

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 FOUR**, a Subdivision in the City of Hitchcock, Galveston County, Texas, being located and situated in the R.M. BRACKENRIDGE 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; HARBORWALK, SECTION ONE, a subdivision in Galveston County, Texas, according to the map or plat thereof recorded in Plat Record 2003A, Map Number 76, and; HARBORWALK, SECTION TWO, a subdivision in Galveston County, Texas, according to the map or plat thereof recorded in Plat Record 2004A, Map Number 38, all 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 FOUR**, 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 FOUR**, 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 FOUR** 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 FOUR**. 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 FOUR**, have compiled, 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 _____, 2005.

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 _____, 2005.

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 FOUR**, 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 _____, 2005.

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 _____, 2005.

Notary Public for the
State of Texas
My Commission Expires: ____

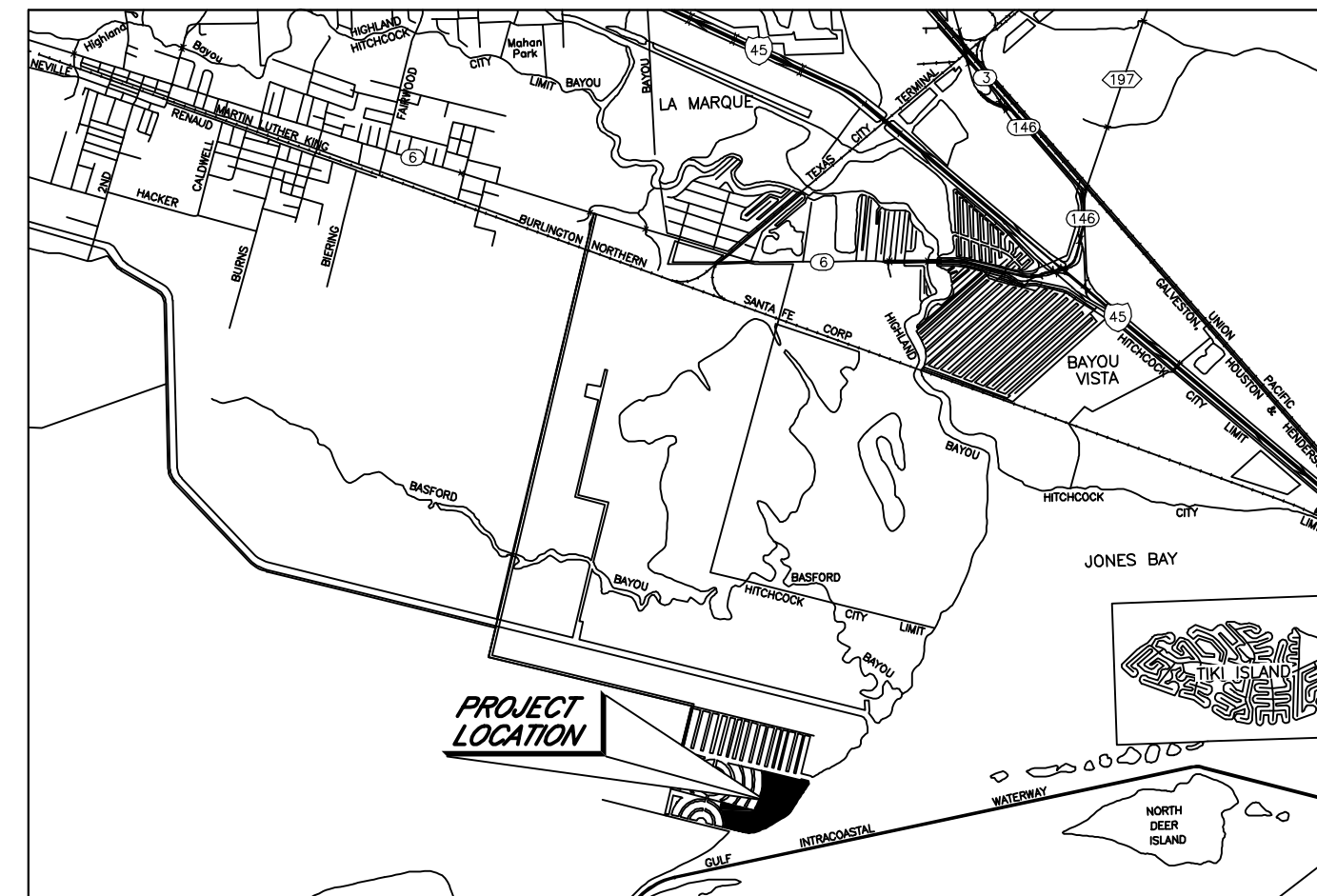


HARBORWALK, SECTION FOUR

BEING A SUBDIVISION OF 47.71 ACRES OUT OF THE
R.M. BRACKENRIDGE SURVEY, ABSTRACT #38;

AND ALSO BEING A PARTIAL REPLAT OF THE
REPLAT OF FABULOUS FLAMINGO ISLES, SECTION ONE;
HARBORWALK, SECTION ONE, &; HARBORWALK, SECTION TWO
CITY OF HITCHCOCK,
GALVESTON COUNTY, TEXAS

78 LOTS AND 16 RESERVES IN 5 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 plotted 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 FOUR** 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 _____, 2005.

