

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 ONE**, a Subdivision in the City of Hitchcock, Galveston County, Texas, being located and situated in the R.M. BRACKENRIDGE SURVEY, ABSTRACT #38; JAMES SPILLMAN SURVEY, ABSTRACT #175; and the ARTHUR BURKE SURVEY, ABSTRACT #25 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 ONE**, and on behalf of said Harborwalk, L.P., do hereby dedicate to the use of the public, as such, Harbor Drive, a variable width roadway, together with those certain easements designated as "Utility Easements", all being as shown within the bounds of said **HARBORWALK, SECTION ONE**, 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 Harbor Drive and 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 ONE** 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 ONE**. 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 ONE**, 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 _____ 2003.

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 _____, 2003.

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 ONE**, 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 _____, 2003.

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 _____, 2003.

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

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 ONE** 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 _____, 2003.

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 _____, 2003, at ____o'clock, ____m., and duly recorded on _____, 2003, 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

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 in the 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.

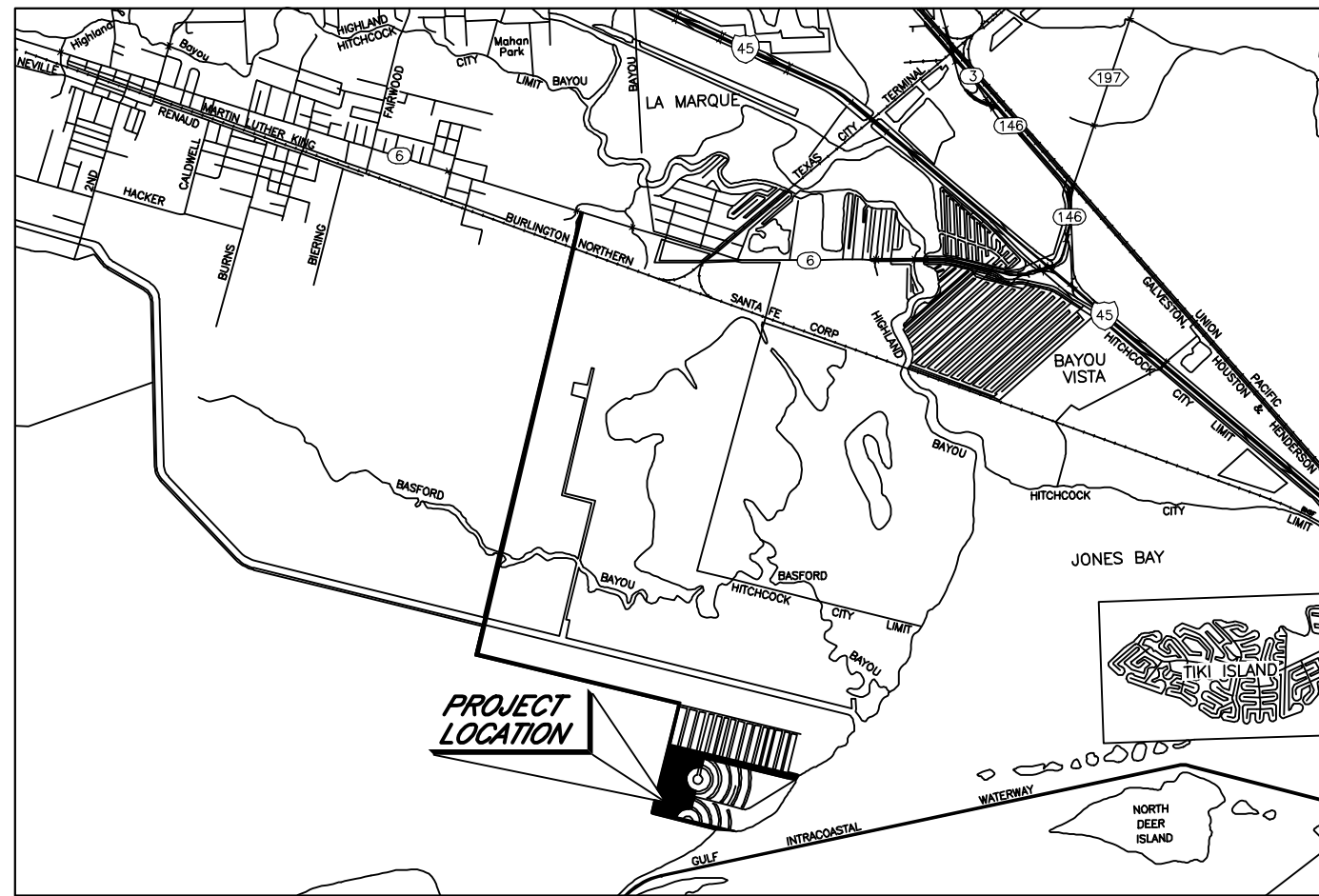
Dale L. Hardy
Registered Professional
Land Surveyor 4847



HARBORWALK, SECTION ONE

BEING A SUBDIVISION OF 119.32 ACRES OUT OF THE
R.M. BRACKENRIDGE SURVEY, ABSTRACT #38;
JAMES SPILLMAN SURVEY, ABSTRACT #175;
LINDSEY T. YOWELL SURVEY, ABSTRACT #216; &
ARTHUR BURKE SURVEY, ABSTRACT #25
AND ALSO BEING A REPLAT OF A PORTION OF THE
REPLAT OF FABULOUS FLAMINGO ISLES, SECTION ONE
CITY OF HITCHCOCK,
GALVESTON COUNTY, TEXAS

100 LOTS AND 49 RESERVES IN 2 BLOCKS



VICINITY MAP
SCALE: N.T.S.

