

the Texas Coordinate System of 1983, South Central Zone and City of League City Monument No. LC-60. All distances shown hereon are surface distances unless noted and may be converted to grid distances by multiplying by a scale factor of 0.999869515

"SET" denotes set 5/8" iron rod with cap stamped "GeoSurv".

CURVE	RADIUS	DELTA	ARC	BEA
C1	535.00'	78°55'52"	737.02'	N 51°1
	192.600 VS		265.327 VS	
C2	535.00°	43°23'06"	405.11'	S 67°3
	192.600 VS		145.840 VS	
C3	2558.22'	05°23'33"	240.78'	N 62°0
	920.959 VS		86.681 VS	

		VAILAS	
L1	10.00'	3.600 VS	S 78°12'40" W
L2	17.34'	6.242 VS	S 45°53'42" W
L3	69.40'	24.984 VS	N 54°06'18" W
L4	50.80'	18.288 VS	N 64°45'48" W
L5	24.55'	8.838 VS	N 03°12'06" E
L6	22.06'	7.940 VS	N 12"16'12" E
L7	27.78'	10.003 VS	N 16°56'34" E
L8	30.10'	10.835 VS	N 18°24'32" E
L9	41.79'	15.043 VS	N 16°20'05" E
L10	50.07'	18.026 VS	N 04°12'33" E
L11	43.93'	15.816 VS	N 17°04'39" W
L12	20.87'	7.515 VS	N 01°39'46" E
L13	15.21'	5.475 VS	N 19°29'30" E
L14	15.65'	5.633 VS	N 53°57'16" E
L15	19.61'	7.059 VS	N 26°41'04" E
L16	21.21'	7.634 VS	N 15°44'04" E
L17	13.29'	4.784 VS	N 47°11'04" W
L18	38.40'	13.822 VS	N 02°23'45" W
L19	28.07'	10.104 VS	N 06°39'26" W
L20	25.51'	9.185 VS	N 13°48'16" W
L21	40.30'	14.509 VS	N 13°34'44" E
L22	18.00'	6.480 VS	N 46°42'53" E
L23	10.64'	3.831 VS	S 61°12'08" E
L24	30.82'	11.095 VS	N 53°40'41" E
L25	13.19'	4.749 VS	N 34°14'26" E

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L26	13.25'	4.771 VS	N 81°00'12" E
L27	44.41'	15.989 VS	N 04°38'34" E
L28	25.38'	9.138 VS	N 65°25'18" E
L29	113.29'	40.784 VS	N 76°50'52" E
L30	52.41'	18.867 VS	N 83°20'16" E
L31	19.19'	6.907 VS	N 74°34'03" E
L32	95.82'	34.496 VS	N 81°10'47" E
L33	58.93'	21.214 VS	N 78°09'01" E
L34	76.77'	27.637 VS	N 68°32'54" E
L35	110.42'	39.752 VS	N 83°31'11" E
L36	124.90'	44.964 VS	N 71°35'56" E
L37	98.96'	35.624 VS	N 84°41'20" E
L38	91.83'	33.057 VS	N 77°23'46" E
L39	80.27'	28.899 VS	N 71°20'23" E
L40	112.98'	40.672 VS	N 83°13'18" E
L41	137.47'	49.489 VS	N 87°45'34" E
L42	80.18'	28.863 VS	N 85°31'25" E
L43	57.15'	20.575 VS	N 86°39'45" E
L44	28.25'	10.169 VS	N 83°43'26" E
L45	47.14'	16.969 VS	N 42°07'33" E
L46	21.69'	7.810 VS	N 78°51'35" E
L47	9.98'	3.592 VS	S 13°02'03" E
L48	6.21'	2.235 VS	S 13°04'59" W
L49	7.13'	2.566 VS	S 74°16'50" E

PROPERTY DESCRIPTION 26.404 ACRES OUT OF UNRESTRICTED RESERVES "C" AND "P" SOUTH SHORE HARBOUR SUBDIVISION, SECTION TWO MICHAEL MULDOON TWO LEAGUE GRANT, ABSTRACT NUMBER 18

