

THE STATE OF TEXAS \*  
\* KNOW ALL MEN BY THESE PRESENTS  
COUNTY OF GALVESTON \*

THAT Harborwalk, L.P., a Texas Limited Partnership, acting through Harborwalk, GP, LLC, a Texas Limited Liability Corporation, its General Partner, Lynn B. Watkins, Manager, owners of the property subdivided in the above and foregoing plat of **HARBORWALK, SECTION THREE**, a Subdivision in the City of Hitchcock, Galveston County, Texas, being located and situated in the R.M. BRACKENBRIDGE SURVEY, ABSTRACT #38 and being a partial replat of the REPLAT OF FABULOUS FLAMINGO ISLES, SECTION ONE, a subdivision in Galveston County, Texas, according to the map or plat thereof recorded in Volume 1616, Page 90, in the Office of the County Clerk of Galveston County, Texas, do hereby make and establish said Subdivision according to the lines, lots, building lines, streets, reserves, notations and easements thereon shown and designate said Subdivision as **HARBORWALK, SECTION THREE**, and on behalf of said Harborwalk, L.P., do hereby dedicate to the use of the public, as such, those certain easements designated as 'Utility Easements', all being as shown within the bounds of said **HARBORWALK, SECTION THREE**, 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 covenant and agree that all streets, easements and reserves located within the boundaries of this plat, SAVE and EXCEPT the aforesaid designated 'Utility Easements', shall be hereby established and maintained as private streets, easements and reserves by Harborwalk, L.P., their successors and/or assigns, for the private use and benefit of the property owners within said **HARBORWALK, SECTION THREE** and subsequent sections of said HARBORWALK as may be developed in the future by said Harborwalk, L.P., their successors and/or assigns.

FURTHER, owners do hereby establish a ten (10) foot wide drainage easement centered on all common, interior lot lines within the bounds of said **HARBORWALK, SECTION THREE**. Owners do hereby declare that the construction of permanent structures, including fences, and/or the placement of any landscaping materials, within said easements, that may inhibit the free flow of water shall be prohibited.

FURTHER, owners do hereby covenant and agree that within the boundaries of all such private streets and Utility Easements shown hereon there is established and shall be maintained easements for gas, water, electricity, telephone, sanitary sewer, storm sewer and other public utilities for the benefit and general use of the owner, their successors and/or assigns of the property located within the boundaries of this plat, together with subsequent sections of said HARBORWALK as may be developed in the future, and that such streets and easements shall be maintained at all times as available to fireman, fire fighting equipment, police, emergency medical personnel and associated equipment and other emergency vehicles and personnel of whatever nature as may be employed in the normal exercise of the police powers of the municipality, gas, water, electricity, telephone, sanitary sewer, storm sewer and other public utility personnel and associated equipment and vehicles as may be employed in the normal exercise of constructing, maintaining, repairing, servicing, reconstructing and/or removing utility facilities and service from the properties located within the boundaries of said subdivision, at all times for the use and benefit of the owners of land within the boundaries of said subdivision but not otherwise and no public right-of-way of ingress or egress is established hereby.

FURTHER, we, Harborwalk, L.P., a Texas Limited Partnership, acting through Harborwalk, GP, LLC, a Texas Limited Liability Corporation, its General Partner, Lynn B. Watkins, Manager, owners of the property Subdivided in the above and foregoing plat of the **HARBORWALK, SECTION THREE**, have complied, or will comply, with the existing regulations heretofore on file and adopted by the City of Hitchcock, Galveston County, Texas.

WITNESS our hands in the City of Hitchcock, Galveston County, Texas, this \_\_\_\_day of \_\_\_\_\_, 2004.

Harborwalk, L.P., a Texas Limited Partnership  
By: Harborwalk, GP, LLC, General Partner

\_\_\_\_\_  
Lynn B. Watkins  
Manager

THE STATE OF TEXAS \*  
\*  
COUNTY OF GALVESTON \*

BEFORE ME, the undersigned authority, on this day personally appeared Lynn B. Watkins, Manager, of Harborwalk, GP, LLC, a Texas Limited Liability Corporation, known to me to be the person whose name is subscribed to the above and foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein and herein set out, and as an act and deed of said Corporation.

WITNESS MY HAND AND SEAL OF OFFICE this \_\_\_\_day of \_\_\_\_\_, 2004.

\_\_\_\_\_  
Notary Public in and for the  
State of Texas  
My Commission Expires: \_\_\_\_

THE STATE OF TEXAS \*  
\*  
COUNTY OF GALVESTON \*

I, Jim D. MacIntyre, Executive Vice President, Texas State Bank, owner and holder of a lien on the property described herein as the **HARBORWALK, SECTION THREE**, do hereby in all things subordinate said lien to said plat and confirm that Texas State Bank, is the present owner of said lien and has not assigned the same nor any part thereof.

WITNESS MY HAND this \_\_\_\_day of \_\_\_\_\_, 2004.

