, State of Texas
My Commission Expires 01.01.2000

NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS
MY COMMISSION EXPIRES

9828020

I, PATRICIA RITCHIE, COUNTY CLERK, GALVESTON COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE WRITTEN INSTRUMENT HAS BEEN FILED FOR RECORD IN MY OFFICE ON 6th DAY OF June 1998, AT 1:40 O'CLOCK P.M. AND DULY RECORDED ON 10th DAY OF June 1998, AT 1:40 O'CLOCK P.M. IN PLAT RECORD 18 MAP NUMBER 772 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

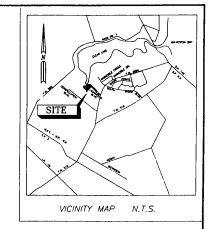
18/772

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.

WALTER J. WILBANKS
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4935

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 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 June 1998.

BY: _____ CHAIRMAN
BILL PEDERSEN
INTERIM CITY PLANNER



FIELD NOTES
Palm Cove, Section One

Description of a 19.1398 acre (833,791 square feet) tract of land out of a called 125.017 acre tract as described in Volume 1713, Page 518 of the Galveston County Deed Records, as located in the Michael Muldoon Two League Grant, A - 18, City of League City, Galveston County, Texas, and being all of HARBOUR POINTE SECTION ONE, a subdivision in Plat Record 18, Map No. 724 of the Galveston County Map Records.

BEGINNING at a 5/8-inch rod set found at the intersection of the westerly right-of-way line of Lighthouse Blvd. (a 150 foot wide right-of-way) as shown on the plat of said HARBOUR POINTE SECTION ONE, and the westerly line of said 125.017 acre tract, for a southeast corner of the herein described tract, from which a 5/8-inch rod found bears S 0°10' W, 0.25 feet;

THENCE, North 10 02'16" West, along the westerly line of said HARBOUR POINTE SECTION ONE, a distance of 64.83 feet to a point for the beginning of a curve to the left;

THENCE, northwesterly, continuing along said westerly line, and along said curve to the left having a radius of 788.00 feet, through a central angle of 13°51' (the chord bears North 16°19'13 West, a distance of 190.14 feet) an arc distance of 190.46 feet to a point of tangency;

THENCE, North 22 35'50" West continuing along said westerly line, a distance of 474.54 feet to a point for corner;

THENCE, South 89 23'48" West along the northerly line of said HARBOUR POINTE SECTION ONE, a distance of 214.75 feet to a point for corner;

THENCE, South 89 29'01" West continuing along said northerly line, a distance of 198.92 feet to a point for corner;

THENCE, South 87 53'17" West continuing along said northerly line, a distance of 89.71 feet to a point for corner;

THENCE, North 22 06'43" West, along the westerly residue line of said 125.017 acre tract, a distance of 173.00 feet to a point for corner;

THENCE, North 67 53'17" East, continuing along said westerly line, a distance of 5.40 feet to a point for corner;

THENCE, North 32 06'43" West continuing along said westerly line, a distance of 72.70 feet to a point for corner;

THENCE, North 15 46'46" West continuing along said westerly line, a distance of 139.64 feet to a point for corner;

THENCE, North 29 50'39" West continuing along said westerly line, a distance of 197.97 feet to a point for corner;

THENCE, North 78 45'04" West, along the northerly residue line of said 125.017 acres, a distance of 139.84 feet to a point for corner;

THENCE, South 78 18'13" West continuing along said northerly line, a distance of 132.01 feet to a point for corner;

THENCE, South 84 16'31" West continuing along said northerly line, a distance of 13.80 feet to a point for corner;

THENCE, North 20 49'39" West, a distance of 36.18 feet to a point for corner;

THENCE, North 73 12'19" West along said northerly line, a distance of 116.24 feet to a point for corner;

THENCE, South 16 47'41" East a distance of 7.02 feet to a point for corner;

THENCE, South 73 12'19" West, along the said northerly line a distance of 180.01 feet to a point for corner;

THENCE, North 16 47'40" West, a distance of 284.75 feet to a point for corner being the center of a wooden bulkhead;

THENCE along the meandens of said wooded bulkhead as follows:

South 84 09'28" West, a distance of 49.57 feet to a point for corner;
North 32 37'41" East, a distance of 87.38 feet to a point for corner;
North 16 03'59" West, a distance of 158.38 feet to a point for corner;
North 37 27'49" East, a distance of 102.94 feet to a point for corner;
North 42 11'57" East a distance of 117.11 feet to a point for corner;
North 26 39'20" East, a distance of 60.42 feet to a point for corner;
North 76 00'59" East, a distance of 32.54 feet to a point for corner;
South 24 15'46" East a distance of 45.91 feet to a point for corner;
South 15 51'15" East, a distance of 234.39 feet to a point for corner;
South 84 18'11" East, a distance of 87.64 feet to a point for corner;
North 73 54'59 East, a distance of 218.62 feet to a point for corner;
South 87 34'28" East, a distance of 130.74 feet to a point for corner;

THENCE, South 87 34'34" East, departing said bulkhead, a distance of 118.83 feet to a point for the beginning of a non-tangent curve to the left;

THENCE, southeasterly along said curve, in the left having a radius of 482.00 feet through a central angle of 22 53'34" (the chord bears South 14 41'18" East a distance of 191.72 feet) an arc distance of 192.57 feet to a point of tangency;

THENCE, South 26 35'20" East, a distance of 182.94 feet to a point for the beginning of a curve to the right;

THENCE, southeasterly along said curve in the right having a radius of 550.00 feet through a central angle of 22 53'34" (the chord bears South 14 41'18" East a distance of 218.71 feet) an arc distance of 219.72 feet to a point of tangency;

THENCE, South 22 31'55" East, a distance of 139.73 feet to a point for the beginning of a curve to the right;

THENCE, southwesterly, along said curve in the right having a radius of 500.00 feet through a central angle of 12 53'34" (the chord bears South 16 19'03" East a distance of 112.01 feet) an arc distance of 112.26 feet to a point of tangency;

THENCE, South 10 02'16" East, a distance of 84.83 feet to a point for corner in the westerly right-of-way line of said Lighthouse Boulevard;

THENCE, South 79 57'44" West, departing the said westerly right-of-way line, a distance of 100.00 feet to the POINT OF BEGINNING and containing a net point area of 19.1398 acres, more or less, feet of land.

SOUTH SHORE HARBOUR

OWNER: SOUTH SHORE HARBOUR DEVELOPMENT, LTD.

PALM COVE SECTION ONE

BEING 19.1398 ACRES OF LAND CONTAINING 36 LOTS AND 3 RESTRICTED RESERVES IN 4 BLOCKS AND BEING PART OF THE MICHAEL MULDOON TWO LEAGUE GRANT, A – 18,
CITY OF LEAGUE CITY, GALVESTON COUNTY, TEXAS.

SCALE: 1" = 100' June, 1998

100 50 0 100 200 300
SCALE IN FEET

Quad 1184, 1185, 4
1188

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

18/772 MR

3446PCL_FINAL PLAT.DWG

INCH SCALE

NOV 1998

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