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 ____ 2005, at ____ o'clock ____m., and duly recorded on ____ 2005, 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

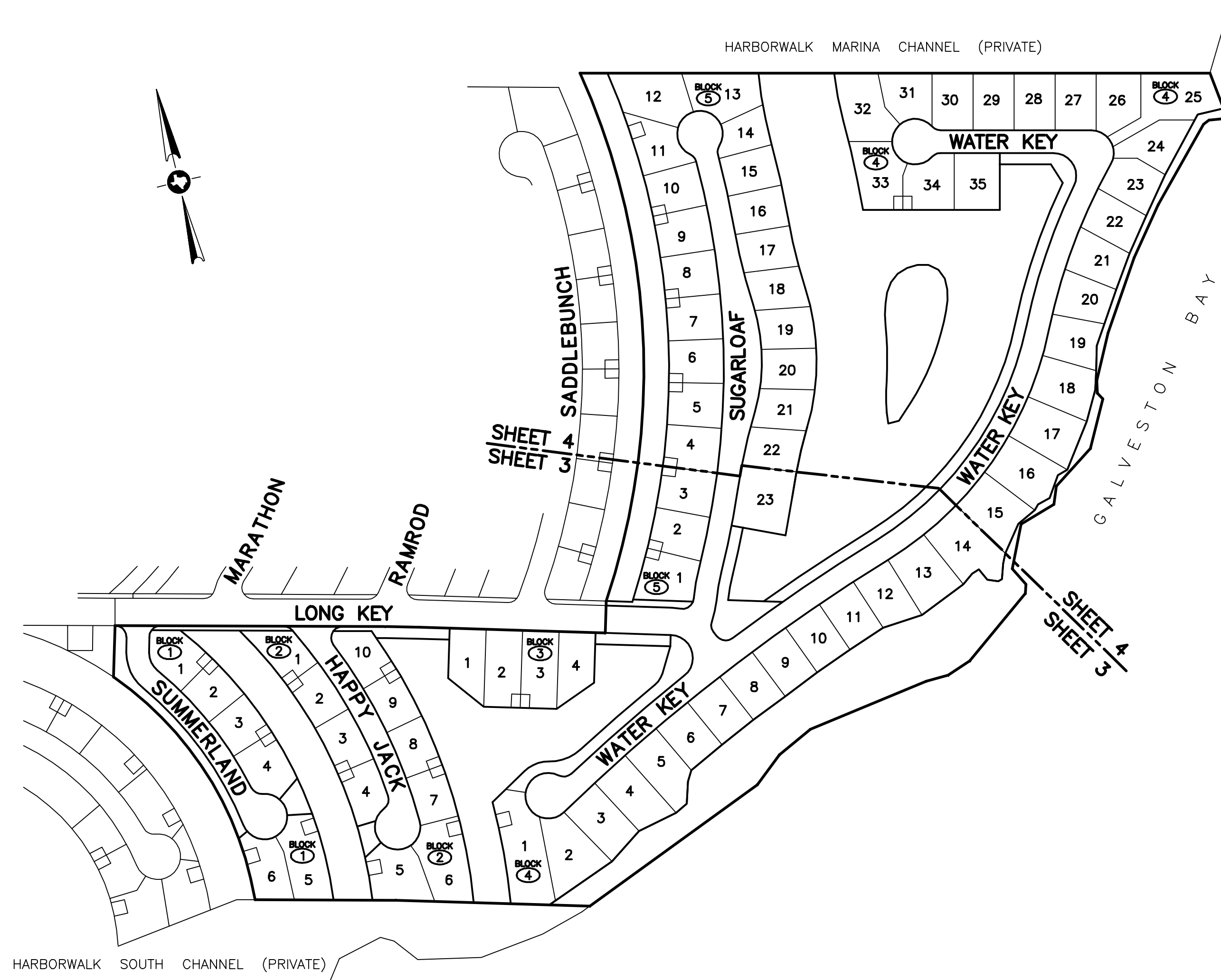
Survey of all that certain tract or parcel of land being located and situated in Galveston County, Texas, and being out of and a part of the **R.M. BRACKENRIDGE SURVEY**, Abstract #38, said tract or parcel further being a part of those certain tracts conveyed by Strother Timberlands, Ltd., to Flamingo Isles, LLC, by instrument dated September 16, 1998, and recorded at Film Code 012-97-0573, Galveston County Deed Records, and 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 DISTANCE. ALL DISTANCES SHOWN HEREON MAY BE CONVERTED TO GRID BY MULTIPLYING BY A SCALE FACTOR OF 0.999863486.