\_\_\_\_\_  
Jim D. MacIntyre  
Executive Vice President  
Texas State Bank

THE STATE OF TEXAS \*  
\*  
COUNTY OF GALVESTON \*

Before me, the undersigned authority, on this day personally appeared Jim D. MacIntyre, Executive Vice President, Texas State Bank, known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed and in the capacity therein and herein set forth.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this \_\_\_\_day of \_\_\_\_\_, 2004.

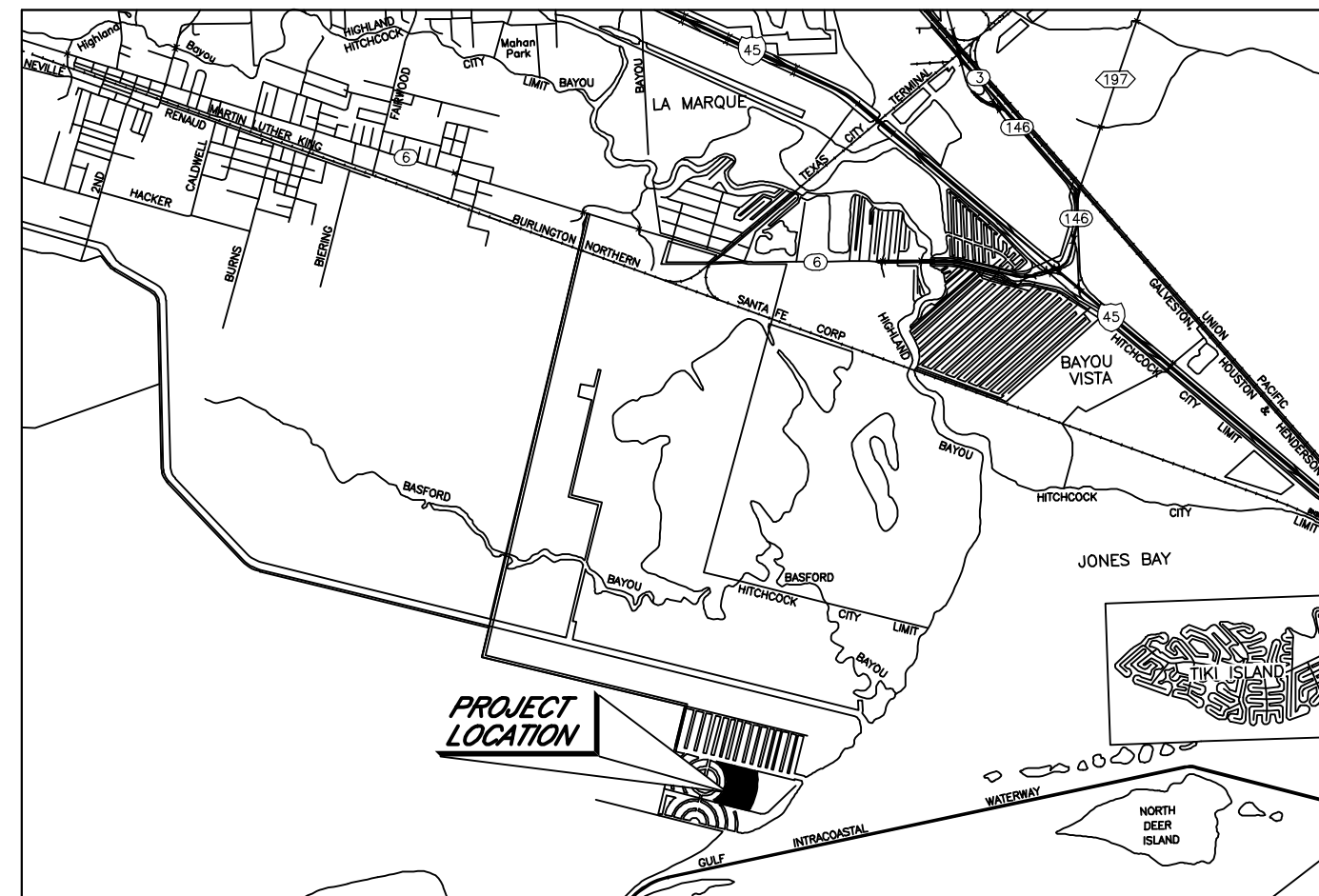
\_\_\_\_\_  
Notary Public for the  
State of Texas  
My Commission Expires: \_\_\_\_



# HARBORWALK, SECTION THREE

BEING A SUBDIVISION OF 27.33 ACRES OUT OF THE  
R.M. BRACKENBRIDGE SURVEY, ABSTRACT #38;  
AND ALSO BEING A REPLAT OF A PORTION OF THE  
REPLAT OF FABULOUS FLAMINGO ISLES, SECTION ONE  
CITY OF HITCHCOCK,  
GALVESTON COUNTY, TEXAS

## 60 LOTS AND 12 RESERVES IN 3 BLOCKS



**VICINITY MAP**  
SCALE: N.T.S.

DEVELOPERS: HARBORWALK, L.P.  
P.O. BOX 1191  
LEAGUE CITY, TEXAS  
77574

SURVEYOR: GEOSURY, LLC  
P.O. BOX 246  
LEAGUE CITY, TEXAS  
77574



P.O. Box 246, League City, Texas 77574  
281-554-7739 409-765-6030 Fax: 281-554-8928

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.