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

SURVEYOR: GEOSURV, 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

PROPERTY DESCRIPTION

Survey of all those certain two (2) tracts or parcels of land being out of and a part of the **R.M. BRACKENRIDGE SURVEY**, Abstract #38 (as to TRACT 1 described herein), the **JAMES SPILLMAN SURVEY**, Abstract #175 (as to TRACT 1 and TRACT 2 described herein), the **LINDSEY T. YOWELL SURVEY, ABSTRACT #216** (as to TRACT 1 and TRACT 2 described herein), and the **ARTHUR BURKE SURVEY, ABSTRACT #25** (as to TRACT 2 described herein), said two (2) tracts or parcels of land 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 as TRACT 1 and TRACT 2 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: 1983 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.

TRACT 1

COMMENCING at a 1-1/2 inch iron pipe found for the most Southeasterly corner of the **JONAS BUTLER SURVEY**, Abstract #195 (a.k.a. the **THOMAS TOBY SURVEY**, Abstract #195), the Northeasterly most corner of the **MACO STEWART SURVEY**, Abstract #66, said point being at the Westerly line of the said **LINDSEY T. YOWELL SURVEY**, and further being the most Northerly Southwest corner of the original Flamingo Isles, LLC, TRACT 1, said commencing point having Texas State Plane Coordinate Values of Y=13,677,864.89 and X=3,246,424.25;
THENCE N 13°37'19" E, along the East line of said **JONAS BUTLER SURVEY**, the same being the West line of the **YOWELL SURVEY**, at 864.41 feet passing over a 2 inch iron pipe found for the Northwesterly most corner of the aforesaid **YOWELL SURVEY**, the same being the Southwesterly most corner of the **SPILLMAN SURVEY**, and continuing for a total distance of 884.41 feet to an iron rod with cap set for **POINT OF BEGINNING** of the herein described TRACT 1, said point having Texas State Plane Coordinate Values of Y=13,678,724.31 and X=246,632.52;
THENCE N 13°37'19" E, continuing along the East line of said **JONAS BUTLER SURVEY**, a distance of 942.24 feet to an iron rod with cap set for corner, said point being at the Southerly line of the Highland Bayou Diversion Channel, a 300 foot right-of-way as described by record at Volume 2267, Page 272, Galveston County Deed Records;
THENCE N 13°37'15" E, crossing said Highland Bayou Diversion Channel and continuing along the West line of the **JAMES SPILLMAN SURVEY**; at 300.00 feet pass an iron rod found for the North line of said Diversion Channel; at 4575.33 feet pass a 2 inch iron pipe found for the Northeast corner of the **JONAS BUTLER SURVEY**, and continuing along the Southeast corner of the **ARTHUR BURKE SURVEY**, Abstract #25, and continuing along said course for a total distance of 11,482.77 feet to an iron rod with cap set for corner being at the South line of the A.T. & S.F. R.R. 200 foot right-of-way, and from which point a found 3/4 inch iron rod bears N 77°35'13" E, 1.05 feet;
THENCE S 70°16'55" E, along and with said South right-of-way line, a distance of 120.68 feet to an iron rod with cap set for corner, and from which point a found 5/8" iron rod bears N 81°59'11" E, 0.93 feet;
THENCE S 13°37'15" W, parallel with and 120.00 feet perpendicularly distant from the West line of said **JAMES SPILLMAN SURVEY**, at 11,169.83 feet pass the North line of the aforesaid Highland Bayou Diversion Channel and continuing along said course for a total distance of 11,469.83 feet to an iron rod with cap set for corner and being at the South line of said Diversion Channel;
THENCE S 13°37'19" W, parallel with and 120.00 feet perpendicularly distant from the West line of said **JAMES SPILLMAN SURVEY**, a distance of 862.36 feet to an iron rod with cap set for corner;
THENCE S 76°22'43" E, a distance of 5,574.79 feet to an iron rod with cap set for point of curve to the left, said curve having a radius of 180.00 feet; **THENCE** in a Northeasterly direction, with said curve to the left, an arc distance of 92.48 feet, the chord of which curve bears N 88°54'08" E, 91.47 feet to an iron rod with cap set for point of tangency;
THENCE N 74°10'59" E, a distance of 230.10 feet to an iron rod with cap set for point of curve to the right, said curve having a radius of 260.00 feet; **THENCE** in a Northeasterly direction, with said curve to the right, an arc distance of 135.30 feet, the chord of which curve bears N 89°05'30" E, 133.78 feet to an iron rod with cap set for point of tangency;
THENCE S 76°00'00" E, a distance of 151.43 feet to an iron rod with cap set for point of curve to the right, said curve having a radius of 50.00 feet; **THENCE** in a Southeasterly direction, with said curve to the right, an arc distance of 22.55 feet, the chord of which curve bears S 63°04'44" E, 22.36 feet to an iron rod with cap set for point of reverse curvature, said reverse curve having a radius of 50.00 feet;
THENCE in a Southeasterly direction, with said reverse curve, an arc distance of 22.55 feet, the chord of which curve bears S 63°04'44" E, 22.36 feet to an iron rod with cap set for point of tangency;