CITY OF LEAGUE CITY GALVESTON COUNTY, TEXAS

Being a tract or parcel containing 26.404 acres of land situated in the Michael Muldoon Two League Grant, Abstract Number 18, City of League City, Galveston County, Texas, being all of Unrestricted Reserves "C" (called 1.424 acres) and "P" (called 25.032 acres) of South Shore Harbour Subdivision, Section Two, a subdivision of record in Volume 17, Page 154, Galveston County Map Records (G.C.M.R.). Said 26.404 acre tract being more particularly described as follows (bearings are oriented to the bearing base reflected in said record plat of South Shore Harbour, Section Two):

BEGINNING at a 5/8 inch iron rod found in the westerly line of a called 33.34 acre tract as described in deed recorded under G.C.C.F. Number 8300447, said iron rod marking the easterly common corner of said Unrestricted Reserve "C" and Restricted Reserve "D" of said South Shore Harbour Subdivision, Section Two, and marking the most easterly southeast corner of the herein described tract;

THENCE, South 78"12'40" West, along the common line of said Reserves "C" and "D", a distance of 10.00 feet to a 5/8 inch iron rod found in the easterly right-of-way (R.O.W.) line of Enterprise Drive (70 foot wide private roadway), marking the westerly common corner of said Reserves "C" and "D", and the most westerly southeast corner of the herein described tract;

THENCE, in a northerly and westerly direction along the easterly and northerly R.O.W. line of said Enterprise Drive, the following courses:

northwesterly corner of said Unrestricted Reserve "C" and a point of tangency;

set marking a point of tangency, the herein described tract:

Canal the following courses:

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FND 5/8'

IR (CM)

*

North 54°06'18" West, a distance of 69.40 feet to a 5/8 inch iron rod with cap stamped "GeoSurv" set marking an angle point; South 80°41'30" West, a distance of 138.34 feet to a 5/8 inch iron rod with cap stamped "GeoSurv" set marking an angle point; North 64*45'48" West, a distance of 50.80 feet to a 5/8 inch iron rod with cap stamped "GeoSurv" set marking the point of curvature of a tangent curve to the

THENCE, in a northerly and easterly direction along said meander line of Mean Higher High Water of Clear Lake the following courses:

North	03"12'06"	East,	a	distanc
North	12°16'12"	East,	a	distanc
North	16°56'34"	East.	a	distanc
North	18°24'32"	East,	a	distanc
North	16'20'05"	East.	a	distanc
North	04"12'33"	East,	a	distanc
North	17°04'39"	West,		distand
North	01°39'46"	East,		distanc
North	19°29'30"	East,		distanc
North	53°57'16"			distanc
North	26°41'04"	East,	a	distanc
North	15°44'04"	East,	α	distanc
North	47°11'04"			distanc
North	02°23'45"	West,	a	distant
North	06'39'26"	West,	a	distand
North	13°48'16"	West,	a	distanc
North	13'34'44"	East,	a	distanc
North	46°42'53"	East,	a	distand
South	61"12'08"	East,	a	distanc
North	53°40'41"	East,	a	distanc
North	34°14'26"	East,	a	distanc
North	81°00'12"	East,	a	distanc
North	04°38'34"	East,	a	distand
North	65°25'18"	East,	a	distanc
North	76°50'52"	East,	a	distand
North	83°20'16"	East,	a	distanc
North	74°34'03"	East,	a	distanc
North	81"10'47"	East,	a	distanc
	78'09'01"		a	distanc
North	68°32'54"	East,	a	distanc
North	83°31'11"	East,	a	distance
North	71°35'56"	East,	a	distanc
North	84°41'20"	East,	a	distanc
North	77°23'46"	East,	a	distanc
North	71°20'23"	East,	a	distanc
North	83'13'18"	East,	a	distanc
North	87°45'34"	East,	a	distanc
North	85'31'25"	East,	a	distanc
North	86'39'45"	East,	a	distanc
North	83'43'26"	East,	a	distanc
North	42°07'33"	East.	a	distanc
North	78*51'35"	East,	a	distanc
South	13.02'03"	Fast.	a	distanc
South	13°04'59"	West.	a	distanc
South	74°16'50"	East,	a	distanc
afores	aid 33 34	acres	a	ad for t