BEGINNING at a 5/8 inch iron rod with cap found for corner, said point being the Northeast corner of RESERVE 'CC' out of **HARBORWALK, SECTION ONE**, a subdivision of record at Map Record 2003A, Map Numbers 76 - 82, in the Office of the County Clerk of Galveston County, Texas, said point further being at the South line of Long Key, a 60 foot private roadway right-of-way and having Texas State Plane Coordinate Values of Y = 13,674,396.01 and X = 3,253,611.76; **THENCE** S 76°09'09" E, along and with the South line of said Long Key, a distance of 592.55 feet to a 5/8 inch iron rod with cap set for point for curve to the right, said curve having a radius of 2530.00 feet; **THENCE** in a Southeasterly direction along the arc of said curve to the right a distance of 67.67 feet, the chord of which curve bears S 75°23'11" E, 67.67 feet, to a 5/8 inch iron rod with cap set for point of tangency; **THENCE** S 74°37'12" E, continuing along and with the South line of said Long Key, a distance of 414.69 feet to a 5/8 inch iron rod with cap set for corner; **THENCE** N 15°22'48" E, crossing Long Key, a distance of 70.00 feet to nail with cap set for corner at an existing bulkhead, said point further being the Northwest corner of RESERVE 'E' and the Southeast corner of RESERVE 'A', each being out of **HARBORWALK, SECTION THREE**, according to the map or plat thereof recorded at Map Record 2004A, Map Numbers 79 - 81, Galveston County Map Records; **THENCE** in a Northeasterly direction along the East line of said RESERVE 'A' and with a curve to the left, said curve having a radius 1585.00 feet, an arc distance of 1186.65 feet, the chord of which curve bears N 10°47'57" E, 1159.13 feet, to a point for corner being the Northeast corner of said RESERVE 'A', said point further being at the South line of RESERVE 'C' (Harborwalk Marina Channel - Private) out of the aforesaid **HARBORWALK, SECTION ONE**; **THENCE** S 76°22'43" E, along and with said South line of Harborwalk Marina Channel, a distance of 1381.48 feet to a point for corner being at the shoreline of Galveston Bay as said shoreline is defined by that certain survey prepared August 17, 1999, by William E. Merten, Licensed State Land Surveyor, and filed with the General Land Office of the State of Texas; **THENCE** in a Southwesterly direction along and with the aforesaid shoreline the following courses and distances:

- S 07°17'00" E, a distance of 105.59 feet;
- N 81°53'07" W, a distance of 39.44 feet;
- S 65°35'18" W, a distance of 15.95 feet;
- S 43°01'26" W, a distance of 202.44 feet;
- S 38°05'39" W, a distance of 127.27 feet;
- S 32°46'05" W, a distance of 174.88 feet;
- S 26°55'18" W, a distance of 107.72 feet;
- S 10°55'46" W, a distance of 27.13 feet;
- S 29°08'11" E, a distance of 17.68 feet;
- S 27°32'23" W, a distance of 112.06 feet;
- S 55°52'14" W, a distance of 111.16 feet;
- S 21°16'02" W, a distance of 40.25 feet;
- S 72°32'03" W, a distance of 84.02 feet;
- S 24°44'56" W, a distance of 99.82 feet;
- S 27°13'54" E, a distance of 45.52 feet;
- S 17°32'37" W, a distance of 20.05 feet;
- S 53°05'07" W, a distance of 191.59 feet;
- S 70°05'45" W, a distance of 56.75 feet;
- S 68°27'55" W, a distance of 49.64 feet;
- S 81°07'35" W, a distance of 275.43 feet;
- S 63°56'24" W, a distance of 87.81 feet;
- S 50°21'13" W, a distance of 82.01 feet, and;

S 67°39'28" W, a distance of 453.39 feet to a point for corner being the point of intersection of said Galveston Bay shoreline with the North line of RESERVE 'D' (Harborwalk South Channel - Private), **HARBORWALK, SECTION ONE**; **THENCE** N 74°37'12" W, along and with the North line of said RESERVE 'D', a distance of 425.42 feet to a point for angle to the left; **THENCE** N 76°09'09" W, continuing along and with said line, a distance of 309.07 feet to a point for corner, said point being the Southeast corner of RESERVE 'B' (Private Canal), **HARBORWALK, SECTION TWO**, a subdivision of record at Map Record 2004A, Map Numbers 36 - 41, Galveston County Map Records; **THENCE** in a Northwesterly direction along the East line of said RESERVE 'B' and with a curve to the left, said curve having a radius 742.12 feet, an arc distance of 594.25 feet, the chord of which curve bears N 18°49'40" W, 578.50 feet, to a point for corner being the Southeast corner of the aforesaid RESERVE 'CC', **HARBORWALK, SECTION ONE**; **THENCE** N 15°22'48" E, a distance of 113.09 feet to the POINT OF BEGINNING and containing a calculated area of 47.71 acres of land.