THENCE S 76°00'00" E, a distance of 35.00 feet to an iron rod with cap set for corner;
THENCE S 14°00'00" W, a distance of 60.00 feet to an iron rod with cap set for corner, said point being at the beginning of a curve to the left, said curve having a radius of 50.00 feet;
THENCE in a Southwesterly direction, with said curve to the left, an arc distance of 78.87 feet, the chord of which curve bears S 58°48'38" W, 70.94 feet to an iron rod with cap set for point of tangency;
THENCE S 13°37'17" W, a distance of 1331.68 feet to an iron rod with cap set for corner;
THENCE S 76°22'43" E, a distance of 3955.00 feet to a point for corner being at the Mean High Water Line of West Galveston Bay as surveyed August 17, 1999, by William E. Merten, Licensed State Land Surveyor, and filed with the General Land Office of the State of Texas;
THENCE S 29°46'39" W, along the Mean High Water Line of said West Galveston Bay, a distance of 154.61 feet to a point for corner;
THENCE N 76°22'43" W, a distance of 2826.39 feet to a point for corner;
THENCE S 13°37'17" W, a distance of 251.50 feet to a point for corner, said point being at the beginning of a curve to the left having a radius of 400.00 feet;
THENCE in a Southwesterly direction, with said curve to the left, an arc distance of 1216.57 feet, the chord of which curve bears S 16°29'28" W, 799.00 feet to an iron rod with cap set for corner;
THENCE N 13°37'17" E, a distance of 40.22 feet to an iron rod with cap set for corner;
THENCE S 76°22'43" E, a distance of 80.00 feet to an iron rod with cap set for corner;
THENCE S 13°37'17" W, a distance of 70.36 feet to an iron rod with cap set for corner;
THENCE S 76°22'43" W, a distance of 15.00 feet to an iron rod with cap set for corner;
THENCE S 13°37'17" W, a distance of 45.34 feet to an iron rod with cap set for point of curve to the left, said curve having a radius of 25.00 feet; **THENCE** in a Southeasterly direction, with said curve to the left, an arc distance of 39.17 feet, the chord of which curve bears S 31°15'56" E, 35.29 feet to an iron rod with cap set for point of tangency;
THENCE S 76°00'00" E, a distance of 171.54 feet to an iron rod with cap set for point of curve to the left, said curve having a radius of 25.00 feet; **THENCE** in a Northeasterly direction, with said curve to the left, an arc distance of 34.24 feet, the chord of which curve bears N 64°36'57" E, 31.62 feet to an iron rod with cap set for corner;
THENCE S 76°09'09" E, a distance of 65.46 feet to an iron rod with cap set for corner, said point being the beginning of a curve to the left, said curve having a radius of 25.00 feet;
THENCE in a Southeasterly direction, with said curve to the left, an arc distance of 34.24 feet, the chord of which curve bears S 36°55'16" E, 31.62 feet to an iron rod with cap set for point of tangency;
THENCE S 79°09'09" E, a distance of 83.48 feet to an iron rod with cap set for corner;
THENCE S 13°50'51" W, a distance of 60.00 feet to an iron rod with cap set for corner;
THENCE S 18°22'48" W, a distance of 113.09 feet to a point for corner, said point being at a curve to the left, said curve having a radius of 742.12 feet; **THENCE** in a Northwesterly direction, with said curve to the left, an arc distance of 220.15 feet, the chord of which curve bears N 50°15'57" W, 219.34 feet to a point of compound curvature, said curve having a radius of 50.00 feet;
THENCE in a Northwesterly direction, with said compound curve, an arc distance of 15.17 feet, the chord of which curve bears N 67°27'30" W, 15.12 feet to a point of tangency;
THENCE N 76°09'09" W, a distance of 154.72 feet to a point for curve to the left, said curve having a radius of 15.00 feet;
THENCE in a Southwesterly direction, with said curve to the left, an arc distance of 23.62 feet, the chord of which curve bears S 58°44'04" W, 21.26 feet to a point of tangency;
THENCE S 13°37'17" W, a distance of 54.40 feet to a point for corner;
THENCE N 76°22'43" W, a distance of 15.00 feet to a point for corner;
THENCE S 13°37'17" W, a distance of 210.60 feet to a point for corner;
THENCE S 76°22'43" E, a distance of 15.00 feet to a point for corner;
THENCE S 13°37'17" W, a distance of 70.36 feet to a point for corner;
THENCE N 76°24'00" W, a distance of 80.00 feet to a point for corner;
THENCE N 13°37'17" E, a distance of 35.20 feet to a point for corner, said point being the beginning of a curve to the left, said curve having a radius of 397.12 feet;
THENCE in a Southwesterly direction, with said curve to the left, an arc distance of 560.08 feet, the chord of which curve bears S 57°25'05" W, 514.80 feet to a point for corner;
THENCE S 76°09'09" E, a distance of 828.08 feet to a point for corner;
THENCE N 82°06'17" E, a distance of 279.54 feet to a point for corner;
THENCE S 76°09'09" E, a distance of 349.28 feet to a point for corner;
THENCE S 74°37'12" E, a distance of 425.42 feet to a point for corner being at the aforementioned Mean High Water Line of West Galveston Bay;
THENCE in a Southwesterly direction along the Mean High Water Line of said West Galveston Bay, the following courses and distances;