\_\_\_\_\_  
Dale L. Hardy  
Registered Professional  
Land Surveyor 4847

This is to certify that the City Commission of the City of Hitchcock, Galveston County, Texas, has approved this plat and subdivision of **HARBORWALK, SECTION THREE** as to conformance with the laws of the State of Texas and the ordinances of the City of Hitchcock and authorize the same to be recorded in the Office of the County Clerk of Galveston County, Texas, this \_\_\_\_day of \_\_\_\_\_, 2004.

\_\_\_\_\_  
Mayor - City of Hitchcock

\_\_\_\_\_  
City Secretary - City of Hitchcock

STATE OF TEXAS \*  
\*  
COUNTY OF GALVESTON \*

I, Mary Ann Daigle, County Clerk, Galveston County, Texas, do hereby certify that this written instrument was filed for record in my office on \_\_\_\_\_, 2004, at \_\_\_\_o'clock, \_\_\_\_m., and duly recorded on \_\_\_\_\_, 2004, at \_\_\_\_o'clock, \_\_\_\_m., in PLAT RECORD \_\_\_\_\_, MAP NUMBER \_\_\_\_\_ Galveston County Map Records.

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

\_\_\_\_\_  
Mary Ann Daigle  
County Clerk  
Galveston County, Texas

By: \_\_\_\_\_, Deputy

### PROPERTY DESCRIPTION

Survey of all that certain 27.33 acre tract or parcel of land being out of and a part of the **R.M. BRACKENBRIDGE SURVEY**, Abstract #38, said tract further being a part of those certain tracts conveyed by Strother Timberlands, Ltd., to Flamingo Isles, LLC, by instrument dated September 16, 1998, and recorded at Film Code 012-97-0573, Galveston County Deed Records; said 27.33 acre tract being more particularly described by metes and bounds as follows;

NOTE: ALL BEARINGS ARE LAMBERT GRID BEARINGS AND ALL COORDINATES REFER TO THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, AS DEFINED BY ARTICLE 21.071 OF THE NATURAL RESOURCES CODE OF THE STATE OF TEXAS, 1983 DATUM 1993 ADJUSTMENT). COORDINATES LISTED ARE BASED ON SURFACE COORDINATES AND DISTANCES SHOWN HEREON ARE SURFACE DISTANCES. ALL DISTANCES SHOWN HEREON MAY BE CONVERTED TO GRID BY MULTIPLYING BY A SCALE FACTOR OF 0.999863486.

**BEGINNING** at an iron rod with cap found for the Northeast corner of Reserve 'CC' of HARBORWALK, SECTION ONE, a subdivision in Galveston County, Texas according to the map or plat thereof recorded at Plat Record 2003A, Map Number 76 in the Office of the County Clerk of Galveston County, Texas, said point also being at the current terminus of the South line of Long Key, a 60 foot wide public roadway right-of-way and having Texas State Plane Coordinate Values of Y=13,674,396.01 and X=3,253,611.76;

**THENCE** N 13°50'51" E, along an East line of said HARBORWALK, SECTION ONE, a distance of 60.00 feet to an iron rod with cap found for corner, said point being an East corner of said HARBORWALK, SECTION ONE, the current terminus of the North line of said Long Key, and being at the South line of Reserve 'F' HARBORWALK, SECTION TWO, a subdivision in Galveston County, Texas according to the map or plat thereof recorded at Plat Record 2004A, Map Number 38 in the Office of the County Clerk of Galveston County, Texas;

**THENCE** S 76°09'09" E, along the South line of said Reserve 'F', a distance of 38.72 feet to an 1/2 inch iron rod with cap found for corner, said point being the Southeast corner of said Reserve 'F';

**THENCE** N 13°50'51" E, along the East line of said Reserve 'F', a distance of 10.00 feet to a point for corner, said point being the Northeast corner of said Reserve 'F', the Southeast corner of Reserve 'A' of said HARBORWALK, SECTION TWO, and being at the beginning of a non-tangent curve to the left, said curve having a radius of 675.00 feet;

**THENCE** Northeasterly, along the arc of said non-tangent curve to the left and the East line of said Reserve 'A', an arc distance of 1,301.74 feet, the chord of which bears N 04°56'00" E, 1,109.19 feet, to a point for corner, said point being an East corner of said Reserve 'A' and being at the end of said non-tangent curve to the left;

**THENCE** N 13°37'17" E, along the East line of said Reserve 'A', a distance of 45.14 feet to a point for the Northwest corner of the herein described tract of land, said point being the Northeast corner of said Reserve 'A' and being at the South line of Reserve 'C' of said HARBORWALK, SECTION ONE;