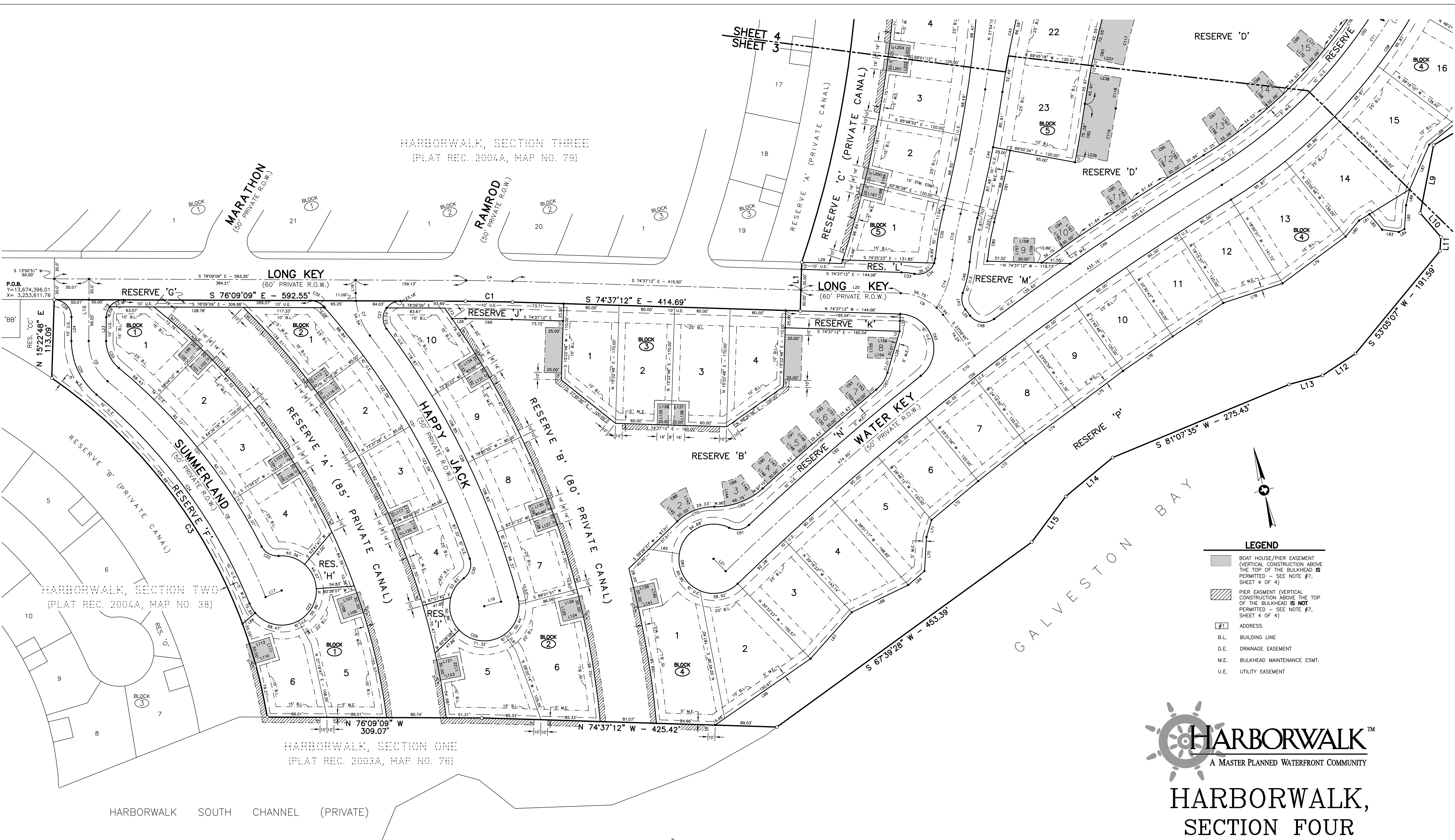
SITE DETAIL
SCALE: 1"=200'

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 3 (CONT.)				BLOCK 4 (CONT.)			
1	11,687	0.27	RL2	4	11,200	0.26	EL1	20	10,788	0.25	EL1
2	9,784	0.22	RL2	BLOCK 4			21	11,155	0.26	EL1	6
3	9,784	0.22	RL2	1	22,177	0.51	EL2	22	11,186	0.26	EL1
4	11,783	0.27	EL1	2	16,079	0.37	EL2	23	11,296	0.26	EL1
5	15,811	0.36	EL1	3	13,325	0.31	EL2	24	11,634	0.27	EL1
6	11,828	0.27	EL1	4	13,781	0.32	EL2	25	18,740	0.43	EL2
BLOCK 2				26	11,922	0.27	EL2	11	11,806	0.27	EL1
1	10,512	0.24	RL2	6	10,657	0.24	EL1	27	11,255	0.26	EL2
2	9,970	0.23	RL2	7	10,657	0.24	EL1	28	11,250	0.26	EL2
3	9,970	0.23	RL2	8	10,715	0.25	EL1	29	11,250	0.26	EL2
4	10,043	0.23	EL1	9	10,715	0.25	EL1	30	11,202	0.26	EL2
5	14,085	0.32	EL2	10	10,657	0.24	EL1	31	10,961	0.25	EL2
6	17,667	0.41	EL2	11	10,657	0.24	EL1	32	15,469	0.36	EL2
7	9,602	0.22	EL1	12	11,605	0.27	EL1	33	14,776	0.34	EL2
8	9,598	0.22	EL1	13	14,542	0.33	EL1	34	12,521	0.29	EL1
9	9,600	0.22	RL2	14	16,530	0.38	EL1	35	12,500	0.29	EL1
10	10,540	0.24	RL2	15	14,255	0.33	EL1	BLOCK 5			
BLOCK 3				16	14,866	0.34	EL1	1	12,702	0.29	RL2
1	11,200	0.26	EL1	17	14,933	0.34	EL1	2	11,416	0.26	RL2
2	13,600	0.31	EL1	18	13,787	0.32	EL1	3	11,413	0.26	RL2
3	13,600	0.31	EL1	19	11,256	0.26	EL1	4	11,413	0.26	RL2