S 67°39'28" W, a distance of 21.41 feet;
S 74°11'31" W, a distance of 98.73 feet;
S 82°45'38" W, a distance of 143.98 feet;
N 78°26'04" W, a distance of 139.65 feet;
N 38°01'17" W, a distance of 66.38 feet;
N 61°32'18" W, a distance of 31.07 feet;
S 75°51'13" W, a distance of 101.40 feet, and;

S 36°12'00" W, a distance of 59.05 feet to a point for corner being the point of intersection of said Mean High Water Line of West Galveston Bay with the common line of the **R.M. BRACKENRIDGE SURVEY** and the **ALEX RAMSEY SURVEY**;
THENCE N 76°22'51" W, along the South line of the **R.M. BRACKENRIDGE SURVEY**, the same being the North line of the **ALEX RAMSEY SURVEY**, a distance of 2054.94 feet to an iron rod with cap set for corner, said point being at the Northwest corner of said **R.M. BRACKENRIDGE SURVEY**, the same being the Southeast corner of said **LINDSEY T. YOWELL SURVEY**;
THENCE N 13°37'17" E, along the Northwest line said **R.M. BRACKENRIDGE SURVEY**, same being the Southeast line of the **LINDSEY T. YOWELL SURVEY**, a distance of 191.23 feet to an iron rod with cap set for corner, said point being at a curve to the right, said curve having a radius of 50.00 feet; **THENCE** in a Northeasterly direction, with said curve to the right, an arc distance of 124.85 feet, the chord of which curve bears N 12°36'52" E, 94.85 feet to an iron rod with cap set for point of reverse curvature, said reverse curve having a radius of 25.00 feet;
THENCE in a Northeasterly direction, with said reverse curve, an arc distance of 14.69 feet, the chord of which curve bears N 67°19'15" E, 14.48 feet, to an iron rod with cap set for corner, said point being at said Northwest line of the **R.M. BRACKENRIDGE SURVEY**;
THENCE N 13°37'17" E, along the Northwest line said **R.M. BRACKENRIDGE SURVEY**, at 3034.17 feet passing the Northwest corner of the **R.M. BRACKENRIDGE SURVEY**, same being the Northeast corner of said **LINDSEY T. YOWELL SURVEY**, and being at the South line of said **JAMES SPILLMAN SURVEY**, and continuing for a total distance of 270.00 feet to an iron rod with cap set for corner;
THENCE N 76°22'43" W, parallel to and 20 feet perpendicularly distant from the South line of said **JAMES SPILLMAN SURVEY**, same being the North line of said **LINDSEY T. YOWELL SURVEY**, a distance of 5154.73 feet to an iron rod with cap set for corner;
THENCE S 13°40'24" W, a distance of 270.00 feet to an iron rod with cap set for corner;
THENCE N 76°22'43" W, a distance of 487.86 feet to an iron rod with cap set for corner;
THENCE N 13°40'24" E, a distance of 270.00 feet to an iron rod with cap set for corner;
THENCE N 76°22'43" W, parallel to and 20 feet perpendicularly distant from the South line of said **JAMES SPILLMAN SURVEY**, a distance of 584.87 feet to the **POINT OF BEGINNING** and containing a calculated area of 115.21 acres of land.

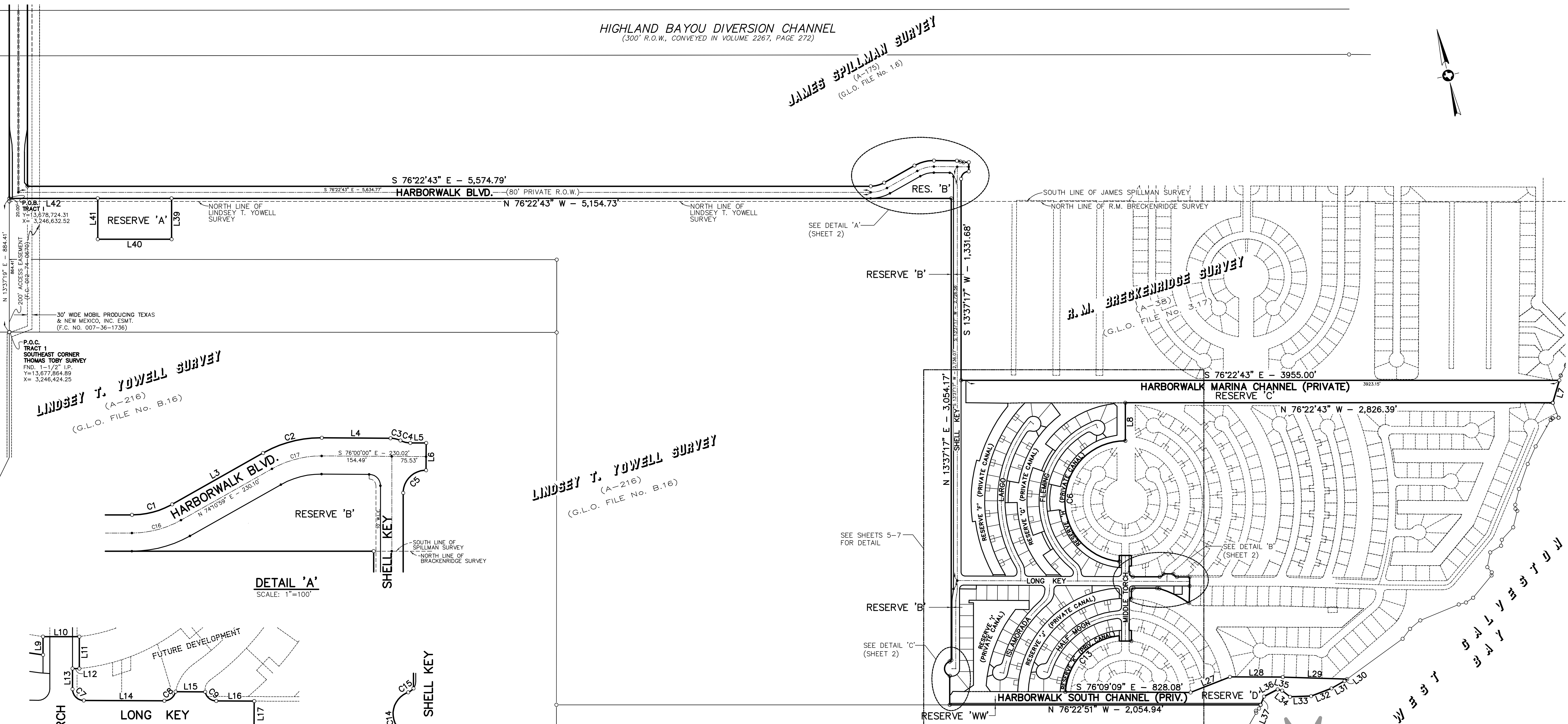
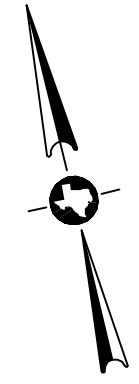
TRACT 2