**THENCE** S 76°22'43" E, along the South line of said Reserve 'C', a distance of 1,148.33 feet to a point for Northeast corner of the herein described tract of land, said point being at the beginning of a non-tangent curve to the right, said curve having a radius of 1,585.00 feet;

**THENCE** Southwesterly, along the arc of said non-tangent curve to the right, an arc distance of 1,186.65 feet, the chord of which bears S 10°47'57" W, 1,159.13 feet, to a point for corner, said point being at the end of said non-tangent curve to the right;

**THENCE** S 15°22'48" W, a distance of 70.00 feet to an 1/2 inch iron rod with cap set for the Southeast corner of the herein described tract of land;

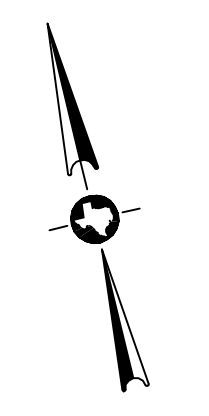
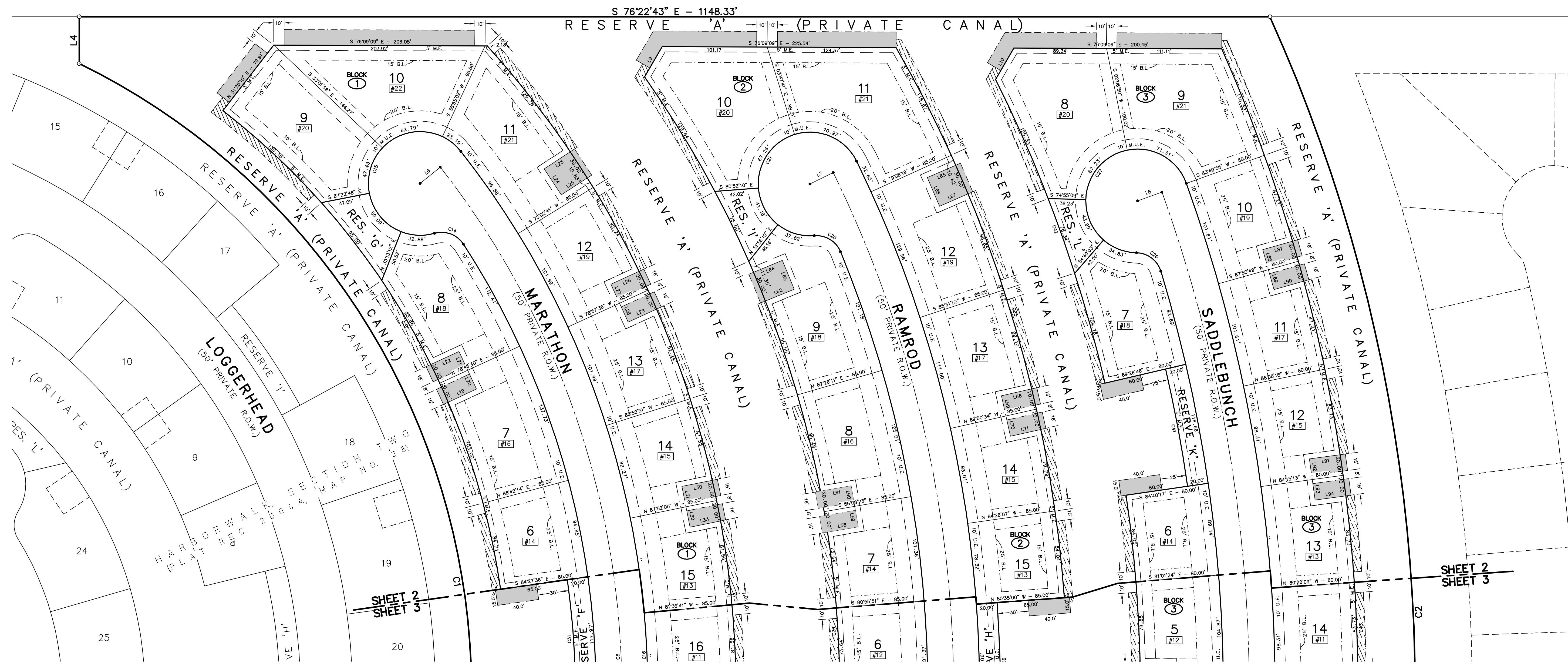
**THENCE** N 74°37'12" W, a distance of 414.69 feet to an 1/2 inch iron rod with cap set for point of curve to the left, said curve having a radius of 2,530.00 feet;

**THENCE** Northwesterly, along the arc of said curve to the left, an arc distance of 67.67 feet, the chord of which bears N 75°23'11" W, 67.67 feet, to an 1/2 inch iron rod with cap set for point of tangency;

**THENCE** N 76°09'09" W, a distance of 592.55 feet to the **POINT OF BEGINNING** and containing a calculated area of 27.33 acres of land.