RESERVE TABLE		
RESERVE	AREA (SQ. FT.)	AREA (ACRES)
'A'	58,095	1.33
'B'	113,838	2.61
'C'	65,259	1.50
'D'	342,036	7.85
'E'	33,200	0.76
'F'	12,090	0.28
'G'	2,975	0.07
'H'	3,231	0.07
'I'	2,257	0.05
'J'	4,973	0.11
'K'	4,126	0.09
'L'	2,533	0.06
'M'	12,101	0.28
'N'	16,085	0.37
'O'	34,694	0.80
'P'	139,036	3.19

USE		
PRIVATE CANAL	PRIVATE CANAL	PRIVATE CANAL
PRIVATE CANAL	PRIVATE CANAL	PRIVATE CANAL
PRIVATE CANAL	PRIVATE CANAL	PRIVATE CANAL
PRIVATE CANAL	PRIVATE CANAL	PRIVATE CANAL
LANDSCAPE	LANDSCAPE	LANDSCAPE
LANDSCAPE	LANDSCAPE	LANDSCAPE
LANDSCAPE	LANDSCAPE	LANDSCAPE
LANDSCAPE	LANDSCAPE	LANDSCAPE
LANDSCAPE	LANDSCAPE	LANDSCAPE
LANDSCAPE	LANDSCAPE	LANDSCAPE
COMMON SPACE	COMMON SPACE	COMMON SPACE
COMMON SPACE	COMMON SPACE	COMMON SPACE
MARSH PRESERVATION		