BEGINNING at an iron rod with cap set for the point of intersection of the South right-of-way line of Texas State Highway #6 with the West line of the **JAMES SPILLMAN SURVEY**, Abstract #175, the same being the East line of the **ARTHUR BURKE SURVEY**, Abstract #25, and from which point a found 3/4 inch iron rod bears S 12°58'24" E, 1.78 feet, said beginning point having Texas State Plane Coordinate Values of Y=13,677,864.89 and X=3,246,424.25;
THENCE S 13°37'15" W, along and with the common line of said **SPILLMAN** and **BURKE** Surveys, a distance of 10.00 feet to an iron rod with cap set for corner;
THENCE S 72°57'55" E, along and with the South line of said Texas State Highway #6, a distance of 120.21 feet to an iron rod with cap set for corner, from which point a found 5/8 iron rod bears S 15°09'02" E, 1.97 feet;
THENCE S 13°37'15" W, parallel with and 120.00 feet perpendicularly distant from the West line of said **SPILLMAN SURVEY**, a distance of 895.84 feet to an iron rod with cap set for corner, said point being at the North right-of-way line of a 60 foot public roadway right-of-way and from which a found 1 inch iron rod bears S 04°16'57" E, 2.99 feet;
THENCE N 70°16'55" W, along and with said North right-of-way line, at 120.68 feet pass the West line of said **SPILLMAN SURVEY**, the same being the East line of the aforesaid **BURKE SURVEY**, and continuing along said course for a total distance of 201.14 feet to an iron rod with cap set for corner;
THENCE N 13°37'15" E, parallel with and 80.00 feet perpendicularly distant Westerly from the East line of said **ARTHUR BURKE SURVEY**, a distance of 896.41 feet to an iron rod with cap set for corner and being at the South right-of-way line of Texas State Highway #6
and from which a found 3/4 inch iron pipe bears S 16°53'45" E, 1.98 feet;
THENCE S 72°57'55" E, along and with said South right-of-way line, a distance of 80.14 feet to the **POINT OF BEGINNING** and containing a calculated area of 4.11 acres of land.

SHEET 1 OF 7
May 20, 2003
HARBORWALK, SEC. ONE

HIGHLAND BAYOU DIVERSION CHANNEL
(300' R.O.W., CONVEYED IN VOLUME 2267, PAGE 272)

JAMES SPILLMAN SURVEY
(A-175)
(G.L.O. FILE No. 1.6)



LINDSEY T. YOWELL SURVEY
(A-216)
(G.L.O. FILE No. B.16)

LINDSEY T. YOWELL SURVEY
(A-216)
(G.L.O. FILE No. B.16)

R.M. BRACKENRIDGE SURVEY
(A-58)
(G.L.O. FILE No. 3.17)

ALEX RAMSEY SURVEY
(A-169)
(G.L.O. FILE No. 3.49)

DETAIL 'A'
SCALE: 1"=100'

DETAIL 'C'
SCALE: 1"=100'

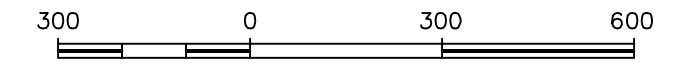
DETAIL 'B'
SCALE: 1"=100'



HARBORWALK, SECTION ONE

BEING A SUBDIVISION OF 119.32 ACRES OUT OF THE R.M. BRACKENRIDGE SURVEY, ABSTRACT #38; JAMES SPILLMAN SURVEY, ABSTRACT 175; LINDSEY T. YOWELL SURVEY, ABSTRACT 216; & ARTHUR BURKE SURVEY, ABSTRACT 25 AND ALSO BEING A REPLAT OF A PORTION OF THE REPLAT OF FABULOUS FLAMINGO ISLES, SECTION ONE

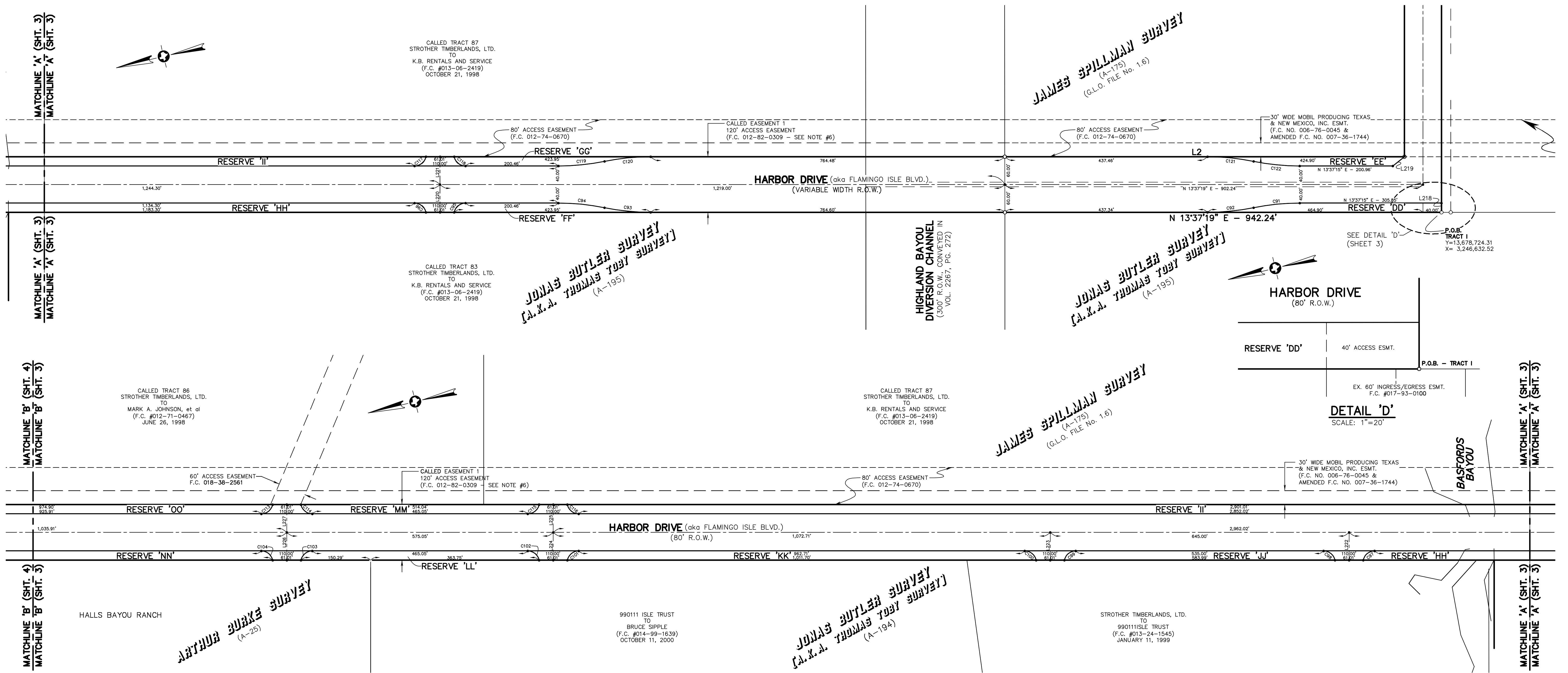
CITY OF HITCHCOCK, GALVESTON COUNTY, TEXAS