HARBORWALK MARINA CHANNEL (PRIVATE)  
RESERVE 'C'

HARBORWALK, SECTION ONE  
(PLAT REC. 2003A, MAP NO. 78)



**LEGEND**

- BOAT HOUSE/PIER EASEMENT (VERTICAL CONSTRUCTION ABOVE THE TOP OF THE BULKHEAD IS PERMITTED - SEE NOTE #7, SHEET 3 OF 3)
- PIER EASEMENT (VERTICAL CONSTRUCTION ABOVE THE TOP OF THE BULKHEAD IS NOT PERMITTED - SEE NOTE #7, SHEET 3 OF 3)
- ADDRESS
- B.L. BUILDING LINE
- D.E. DRAINAGE EASEMENT
- M.E. BULKHEAD MAINTENANCE ESMT.
- U.E. UTILITY EASEMENT

SHEET 2  
SHEET 3

SHEET 2  
SHEET 3

**LINE TABLE**

LINE	DISTANCE	BEARING	LINE	DISTANCE	BEARING	LINE	DISTANCE	BEARING	LINE	DISTANCE	BEARING
L1	60.00'	N 13°50'51" E	L28	20.00'	S 11°02'24" E	L55	20.00'	N 14°16'41" E	L82	30.00'	N 59°17'01" W
L2	38.72'	S 76°09'09" E	L29	30.00'	N 78°57'36" E	L56	20.00'	N 14°16'41" E	L83	30.00'	S 76°43'54" E
L3	10.00'	N 13°50'51" E	L30	30.00'	N 87°52'05" W	L57	30.00'	N 75°43'19" W	L84	20.00'	N 13°16'06" E
L4	45.14'	N 13°37'17" E	L31	20.00'	S 02°07'55" W	L58	30.00'	S 86°08'23" E	L85	20.00'	N 13°16'06" E
L5	70.00'	S 15°22'48" W	L32	20.00'	S 02°07'55" W	L59	20.00'	N 03°51'37" E	L86	30.00'	N 76°43'54" W
L6	25.00'	S 64°38'20" W	L33	30.00'	S 87°52'05" E	L60	20.00'	N 03°51'37" E	L87	30.00'	S 87°50'49" W
L7	25.00'	S 77°32'01" W	L34	30.00'	N 75°21'17" W	L61	30.00'	N 86°08'23" W	L88	20.00'	S 02°09'11" E
L8	25.00'	S 83°49'55" W	L35	20.00'	S 14°38'43" W	L62	30.00'	N 81°17'13" E	L89	20.00'	S 02°09'11" E
L9	33.79'	N 43°50'51" E	L36	20.00'	S 14°38'43" W	L63	30.00'	N 08°42'47" W	L90	30.00'	N 87°50'49" E
L10	35.20'	N 43°50'51" E	L37	30.00'	S 75°21'17" E	L64	30.00'	S 81°17'13" W	L91	30.00'	N 84°15'13" W
L11	30.00'	S 45°03'24" E	L38	30.00'	N 62°50'29" W	L65	30.00'	S 80°18'46" W	L92	20.00'	S 05°44'47" W
L12	20.00'	N 44°56'36" E	L39	20.00'	S 27°09'31" W	L66	30.00'	S 09°41'14" E	L93	20.00'	S 05°44'47" W
L13	20.00'	N 44°56'36" E	L40	20.00'	S 27°09'31" W	L67	30.00'	N 80°18'46" E	L94	30.00'	S 84°15'13" E
L14	30.00'	N 45°03'24" W	L41	30.00'	S 62°50'29" E	L68	30.00'	N 89°00'34" W	L95	30.00'	N 76°29'05" W
L15	30.00'	S 61°06'01" E	L42	30.00'	N 50°19'41" W	L69	20.00'	S 00°59'26" W	L96	20.00'	S 13°30'55" W
L16	20.00'	N 28°53'59" E	L43	20.00'	S 39°40'19" W	L70	20.00'	S 00°59'26" W	L97	20.00'	S 13°30'55" W
L17	20.00'	N 28°53'59" E	L44	20.00'	S 39°40'19" W	L71	30.00'	S 89°00'34" E	L98	30.00'	S 76°29'05" E
L18	30.00'	N 61°06'01" W	L45	30.00'	S 50°19'41" E	L72	30.00'	N 66°35'49" W	L99	30.00'	N 68°42'56" W
L19	30.00'	N 78°46'40" E	L46	30.00'	S 54°53'12" E	L73	20.00'	S 23°24'11" W	L100	20.00'	S 21°17'04" W
L20	20.00'	N 11°13'20" W	L47	20.00'	N 35°06'48" E	L74	20.00'	S 23°24'11" W	L101	20.00'	S 21°17'04" W
L21	20.00'	N 11°13'20" W	L48	20.00'	N 35°06'48" E	L75	30.00'	S 66°35'49" E	L102	30.00'	S 68°42'56" E
L22	30.00'	S 78°46'40" W	L49	30.00'	N 54°53'12" W	L76	30.00'	N 57°26'56" W	L103	30.00'	N 60°56'48" W
L23	30.00'	S 70°27'11" W	L50	30.00'	S 65°18'15" E	L77	20.00'	S 32°33'04" W	L104	20.00'	S 29°03'12" W
L24	30.00'	S 19°32'49" E	L51	20.00'	N 24°41'45" E	L78	20.00'	S 32°33'04" W	L105	20.00'	S 29°03'12" W
L25	30.00'	N 70°27'11" E	L52	20.00'	N 24°41'45" E	L79	30.00'	S 57°26'56" E	L106	30.00'	S 60°56'48" E
L26	30.00'	S 78°57'36" W	L53	30.00'	N 65°18'15" W	L80	30.00'	S 59°17'01" E			
L27	20.00'	S 11°02'24" E	L54	30.00'	S 75°43'19" E	L81	30.00'	N 30°42'59" E			