CURVE TABLE																	
CURVE	RADIUS	DELTA	ARC	BEARING	CHORD	CURVE	RADIUS	DELTA	ARC	BEARING	CHORD	CURVE	RADIUS	DELTA	ARC	BEARING	CHORD
C1	2530.00'	01°31'57"	67.67'	S 75°23'11" E	67.67'	C41	1250.00'	07°56'50"	173.38'	S 00°14'59" E	173.24'	C81	1835.00'	03°18'34"	105.99'	N 26°06'50" E	105.98'
C2	1585.00'	42°53'45"	1186.65'	N 10°47'57" E	1159.13'	C42	400.00'	34°04'30"	237.89'	S 12°48'51" W	234.40'	C82	1930.00'	02°31'54"	85.28'	N 23°10'12" E	85.27'
C3	742.12'	45°52'45"	594.25'	N 18°49'40" W	578.50'	C43	1250.00'	07°56'50"	173.38'	S 25°52'40" W	173.24'	C83	1130.00'	07°56'50"	156.74'	N 25°52'40" E	156.61'
C4	2500.00'	01°31'57"	66.87'	S 75°23'11" E	66.87'	C44	1810.00'	05°51'52"	185.26'	S 24°50'11" W	185.18'	C84	520.00'	34°04'30"	390.25'	N 12°48'51" E	394.72'
C5	75.00'	50°36'21"	66.24'	S 11°27'20" E	64.11'	C45	430.00'	08°33'59"	64.29'	S 23°29'07" W	64.23'	C85	1130.00'	07°56'50"	156.74'	N 00°14'59" W	156.61'
C6	787.12'	28°19'35"	389.15'	S 22°35'43" E	385.19'	C46	185.00'	14°15'41"	46.05'	S 25°19'59" W	45.93'	C86	1930.00'	05°13'51"	176.20'	N 01°06'31" E	176.14'
C7	100.00'	37°36'09"	65.63'	S 04°57'14" E	64.46'	C47	25.00'	57°27'35"	25.07'	S 04°44'02" W	24.03'	C87	905.00'	09°31'20"	150.40'	N 03°15'15" E	150.23'
C8	1107.12'	22°15'23"	430.08'	S 12°37'37" E	427.36'	C48	25.00'	89°14'56"	38.94'	S 65°37'13" E	35.12'	C88	110.00'	22°55'06"	44.00'	N 70°54'10" E	43.71'
C9	80.00'	50°37'27"	70.69'	S 49°18'29" E	68.41'	C49	4170.00'	05°14'11"	381.11'	N 69°22'24" E	380.97'	C89	65.00'	26°26'39"	30.00'	N 82°53'33" E	29.73'
C10	4145.00'	12°32'52"	907.75'	N 65°43'03" E	905.94'	C50	725.00'	46°43'43"	591.29'	N 48°37'38" E	575.04'	C90	4230.00'	00°24'35"	30.25'	N 61°28'36" E	30.25'
C11	750.00'	46°43'14"	611.57'	N 48°37'52" E	594.77'	C51	1315.00'	14°09'34"	324.98'	N 32°20'34" E	324.15'	C91	4230.00'	00°24'35"	30.25'	N 62°12'11" E	30.25'
C12	1292.55'	14°08'14"	318.93'	N 32°20'21" E	318.12'	C52	50.00'	115°48'03"	101.06'	N 18°28'41" W	84.71'	C92	4230.00'	00°24'35"	30.25'	N 62°57'46" E	30.25'
C13	75.00'	115°47'11"	151.56'	N 18°29'07" W	127.06'	C53	25.00'	48°11'23"	21.03'	S 79°31'36" W	20.41'	C93	4230.00'	00°24'35"	30.25'	N 63°43'22" E	30.25'
C14	160.00'	26°01'44"	72.69'	N 32°13'00" E	72.06'	C54	50.00'	276°22'46"	241.19'	N 13°37'17" E	66.67'	C94	4230.00'	00°24'35"	30.25'	N 68°51'45" E	30.25'
C15	455.00'	08°33'59"	68.03'	N 23°29'07" W	67.96'	C55	25.00'	48°11'23"	21.03'	S 52°17'01" E	20.41'	C95	4230.00'	00°24'35"	30.25'	N 70°06'50" E	30.25'
C16	1785.00'	05°51'52"	182.70'	N 24°50'11" E	182.62'	C56	50.00'	118°20'12"	103.27'	S 16°14'25" E	85.87'	C96	4240.00'	00°24'35"	30.32'	N 71°21'56" E	30.32'
C17	450.00'	18°10'49"	142.79'	N 12°48'51" E	142.19'	C57	1267.55'	17°39'26"	390.63'	S 34°05'58" W	389.09'	C97	655.00'	02°37'27"	30.00'	N 68°26'59" E	30.00'
C18	1785.00'	07°00'02"	218.10'	N 00°13'25" E	217.96'	C58	775.00'	46°43'14"	631.96'	S 48°37'52" W	614.59'	C98	655.00'	02°37'27"	30.00'	N 61°21'44" E	30.00'
C19	25.00'	90°00'00"	39.27'	S 58°50'51" W	35.36'	C59	4120.00'	12°32'52"	902.28'	S 65°43'03" W	900.48'	C99	655.00'	02°37'27"	30.00'	N 54°16'29" E	30.00'
C20	50.00'	50°36'21"	44.16'	S 11°27'20" E	42.74'	C60	50.00'	25°00'50"	219.05'	N 04°57'02" E	81.40'	C100	655.00'	02°37'27"	30.00'	N 47°11'14" E	30.00'
C21	812.12'	23°24'41"	331.84'	S 25°03'10" E	329.53'	C61	25.00'	70°02'43"	30.56'	S 84°33'54" E	28.69'	C101	655.00'	02°37'27"	30.00'	N 40°05'59" E	30.00'
C22	25.00'	68°05'23"	29.71'	S 47°23'31" E	27.99'	C62	4170.00'	04°30'20"	327.91'	N 62°39'54" E	327.83'	C102	655.00'	02°37'27"	30.00'	N 33°04'44" E	30.00'
C23	50.00'	25°00'18"	220.79'	S 45°03'56" W	80.38'	C63	50.00'	139°32'16"	121.77'	N 04°51'04" W	93.83'	C103	655.00'	01°25'39"	16.32'	N 25°58'36" E	16.32'
C24	762.12'	28°19'35"	376.79'	N 22°35'43" W	372.96'	C64	912.12'	43°45'34"	696.63'	N 15°56'26" W	679.83'	C104	1385.00'	00°33'56"	13.67'	N 25°32'45" E	13.67'
C25	100.00'	50°36'21"	88.32'	N 11°27'20" W	85.48'	C65	997.12'	38°37'23"	672.16'	S 12°41'40" E	659.51'	C105	1385.00'	01°16'58"	31.01'	N 29°14'14" E	31.01'
C26	25.00'	90°00'00"	39.27'	N 31°09'09" W	35.36'	C66	2505.00'	01°31'57"	67.01'	S 75°23'11" E	67.00'	C106	1385.00'	01°16'58"	31.01'	N 32°11'30" E	31.01'
C27	25.00'	127°15'19"	55.52'	S 40°13'09" W	44.80'	C67	50.00'	34°03'29"	29.72'	S 47°02'06" W	29.29'	C107	860.00'	04°25'18"	66.37'	S 00°45'37" W	66.35'
C28	1132.12'	21°54'36"	432.92'	S 12°27'13" E	430.29'	C68	4195.00'	02°57'44"	216.89'	S 62°34'59" W	216.86'	C108	1975.00'	02°06'00"	72.39'	S 00°06'38" W	72.39'
C29	50.00'	248°38'44"	216.98'	N 57°10'33" W	82.59'	C69	100.00'	43°35'32"	76.08'	S 82°53'53" W	74.26'	C109	1975.00'	01°58'11"	67.89'	S 02°44'21" W	67.89'
C30	25.00'	72°26'03"	31.61'	N 30°55'47" E	29.54'	C70	75.00'	45°15'02"	59.23'	S 82°04'08" W	57.71'	C110	1085.00'	00°14'41"	4.64'	S 03°36'05" W	4.64'
C31	1082.12'	22°22'01"	422.44'	N 16°28'15" W	419.76'	C71	1326.55'	09°47'11"	226.58'	S 03°27'32" W	226.30'	C111	1085.00'	03°37'08"	68.53'	S 00°39'20" W	68.52'
C32	25.00'	48°29'52"	21.16'	N 51°54'11" W	20.54'	C72	1217.12'	29°26'05"	625.28'	N 06°34'20" W	618.42'	C112	1085.00'	03°37'19"	38.92'	S 03°11'45" E	38.92'
C33	110.00'	09°50'53"	18.91'	S 69°41'45" E	18.88'	C73	1217.12'	00°52'05"	18.44'	N 21°43'25" W	18.44'	C113	565.00'	03°30'11"	34.54'	S 02°28'19" E	34.54'
C34	25.00'	96°01'33"	41.90'	N 10°52'55" E	37.16'	C74	1640.00'	41°27'02"	1186.46'	S 10°56'24" W	1160.75'	C114	565.00'	07°54'45"	78.03'	S 05°26'22" W	77.96'
C35	480.00'	08°33'59"	71.76'	N 23°29'07" E	71.70'	C75	740.00'	08°16'00"	106.77'	S 02°37'35" W	106.67'	C115	565.00'	07°53'14"	77.78'	S 15°32'35" W	77.72'
C36	1760.00'	29°13'31"	897.73'	N 13°09'21" E	888.03'	C76	2095.00'	05°28'13"	200.02'	S 01°13'42" W	199.94'	C116	565.00'	07°53'14"	78.54'	S 25°40'22" W	78.48'
C37	25.00'	49°06'22"	21.43'	N 26°00'35" W	20.78'	C77	1340.00'	13°55'59"	325.86'	S 32°13'46" W	325.06'	C117	1085.00'	03°40'43"	69.66'	S 27°05'18" W	69.65'
C38	50.00'	276°22'00"	241.18'	N 87°37'14" E	66.67'	C78	700.00'	46°43'43"	570.90'	S 48°37'38" W	555.21'	C118	1085.00'	02°19'51"	44.14'	S 23°04'11" W	44.14'
C39	25.00'	47°18'39"	20.64'	S 22°08'55" W	20.06'	C79	4195.00'	03°49'41"	280.27'	S 70°04'40" W	2						