THENCE, South 11°47'20" East, departing said meander line of Mean Higher High Water and along the westerly line of said 33.34 acre tract, at a distance of 34.02 feet pass a 5/8 inch iron rod with cap stamped "GeoSurv" set for reference, continuing at a distance of 708.97 feet pass the easterly common corner of said Reserves "P" and "C", and continuing, in all, a distance of 1234.02 feet to the POINT OF BEGINNING and containing 26.404 acres of land.

> LEGEND: FND FOUND FT FEET VS VARAS

File Date 12-20-2005 by D.J. H: See Small Format: Cover Letter

ARING CHORD 5'16" W 680.11' 244.840 V 35'15" W 395.50' 142.380 \ 04'02" W 240.69' 86.648 VS

Dale L. Hardy Registered Professional Land Surveyors P.O. Box 246, League City, Texas 77574 281-554-7739 409-765-6030 Fax: 281-554-6928

GALVESTON CO. NRC ART. 33. 136 SKETCH 35A

Northerly, an arc distance of 737.02 feet along a curve to the left having a central angle of 78*55'52", a radius of 535.00 feet, and a chord which bears North 51°15'16" West, 680.11 feet to a 5/8 inch iron rod with cap stamped "GeoSurv" set in the southerly line of said Unrestricted Reserve "P", marking the

South 89 16'48" West, a distance of 397.14 feet to a 5/8 inch iron rod with cap stamped "GeoSurv" set marking the point of curvature of a tangent curve to the

Easterly, an arc distance of 405.11 feet along said curve to the left, having a central angle of 43°23'06", a radius of 535.00 feet and a chord which bears South 67*35'15" West, 395.50 feet to a 5/8 inch iron rod with cap stamped "GeoSurv"

South 45'53'42" West, a distance of 17.34 feet to a 5/8 inch iron rod with cap stamped "GeoSurv" set in the easterly line of the East Circulation Canal as delineated on the record plat of said South Shore Harbour Subdivision, Section Two, and marking the southwesterly corner of said Unrestricted Reserve "P" and

THENCE, in a northwesterly direction along the easterly line of said East Circulation

Northwesterly an arc distance of 240.78 feet along said curve to the right, having a central angle of 05°23'33", a radius of 2558.22 feet and a chord which bears North 62°04'02" West, 240.69 feet to a point in the meander line of Mean Higher High Water of Clear Lake and for the westerly corner of the herein described tract;

> ice of 24.55 feet to an angle point; ice of 22.06 feet to an angle point; nce of 27.78 feet to an angle point; ce of 30.10 feet to an angle point; ce of 41.79 feet to an angle point; ce of 50.07 feet to an angle point; nce of 43.93 feet to an angle point; ce of 20.87 feet to an angle point; ce of 15.21 feet to an angle point; ice of 15.65 feet to an angle point; ice of 19.61 feet to an angle point; ice of 21.21 feet to an angle point; ce of 13.29 feet to an angle point; nce of 38.40 feet to an angle point; nce of 28.07 feet to an angle point; ice of 25.51 feet to an angle point; ce of 40.30 feet to an angle point; ice of 18.00 feet to an angle point; ce of 10.64 feet to an angle point; ce of 30.82 feet to an angle point; nce of 13.19 feet to an angle point; ce of 13.25 feet to an angle point; ice of 44.41 feet to an angle point; ce of 25.38 feet to an angle point; ice of 113.29 feet to an angle point; ce of 52.41 feet to an angle point; ce of 19.19 feet to an angle point; ce of 95.82 feet to an angle point; ce of 58.93 feet to an angle point; nce of 76.77 feet to an angle point; ce of 110.42 feet to an angle point; ce of 124.90 feet to an angle point; ce of 98.96 feet to an angle point; ice of 91.83 feet to an angle point; ce of 80.27 feet to an angle point; e of 112.98 feet to an angle point; ce of 137.47 feet to an angle point; ce of 80.18 feet to an angle point; nce of 57.15 feet to an angle point; ce of 28.25 feet to an angle point; ce of 47.14 feet to an angle point; ce of 21.69 feet to an angle point; ce of 9.98 feet to an angle point; ice of 6.21 feet to an angle point; e of 7.13 feet to a point in the westerly line of the

aforesaid 33.34 acres and for the northeasterly corner of the herein described tract;