SCALE: 1" = 300'



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



CURVE TABLE

CURVE	RADIUS	DELTA	ARC	BEARING	CHORD	CURVE	RADIUS	DELTA	ARC	BEARING	CHORD	CURVE	RADIUS	DELTA	ARC	BEARING	CHORD	CURVE	RADIUS	DELTA	ARC	BEARING	CHORD	CURVE	RADIUS	DELTA	ARC	BEARING	CHORD
C1	180.00'	29°26'18"	92.48'	N 88°54'08" E	91.47'	C26	817.12'	38°35'50"	550.45'	S 43°20'09" W	540.10'	C51	512.12'	67°39'39"	604.77'	S 63°53'02" W	570.24'	C74	715.00'	43°15'16"	539.78'	S 45°05'00" W	527.05'	C99	25.00'	78°27'47"	34.24'	N 25°36'38" W	31.62'
C2	260.00'	29°49'01"	135.30'	N 89°05'30" E	133.78'	C27	537.12'	76°13'18"	714.55'	S 68°09'51" W	663.01'	C52	50.00'	254°05'44"	221.74'	N 22°53'56" W	79.81'	C75	775.00'	102°27'24"	141.44'	S 18°13'40" W	141.25'	C100	25.00'	78°27'47"	34.24'	N 52°51'08" E	31.62'
C3	50.00'	25°50'31"	22.55'	S 63°04'44" E	22.36'	C28	260.00'	29°26'18"	133.59'	N 88°54'08" E	132.12'	C53	25.00'	67°02'20"	29.25'	N 70°37'46" E	27.61'	C76	715.00'	42°13'22"	526.90'	S 08°06'43" E	515.06'	C101	25.00'	78°27'47"	34.24'	N 25°36'38" W	31.62'
C4	50.00'	25°50'31"	22.55'	S 63°04'44" E	22.36'	C29	180.00'	29°49'01"	93.67'	N 89°05'30" E	92.62'	C54	562.12'	61°36'47"	604.48'	N 67°54'59" E	575.77'	C77	650.00'	15°16'56"	173.37'	N 27°12'18" W	172.86'	C102	25.00'	78°27'47"	34.24'	N 52°51'08" E	31.62'
C5	50.00'	90°22'43"	78.87'	S 58°48'38" W	70.94'	C30	25.00'	89°37'17"	39.10'	S 31°11'22" E	35.24'	C55	25.00'	85°06'06"	37.13'	N 56°10'20" E	33.81'	C78	590.00'	12°57'20"	133.41'	N 13°05'10" W	133.13'	C103	25.00'	78°27'47"	34.24'	N 25°36'38" W	31.62'
C6	400.00'	174°15'39"	1216.57'	S 16°29'28" W	799.00'	C31	25.00'	89°46'26"	39.17'	S 31°15'56" E	35.29'	C56	25.00'	89°46'26"	39.17'	N 31°15'56" W	35.29'	C79	650.00'	40°19'20"	457.44'	N 13°33'10" E	448.06'	C104	25.00'	78°27'47"	34.24'	N 52°51'08" E	31.62'
C7	25.00'	89°46'26"	39.17'	S 31°15'56" E	35.29'	C32	25.00'	90°00'00"	39.27'	N 58°50'51" E	35.36'	C57	25.00'	90°00'00"	39.27'	S 58°50'51" W	35.36'	C80	590.00'	15°36'00"	160.64'	N 41°30'50" E	160.14'	C105	25.00'	78°27'46"	34.24'	S 25°36'38" E	31.62'
C8	25.00'	78°27'47"	34.24'	N 64°36'57" E	31.62'	C33	50.00'	31°22'58"	27.39'	N 01°50'38" W	27.05'	C58	100.00'	49°55'55"	87.15'	S 38°48'48" W	84.42'	C81	650.00'	47°41'27"	541.03'	N 73°09'33" E	525.55'	C106	25.00'	78°27'46"	34.24'	S 52°51'08" W	31.62'
C9	25.00'	78°27'47"	34.24'	S 36°55'16" E	31.62'	C34	845.00'	31°16'54"	1051.26'	N 18°06'19" E	984.77'	C59	792.12'	39°44'32"	549.44'	S 43°54'30" W	538.49'	C82	440.00'	70°04'52"	538.18'	S 61°24'00" W	505.26'	C107	25.00'	78°27'46"	34.24'	S 52°51'08" E	31.62'
C10	742.12'	16°59'48"	220.15'	N 50°15'57" W	219.34'	C35	50.00'	247°57'34"	216.39'	S 02°16'26" E	82.92'	C60	50.00'	252°55'02"	220.71'	N 29°30'15" W	80.43'	C83	500.00'	200°00'06"	174.55'	S 16°21'31" W	173.66'	C108	25.00'	78°27'46"	34.24'	S 52°51'08" W	31.62'
C11	50.00'	17°23'18"	15.17'	N 67°27'30" W	15.12'	C36	25.00'	73°08'22"	31.91'	S 85°08'10" W	29.79'	C61	25.00'	68°10'30"	29.75'	N 62°52'02" E	28.02'	C84	440.00'	77°31'14"	595.31'	S 32°24'09" E	550.94'	C109	25.00'	78°27'46"	34.24'	S 25°36'38" E	31.62'
C12	15.00'	90°13'34"	23.62'	S 58°44'04" W	21.26'	C37	795.00'	66°08'06"	917.19'	S 15°30'56" W	867.16'	C62	842.12'	32°45'06"	481.38'	N 45°09'20" E	474.85'	C85	432.12'	81°32'04"	614.93'	S 57°31'31" W	564.34'	C110	25.00'	78°27'46"	34.24'	S 52°51'08" W	31.62'