P.O.B.
Y=13,674,396.01
X=3,253,611.76

SHEET 4
SHEET 3

HARBORWALK, SECTION THREE
(PLAT REC. 2004A, MAP NO. 79)

MARATHON
(50' PRIVATE R.O.W.)

RAMROD
(50' PRIVATE R.O.W.)

LONG KEY
(60' PRIVATE R.O.W.)

LONG KEY
(60' PRIVATE R.O.W.)

HARBORWALK, SECTION TWO
(PLAT REC. 2004A, MAP NO. 38)

HARBORWALK, SECTION ONE
(PLAT REC. 2003A, MAP NO. 76)

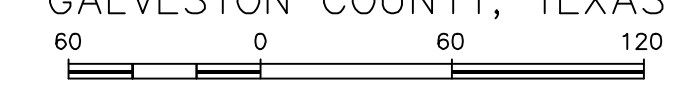
HARBORWALK SOUTH CHANNEL (PRIVATE)

- LEGEND**
- BOAT HOUSE/PIER EASEMENT (VERTICAL CONSTRUCTION ABOVE THE TOP OF THE BULKHEAD IS PERMITTED - SEE NOTE #7, SHEET 4 OF 4)
 - PIER EASEMENT (VERTICAL CONSTRUCTION ABOVE THE TOP OF THE BULKHEAD IS NOT PERMITTED - SEE NOTE #7, SHEET 4 OF 4)
 - ADDRESS
 - B.L. BUILDING LINE
 - D.E. DRAINAGE EASEMENT
 - M.E. BULKHEAD MAINTENANCE ESMT.
 - U.E. UTILITY EASEMENT



HARBORWALK, SECTION FOUR

BEING A SUBDIVISION OF 47.71 ACRES OUT OF THE
R.M. BRACKENBRIDGE SURVEY, ABSTRACT #38;
AND ALSO BEING A PARTIAL REPLAT OF THE
REPLAT OF FABULOUS FLAMINGO ISLES, SECTION ONE;
HARBORWALK, SECTION ONE, & HARBORWALK, SECTION TWO
CITY OF HITCHCOCK,
GALVESTON COUNTY, TEXAS



SCALE: 1" = 60'

SHEET 3 OF 4
April 7, 2005

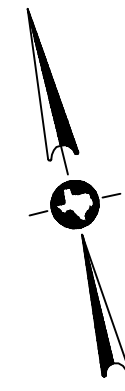


P.O. Box 248, League City, Texas 77574
281-554-7739 409-765-6030 Fax: 281-554-8928