IRON ROD CM CONTROL MONUMENT FH FIRE HYDRANT WV WATER VALVE

NOTES:

1. This survey reflects boundary and easement information as per a Title Commitment for Title Insurance issued by Lawyers Title Insurance Corporation, GF Number 3257000212, effective date March 20, 2005 and issued on April 1, 2005. No additional research regarding the existance of easements or restrictions of record has been performed by GeoSurv, LLC. Adjoiner information was provided by Courthouse Specialists. 2. This tract lies partially in Zone "X", shaded, areas of 500-year flood,

and partially in Zone "AE", a special flood hazard area inundated by 100-year flood where base flood elevations have been determined (base flood elevation = 11'), as per the National Flood Insurance Program FIRM Community Panel Number 485488-0010-D, published revision dated September 22, 1999. Designations shown hereon were scaled from the referenced FIRM panels and the location should be considered approximate. 3. Bearings are oriented to the bearing base reflected in the record plat of South Shore Harbour Subdivision, Section Two as recorded in Volume 17, Page 154-157, Galveston County Map Records.

4. This tract is subject to Restrictive Covenants of record in Volume 17, Page 154-157, Galveston County Map Records. 5. Surface or subsurface faulting, hazardous waste, wetlands designations or other environmental issues have not been addressed within the scope of this survey.

6. The upland portion of this tract adjoins and shares a common boundary with the tidally influenced submerged lands of the state. This tract may gain or lose portions of the tract because of changes in the boundary (i.e. erosion and/or accretion). State law prohibits the use, encumbrance, construction, or placing of any structure in, on, or over state-owned submerged lands below the applicable tide line, without proper permission. Any man-made alteration to this boundary line, i.e.: pier, bulkhead, dock or building construction or placement of fill material, requires approval and possible permitting from the Texas General Land Office, U. S. Corps of Engineers and any other governmental agency which has jurisdictional control over such matters.

March 1, 2005

This is to certify to that this map or plat and the survey on which it is based were made in accordance with "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys" jointly established and adopted by ALTA and ACSM in 1999, and pursuant to the Accuracy Standards (as adopted by ALTA and ACSM) for an Urban survey. The undersigned further certifies to the following:

a) this survey is true and correct and was made on the ground under my supervision as per the property description as shown hereon and accurately depicts the boundary lines, dimensions and area of land indicated hereon; b) all monuments shown hereon actually exist as of the day and date of this survey and the location, size and type of such monuments are accurately depicted hereon;

c) the property described in this survey is the same property described in title commitment described below; d) this survey plat accurately depicts the facts as found on the ground;

e) this survey accurately depicts the size, location and type of all buildings, structures, and other above ground and observed improvements found to be located upon the surveyed property;

f) this survey accurately depicts the location and dimensions of all alleys, streets, roads, rights-of-ways, easements, building setback lines and other matters of record to which the undersigned has been advised affecting the surveyed property according to the legal description in such easements and other matters with record instrument (volume and page number, film code or clerks' file number) indicated;

g) there are no apparent violations of zoning ordinances, restrictions or other applicable rules or regulations with reference to the location of the buildings and improvements;

h) except as shown hereon, there are no visible improvements, easements, rights-of-ways, drainage ditches, streams, uses, discrepancies, or conflicts by the surveyed property onto adjacent properties nor by adjacent properties onto the surveyed properties;