C13	397.12'	80°48'23"	560.08'	S 57°25'05" W	514.80'	C38	100.00'	31°22'58"	54.77'	S 01°50'38" E	54.09'	C63	100.00'	47°41'02"	83.22'	N 37°41'22" E	80.84'	C86	642.12'	84°13'56"	944.00'	N 57°55'19" E	861.26'	C111	25.00'	78°27'46"	34.24'	S 25°36'38" E	31.62'
C14	50.00'	143°04'16"	124.85'	N 12°36'52" E	94.85'	C39	25.00'	90°00'00"	39.27'	S 31°09'09" W	35.36'	C64	25.00'	90°00'00"	39.27'	N 31°09'09" W	35.36'	C87	15.00'	94°32'10"	24.75'	N 33°38'48" W	22.04'	C112	25.00'	78°27'46"	34.24'	S 25°36'38" E	31.62'
C15	25.00'	33°39'32"	14.69'	N 67°19'15" E	14.48'	C40	25.00'	112°54'36"	49.27'	N 47°23'33" E	41.67'	C65	25.00'	90°13'34"	39.37'	S 58°44'04" W	35.43'	C88	712.12'	83°28'20"	1037.46'	S 57°20'57" W	948.12'	C113	25.00'	78°27'46"	34.24'	S 25°36'38" E	31.62'
C16	220.00'	29°26'18"	113.03'	N 88°54'08" E	111.80'	C41	50.00'	281°40'6"	24.64'	N 23°10'48" W	24.39'	C66	50.00'	250°31'45"	218.63'	N 41°06'52" W	81.65'	C89	922.12'	34°01'37"	547.63'	S 34°39'33" E	539.62'	C114	25.00'	78°27'46"	34.24'	S 52°51'08" W	31.62'
C17	220.00'	29°49'01"	114.49'	N 89°05'30" E	113.20'	C42	570.00'	119°18'53"	1186.99'	N 23°10'16" E	983.84'	C67	25.00'	70°31'44"	30.78'	N 48°53'09" E	28.87'	C90	650.00'	01°21'13"	15.36'	S 35°31'23" E	15.36'	C115	25.00'	78°27'46"	34.24'	S 25°36'38" E	31.62'
C18	160.00'	147°17'54"	39.93'	S 20°46'14" W	39.82'	C43	50.00'	246°34'55"	215.18'	S 26°07'11" W	83.59'	C68	185.00'	141°7'54"	46.17'	N 20°46'14" E	46.05'	C91	500.00'	11°28'52"	100.19'	N 07°52'49" E	100.02'	C116	25.00'	78°27'46"	34.24'	S 52°51'08" W	31.62'
C19	160.00'	147°17'54"	39.93'	S 20°46'14" W	39.82'	C44	25.00'	74°34'26"	32.54'	N 67°52'35" W	30.29'	C69	135.00'	141°7'54"	33.69'	N 20°46'14" E	33.60'	C92	500.00'	11°28'56"	100.20'	N 07°52'51" E	100.03'	C117	25.00'	78°27'47"	34.24'	S 25°36'38" E	31.62'
C20	75.00'	31°22'58"	41.08'	N 01°50'38" W	40.57'	C45	520.00'	112°09'44"	1017.95'	S 18°45'20" W	863.02'	C70	1000.00'	23°30'22"	410.26'	S 40°51'40" W	407.39'	C93	500.00'	11°28'42"	100.17'	N 19°21'36" E	100.00'	C118	25.00'	78°27'47"	34.24'	S 52°51'08" W	31.62'
C21	820.00'	71°16'54"	1020.16'	N 18°06'19" E	955.63'	C46	100.00'	46°42'27"	81.52'	S 13°58'18" E	79.28'	C71	1020.00'	23°04'26"	410.77'	S 17°34'16" W	408.00'	C94	500.00'	11°28'42"	100.17'	N 19°21'36" E	100.00'	C119	500.00'	11°28'42"	100.17'	S 07°52'54" W	100.00'
C22	75.00'	51°10'23"	66.99'	N 11°44'21" W	64.78'	C47	25.00'	85°32'05"	37.32'	S 33°23'07" E	33.95'	C72	1000.00'	21°24'50"	373.74'	S 04°40'22" E	371.57'	C95	25.00'	78°27'47"	34.24'	N 25°36'38" W	31.62'	C120	500.00'	11°28'42"	100.17'	S 07°52'54" W	100.00'
C23	545.00'	120°09'15"	1142.91'	N 22°45'06" E	944.70'	C48	25.00'	90°13'34"	39.37'	S 58°44'04" E	35.43'	C73	930.00'	75°54'20"	1232.07'	N 20°07'49" E	1143.92'	C96	25.00'	78°27'47"	34.24'	N 52°51'08" E	31.62'	C121	500.00'	11°28'42"	100.13'	S 19°21'33" W	99.97'
C24	75.00'	152°7'58"	20.24'	N 21°34'50" E	20.18'	C49	25.00'	90°13'34"	39.37'	S 58°44'04" W	35.43'	C74	930.00'	75°54'20"	1232.07'	N 20°07'49" E	1143.92'	C97	25.00'	78°27'47"	34.24'	N 52°51'08" E	31.62'	C122	500.00'	11°28'32"	100.14'	S 19°21'31" W	99.98'
C25	100.00'	48°47'13"	85.15'	S 38°14'27" W	82.60'	C50	25.00'	95°54'26"	41.85'	N 34°19'56" W	37.13'	C75	930.00'	75°54'20"	1232.07'	N 20°07'49" E	1143.92'	C98	25.00'	78°27'47"	34.24'	N 52°51'08" E	31.62'	C123	100.00'	09°00'51"	15.73'	S 18°21'16" W	15.72'