**CURVE TABLE**

CURVE	RADIUS	DELTA	ARC	BEARING	CHORD	CURVE	RADIUS	DELTA	ARC	BEARING	CHORD
C1	675.00'	110°29'41"	1301.74'	N 04°56'00" E	1109.19'	C23	25.00'	111°57'14"	48.85'	S 18°38'35" E	41.44'
C2	1585.00'	42°53'45"	1186.65'	N 10°47'57" W	1159.13'	C24	25.00'	71°07'18"	31.03'	N 69°49'09" E	29.08'
C3	2530.00'	01°31'57"	67.67'	N 75°23'11" W	67.67'	C25	1400.00'	37°30'21"	916.44'	N 15°30'19" E	900.17'
C4	2500.00'	01°31'57"	66.87'	S 75°23'11" E	66.87'	C26	25.00'	71°59'44"	31.41'	N 39°14'44" W	29.39'
C5	50.00'	32°57'21"	28.76'	N 30°19'31" E	28.36'	C27	50.00'	249°04'31"	217.36'	N 49°17'40" E	82.38'
C6	820.00'	71°20'00"	1020.90'	N 11°08'11" E	956.23'	C28	1450.00'	39°06'11"	989.59'	S 13°23'01" W	970.50'
C7	50.00'	23°33'05"	20.55'	N 25°37'23" E	20.41'	C29	25.00'	107°33'18"	46.93'	S 20°50'33" E	40.34'
C8	1140.00'	49°51'55"	992.16'	N 12°27'58" E	961.14'	C30	710.00'	43°15'17"	536.00'	N 35°40'09" E	523.37'
C9	50.00'	17°33'18"	15.32'	N 24°09'27" E	15.26'	C31	775.00'	08°30'07"	115.00'	N 09°47'27" E	114.89'
C10	1425.00'	39°06'11"	972.53'	N 13°23'01" E	953.77'	C32	710.00'	44°07'14"	546.73'	N 16°31'13" W	533.33'
C11	25.00'	78°27'47"	34.23'	N 64°36'57" E	31.62'	C33	930.00'	73°59'03"	1200.88'	S 08°31'31" W	1119.17'
C12	100.00'	22°17'35"	38.91'	N 36°31'51" E	38.66'	C34	1030.00'	63°42'28"	1145.27'	N 10°17'29" E	1087.17'
C13	795.00'	67°00'05"	929.67'	N 14°10'36" E	877.59'	C35	1250.00'	25°37'33"	559.07'	S 03°23'47" E	554.42'
C14	25.00'	73°08'22"	31.91'	N 55°33'37" W	29.79'	C36	1185.00'	05°33'37"	115.00'	S 12°11'49" W	114.95'
C15	50.00'	247°57'34"	216.38'	N 31°30'59" E	82.92'	C37	1250.00'	21°59'24"	479.75'	S 25°58'19" W	476.81'
C16	845.00'	71°18'26"	1051.64'	S 11°08'59" W	985.07'	C38	1320.00'	09°47'12"	225.47'	N 30°52'35" E	225.19'
C17	25.00'	122°57'21"	53.65'	S 14°40'29" E	43.93'	C39	1380.00'	04°46'29"	115.00'	N 23°35'45" E	114.97'
C18	25.00'	64°15'57"	28.04'	N 71°42'52" E	26.59'	C40	1320.00'	15°52'48"	365.85'	N 13°16'06" E	364.68'
C19	1115.00'	48°22'21"	941.35'	N 15°23'43" E	913.64'	C41	1380.00'	04°46'29"	115.00'	N 02°56'28" E	114.97'
C20	25.00'	72°22'37"	31.58'	N 44°58'45" W	29.52'	C42	1320.00'	13°31'38"	311.65'	N 06°12'35" W	310.92'
C21	50.00'	248°42'05"	217.03'	N 43°10'58" E	82.56'	C43	1530.00'	43°10'46"	1153.05'	S 11°16'58" W	1125.95'
C22	1165.00'	49°48'01"	1012.59'	S 12°26'01" W	981.02'						