I) the distance to the nearest intersecting street or road is as depicted hereon; j) the surveyed property abuts Enterprise Avenue, a private street, as shown hereon, and Enterprise Avenue has direct access to FM 2094, a public right-of-way;

k) the location and size of existing utilities located adjacent to and upon the surveyed properties have been accurately depicted hereon based on above ground observed features and utility owner/operator records made available to the undersigned;

1) any discharge of storm waters from the surveyed properties into streams rivers, lakes or other conveyance system observed by or made known to the undersigned has been accurately depicted hereon;

m) except as depicted hereon, the surveyed properties consist of two parcels having a contiguous common boundary; n) except as depicted hereon, the surveyed properties do not serve any adjoining

properties for drainage, utilities, or ingress or egress; o) the lines, bearings and distances depicting the boundary of the surveyed properties and as shown hereon form a mathematically closed figure, and; p) the surveyed properties have separate and distinct tax account identification as provided by the Galveston County Central Appraisal District and are part of a properly executed, approved and recorded subdivision plat.

The undersigned has received and examined a copy of the Title Insurance Commitment GF No. 3257000212 dated January 11, 2005, and issued by Lawyers Title Insurance Corporation for the surveyed properties as well as a copy of each instrument listed therein, and the location of any matter shown hereon, to the extent it can be located, has been depicted on this survey plat.

GeoSurv, LLC

William E. Merter Registered Profession Land Surveyor #5046

I, William E. Merten, Licensed State Land Surveyor in and for the State of Texas, do hereby certify that on March 1, 2005, I have located the natural contour line of Mean Higher High Water on the ground, according to law and with the personnel stated, and that the meanders of said contour line are true and correct as shown hereon. Concrete bulkheading, which is partially destroyed, is present along the entire frontage of the subject tract.

Field Personnel: Chris Miller, Richard Brandor

William F. Merter Licensed State Land Surveyor



AN ALTA/ACSM LAND TITLE SURVEY

26.404 ACRES OUT OF UNRESTRICTED RESERVES "C" & "P" SOUTH SHORE HARBOUR SUBDIVISION SECTION TWO MICHAEL MULDOON TWO LEAGUE GRANT **ABSTRACT NUMBER 18** CITY OF LEAGUE CITY GALVESTON COUNTY, TEXAS

COUNTER 83406



- REMAINS OF CONCRETE SACK SHORE PROTECTION OF RECORD _72 L71 L70 L43 L42 L40 MEANDER LINE OF MEAN HIGHER HIGH WATER ON MARCH 1, 2005 (CURRENT PROPERTY LINE) CALLED 33.34 ACRES G.C.C.F. No. 8300447

OPERTY LINE	
DISTANCE	BEARING
8.838 VS	N 0312'06" E
7.940 VS 10.003 VS	N 12°16'12" E N 16°56'34" E
10.835 VS	
15.043 VS	
18.026 VS	
7.515 VS	N 17°04'39" W N 01°39'46" E
5.475 VS	N 19°29'30" E
5.633 VS	N 53*57'16" E
7.059 VS	N 26*41'04" E
7.634 VS	N 15°44'04" E
4.784 VS	N 47°11'04" W
13.822 VS	N 02*23'45" W
10.104 VS	N 06°39'26" W
9.185 VS	N 13°48'16" W
14.509 VS	N 13°34'44" E
6.480 VS	N 46°42'53" E
3.831 VS	S 61"12'08" E
11.095 VS	N 53'40'41" E
4.749 VS	N 34°14'26" E
4.771 VS	N 81°00'12" E
15.989 VS	N 04°38'34" E
9.138 VS	N 65°25'18" E
40.784 VS	N 76'50'52" E
18.867 VS	N 83°20'16" E
6.907 VS	N 74°34'03" E
34.496 VS	N 81°10'47" E
21.214 VS	N 78'09'01" E
27.637 VS	N 68°32'54" E
39.752 VS	N 83'31'11" E
44.964 VS	N 71°35'56" E
35.624 VS	N 84*41'20" E
33.057 VS	N 77*23'46" E
28.899 VS	N 71°20'23" E
40.672 VS	N 83°13'18" E
49.489 VS	N 87°45'34" E
28.863 VS	N 85°31'25" E
20.575 VS	N 86'39'45" E
10.169 VS	N 83°43'26" E
16.969 VS	N 42'07'33" E
7.810 VS	N 78°51'35" E
3.592 VS	S 13°02'03" E
2.235 VS	S 13°04'59" W
2.566 VS	S 74°16'50" E