T:\WORK\PROJECTS\HARBORWALK\04-0278\04-0278PLAT2.DWG
 Layout: SHEET 3

HARBORWALK MARINA CHANNEL (PRIVATE) RESERVE 'C'

HARBORWALK, SECTION ONE (PLAT REC. 2003A, MAP NO. 76)



LEGEND

- BOAT HOUSE/PIER EASEMENT (VERTICAL CONSTRUCTION ABOVE THE TOP OF THE BULKHEAD IS PERMITTED - SEE NOTE #7, SHEET 4 OF 4)
- PIER EASEMENT (VERTICAL CONSTRUCTION ABOVE THE TOP OF THE BULKHEAD IS NOT PERMITTED - SEE NOTE #7, SHEET 4 OF 4)
- ADDRESS
- B.L. BUILDING LINE
- D.E. DRAINAGE EASEMENT
- M.E. BULKHEAD MAINTENANCE ESMT.
- U.E. UTILITY EASEMENT

NOTES

- 1) 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 Elevations 15', 16' AND 17', dated May 2, 1983.
- 2) The herein subdivided tract or parcel of land lies entirely within the incorporated limits of the City of Hitchcock, Texas.
- 3) The herein subdivided tract or parcel of land lies within the Hitchcock Independent School District.
- 4) All easements on lot lines are centered unless otherwise shown.
- 5) The herein subdivided tract or parcel of land lies within the Flamingo Isles Municipal Utility District.
- 6) The herein subdivided tract or parcel of land lies within the Harborwalk Tax Increment Reinvestment Zone.
- 7) 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.
- 8) There shall be a 10' drainage easement centered on all common, interior lot lines within the bounds of HARBORWALK SECTION FOUR. 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.
- 9) **BOATHOUSE / PIER RESTRICTIONS:** The Harborwalk POA Builder Guidelines, Architectural Restrictions & Deed Restrictions contain restraints on the placement and design of boathouse and pier structures in canals adjacent to lots. Additional boathouse/pier restraints for specific lots are listed below. In the event these specific restraints conflict with the design parameters set forth in the Builder Guidelines the restraints established on this plat shall prevail.
 - Block 4, Lots 2-24:** Boathouse and pier structures on these lots must be located within the shaded areas shown. The total structure (boathouse and pier area combined) may be a maximum of thirty feet (30') wide (the dimension measured along the bulkhead) and forty-five feet (45') long. Some lots will only accommodate a 35' long boathouse. Either a 30' wide double boathouse or a 16' wide single boathouse with adjacent pier. Boathouse dimensions and roof pitches must conform to the design standards set forth in the Builder Guidelines.
 - Block 4, Lots 32-33:** These lots will accommodate two separate boathouses/mooring areas. The boathouse at the "notch" at Lot 33 should conform to the standards for "notch" lots established in the Builder Guidelines. There is a separate boathouse/mooring area located along the side of the lot. The boathouse/pier structure and/or mooring area at this area should conform to the standards established in the Builder Guidelines for boathouses adjacent to the rear property bulkheads (ie. no more than fifty percent of the adjacent bulkhead length) and may extend a maximum of twenty-five feet (25') into the canal. The boathouse(s) at Lot 32 should conform to the standards established in the Builder Guidelines for boathouses adjacent to the rear property bulkheads (ie. no more than fifty percent of the adjacent bulkhead length) and may extend a maximum of twenty-five feet (25') into the canal.
 - Block 5, Lots 14-23:** Boathouse and pier structures on these lots must be located within the shaded areas shown. The total structure (boathouse and pier area combined) may be a maximum of thirty feet (30') wide (the dimension measured along the bulkhead) and forty-five feet (45') long. These lots will accommodate either a 30' wide double boathouse or a 16' wide single boathouse with adjacent pier. Boathouse dimensions and roof pitches must conform to the design standards set forth in the Builder Guidelines. An attached pier may be included provided that the total boathouse/pier structure is not wider than fifty percent (50%) of the adjacent bulkhead line at the rear of the property.



HARBORWALK, SECTION FOUR

BEING A SUBDIVISION OF 47.71 ACRES OUT OF THE R.M. BRACKENBRIDGE SURVEY, ABSTRACT #38; AND ALSO BEING A PARTIAL REPLAT OF THE REPLAT OF FABULOUS FLAMINGO ISLES, SECTION ONE; HARBORWALK, SECTION ONE, & HARBORWALK, SECTION TWO CITY OF HITCHCOCK, GALVESTON COUNTY, TEXAS

60 0 60 120

SCALE: 1" = 60'

SHEET 4 OF 4 April 7, 2005



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

RESERVE 'A' (PRIVATE CANAL)
RESERVE 'B' (PRIVATE CANAL)
RESERVE 'C' (PRIVATE CANAL)
RESERVE 'D'
RESERVE 'E'
SADDLEBUNCH (50' PRIVATE R.O.W.)
SUGARLOAF (50' PRIVATE R.O.W.)
WATER KEY (50' PRIVATE R.O.W.)
WATER KEY (50' PRIVATE R.O.W.)
WATER KEY (50' PRIVATE R.O.W.)
GALVESTON BAY
SHEET 3
SHEET 4