P.O. Box 248, League City, Texas 77574  
281-554-7739 409-765-6030 Fax: 281-554-8928

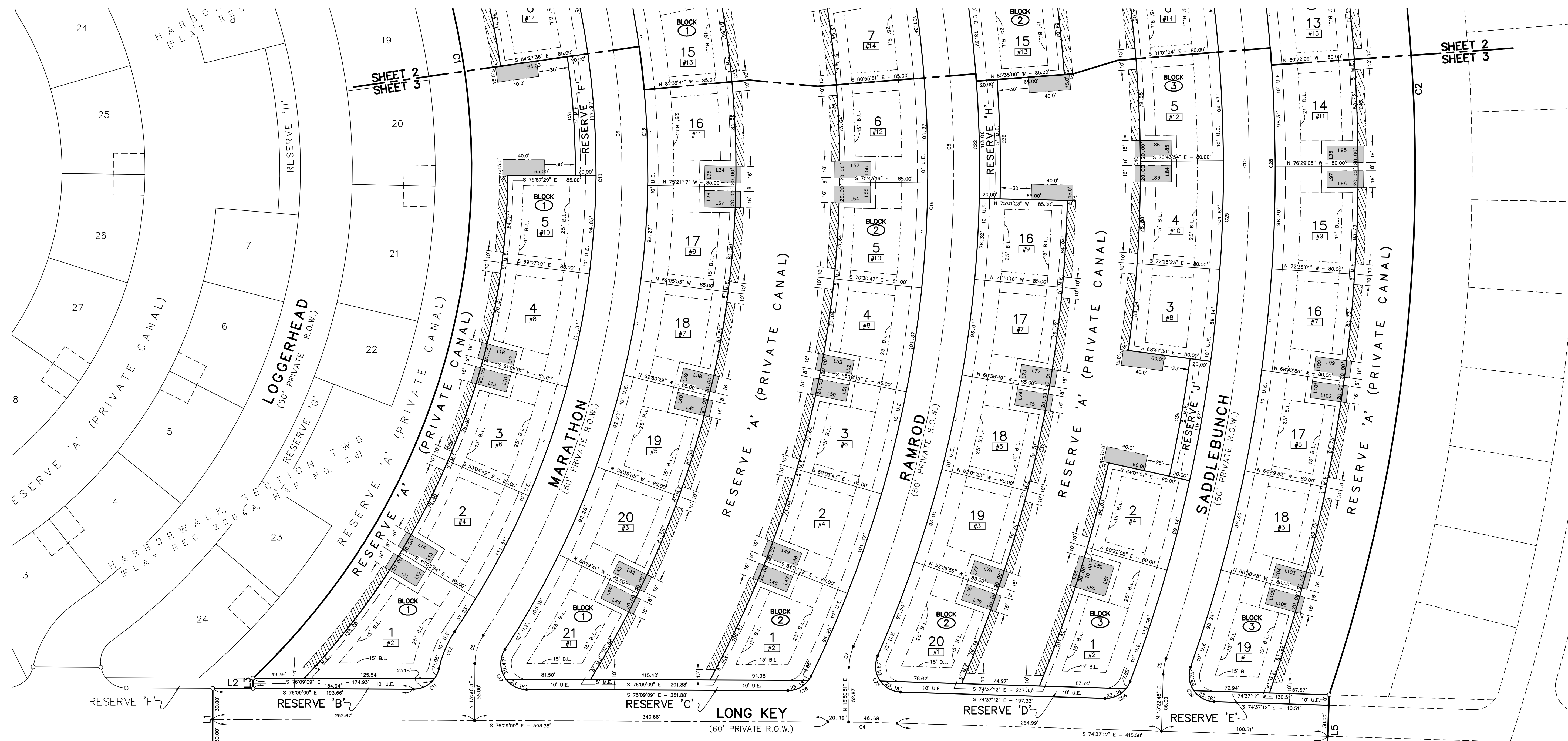


**HARBORWALK,  
SECTION THREE**

BEING A SUBDIVISION OF 27.33 ACRES OUT OF THE  
R.M. BRACKENBRIDGE SURVEY, ABSTRACT #38;  
AND ALSO BEING A REPLAT OF A PORTION OF THE  
REPLAT OF FABULOUS FLAMINGO ISLES,  
SECTION ONE

CITY OF HITCHCOCK,  
GALVESTON COUNTY, TEXAS

SCALE: 1" = 50'



**LEGEND**

- BOAT HOUSE/PIER EASEMENT (VERTICAL CONSTRUCTION ABOVE THE TOP OF THE BULKHEAD IS PERMITTED - SEE NOTE #7, SHEET 3 OF 3)
- PIER EASEMENT (VERTICAL CONSTRUCTION ABOVE THE TOP OF THE BULKHEAD IS NOT PERMITTED - SEE NOTE #7, SHEET 3 OF 3)
- #1 ADDRESS
- B.L. BUILDING LINE
- D.E. DRAINAGE EASEMENT
- M.E. BULKHEAD MAINTENANCE ESMT.
- U.E. UTILITY EASEMENT