	LIN	E	TA	BLE	
OPFR	TY	LI	NF	OF	RECO

		TABLE	PD
	T	INE OF RECO	
LINE	DISTANCE FEET	DISTANCE VARAS	BEARING
L50	3.54'	1.275 VS	N 59*19'52" W
L51	2.69'	0.967 VS	N 28"19'33" E
L52	110.00'	39.600 VS	N 09°07'51" E
L53	100.00'	36.000 VS	N 08°46'36" E
L54	52.23'	18.803 VS	N 08°08'32" W
L55	100.20'	36.072 VS	N 05°03'26" E
L56	51.13'	18.407 VS	N 03°25'01" W
L57	50.20'	18.072 VS	N 13°48'17" E
L58	73.18'	26.345 VS	N 36°09'46" E
L59	39.51'	14.224 VS	N 64'11'31" E
L60	100.03'	36.011 VS	N 77°37'38" E
L61	100.00'	36.000 VS	N 7913'52" E
L62	100.05'	36.018 VS	N 80°53'32" E
L63	100.92'	36.331 VS	N 71°15'26" E
L64	167.04'	60.134 VS	N 80°16'17" E
L65	33.69'	12.128 VS	N 67°21'31" E
L66	100.01'	36.004 VS	N 78°05'07" E
L67	100.05'	36.018 VS	N 77°13'35" E
L68	35.12'	12.643 VS	N 83*44'19" E
L69	115.04'	41.414 VS	N 77°30'28" E
L70	81.62'	29.383 VS	N 84°03'47" E
L71	170.46'	61.366 VS	N 86*47'17" E
L72	100.47'	36.169 VS	N 86°34'47" E
L73	122.64'	44.150 VS	N 64°14'15" E
L74	18.42'	6.631 VS	S 11°47'20" E
L/4	10.42	0.031 V3	5 11 47 20 E

AN ALTA/ACSM LAND TITLE SURVEY

26.404 ACRES OUT OF UNRESTRICTED RESERVES "C" & "P" SOUTH SHORE HARBOUR SUBDIVISION SECTION TWO MICHAEL MULDOON TWO LEAGUE GRANT ABSTRACT NUMBER 18 CITY OF LEAGUE CITY GALVESTON COUNTY, TEXAS PROJECT NO. 05-0072 SCALE: 1" = 50'

REV. APRIL 1, 2005 REV. MARCH 24, 2005 MARCH 9, 2005 SHEET 2 OF 2

COUNTER 83407



April 11, 2005

Mr. Ben Thomson, RPLS, LSLS Director of Surveying Texas General Land Office 1700 N. Congress, Room 720 Austin, Texas 78701

Re: 26.404 acres, M. Muldoon Two League Grant, Galveston County, Texas.

Dear Ben,

Pursuant to Natural Resources Code Section 36.133, Property Rights: Preservation of Littoral Rights, I am requesting that the enclosed survey plat titled "AN ALTA/ACSM LAND TITLE SURVEY (of) 26.404 ACRES..." be filed in the records of the General Land Office.

If you have any questions or need further information, please do not hesitate to give me a call.

Thank you.

Sincerely,

William E. Merten, RPLS, LSLS

encl.

TEXAS GENERAL LAND OFFICE Art. 33.136, Natural Resources Code AR. JJ. 1JU. Main an Monat Small Format CO. GALVESTON, Sketch, NO. 3 File Date 12:20:2005 by D.J.H

P.O. BOX 246 . LEAGUE CITY, TEXAS 77574 . 281-554-7739 . 281-316-2414 . FAX 281-554-6928