POINT OF BEGINNING  
 Y: 13,674,396.01  
 X: 3,253,611.76

AREA TABLE											
LOT	AREA (SQ. FT.)	AREA (ACRES)	LOT DESIG.	LOT	AREA (SQ. FT.)	AREA (ACRES)	LOT DESIG.	LOT	AREA (SQ. FT.)	AREA (ACRES)	LOT DESIG.
BLOCK 1			BLOCK 1 (CONT.)			BLOCK 2 (CONT.)			BLOCK 2 (CONT.)		
1	10,724	0.25	RL2	14	8,238	0.19	RL2	5	8,288	0.19	RL1
2	8,955	0.21	RL1	15	8,238	0.19	RL1	6	8,288	0.19	RL1
3	8,955	0.21	RL1	16	8,238	0.19	RL1	7	8,288	0.19	RL1
4	8,955	0.21	RL1	17	8,238	0.19	RL1	8	10,221	0.23	RL2
5	7,631	0.18	RL1	18	8,238	0.19	RL1	9	12,548	0.29	RL2
6	7,631	0.18	RL2	19	8,238	0.19	RL1	10	13,324	0.31	EL1
7	11,081	0.25	RL2	20	8,238	0.19	RL1	11	14,841	0.34	EL1
8	11,329	0.26	RL2	21	9,755	0.22	RL2	12	11,452	0.26	RL2
9	11,388	0.26	EL1	BLOCK 2			13	9,780	0.22	RL2	
10	11,969	0.27	EL1	1	9,256	0.21	RL2	14	8,194	0.19	RL1
11	12,546	0.29	EL1	2	8,288	0.19	RL1	15	6,900	0.16	RL1
12	9,105	0.21	RL2	3	8,288	0.19	RL1	16	6,900	0.16	RL1
13	9,105	0.21	RL2	4	8,288	0.19	RL1	17	9,576	0.22	RL2

RESERVE TABLE			
RESERVE	AREA (SQ. FT.)	AREA (ACRES)	USE
'A'	376,780	8.65	PRIVATE CANAL
'B'	1,689	0.04	LANDSCAPE
'C'	2,798	0.06	LANDSCAPE
'D'	2,253	0.05	LANDSCAPE
'E'	1,245	0.03	LANDSCAPE
'F'	2,330	0.05	LANDSCAPE
'G'	2,757	0.06	LANDSCAPE
'H'	2,281	0.05	LANDSCAPE
'I'	2,148	0.05	LANDSCAPE
'J'	2,317	0.05	LANDSCAPE
'K'	2,317	0.05	LANDSCAPE
'L'	1,946	0.04	LANDSCAPE

- NOTES**
- This property does lie within the 100 Year Flood Plain as determined by FEMA and as shown on FIRM 485470, 0240 C, Zone V21, Base Flood Elevation 15', dated May 2, 1983.
  - The herein subdivided tract or parcel of land lies entirely within the incorporated limits of the City of Hitchcock, Texas.
  - The herein subdivided tract or parcel of land lies within the Hitchcock Independent School District.
  - All easements on lot lines are centered unless otherwise shown.
  - The herein subdivided tract or parcel of land lies within the Flamingo Isles Municipal Utility District.
  - The herein subdivided tract or parcel of land lies within the Harborwalk Tax Increment Reinvestment Zone.
  - Boathouse and pier locations and construction restrictions shall be as cited in "Harborwalk Development Review Committee Builder Guidelines of Architectural Restrictions" of record in Clerk's File No. 2003018467 of the Official Public Records of Real Property of Galveston County, Texas.
  - There shall be a 10' drainage easement centered on all common, interior lot lines within the bounds of HARBORWALK, SECTION THREE. Construction of permanent structures, including fences, and/or the placement of any landscaping materials, within said easements, that may inhibit the free flow of water shall be prohibited.

**Dale L. Hardy**  
**GeoSury**  
 Registered Professional  
 Land Surveyors

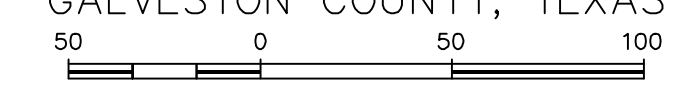
P.O. Box 248, League City, Texas 77574  
 281-554-7739 409-765-6030 Fax: 281-554-8928

**HARBORWALK**<sup>TM</sup>  
 A MASTER PLANNED WATERFRONT COMMUNITY

**HARBORWALK,  
 SECTION THREE**

BEING A SUBDIVISION OF 27.33 ACRES OUT OF THE R.M. BRACKENBRIDGE SURVEY, ABSTRACT #38; AND ALSO BEING A REPLAT OF A PORTION OF THE REPLAT OF FABULOUS FLAMINGO ISLES, SECTION ONE

CITY OF HITCHCOCK,  
 GALVESTON COUNTY, TEXAS



SCALE: 1" = 50'