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

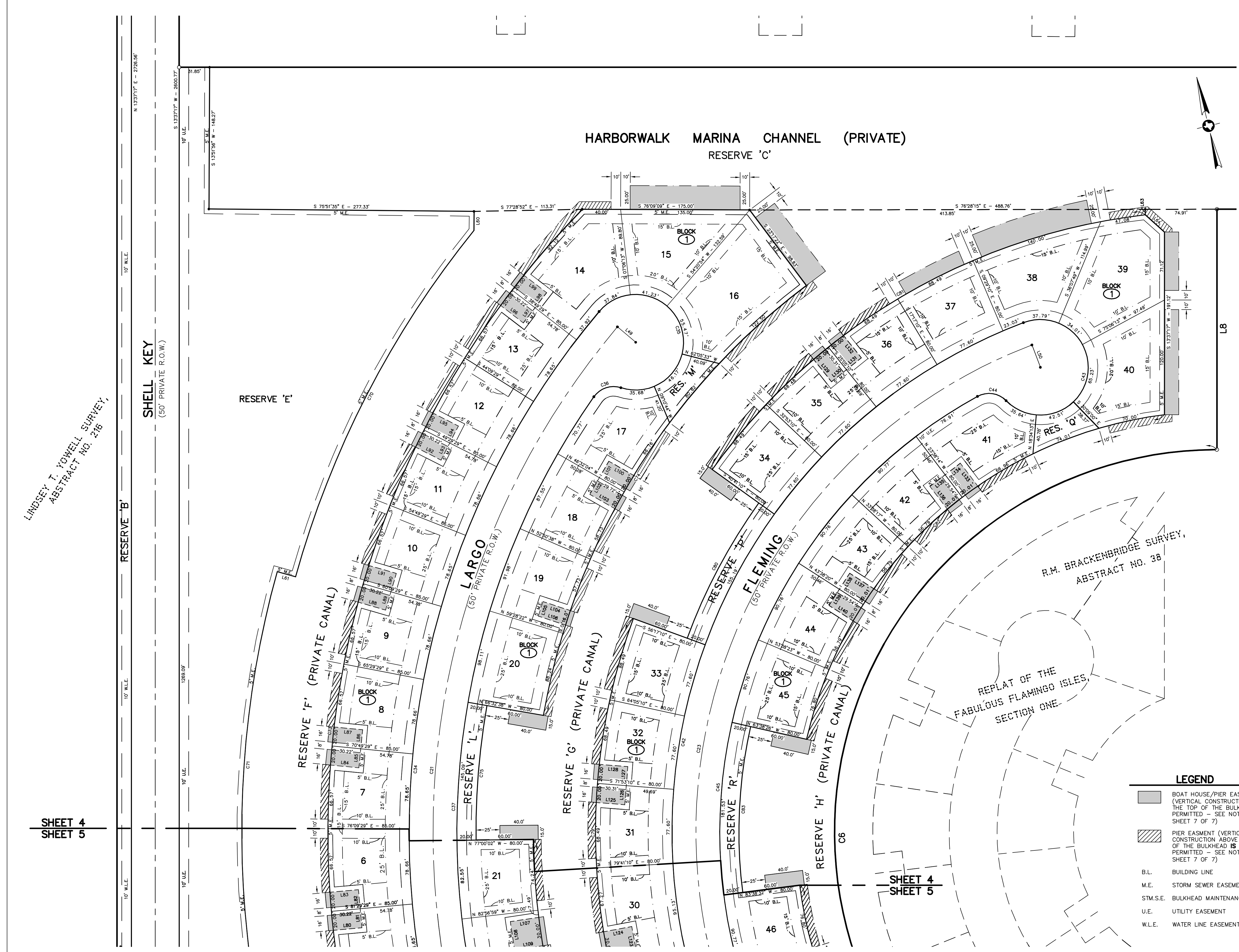


HARBORWALK, SECTION ONE

BEING A SUBDIVISION OF 119.32 ACRES OUT OF THE
 R.M. BRACKENBRIDGE SURVEY, ABSTRACT #38;
 JAMES SPILLMAN SURVEY, ABSTRACT 175;
 LINSEY T. YOWELL SURVEY, ABSTRACT 216; &
 ARTHUR BURKE SURVEY, ABSTRACT 25
 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" = 100'



LINE TABLE								
LINE	DISTANCE	BEARING	LINE	DISTANCE	BEARING	LINE	DISTANCE	BEARING
L1	120.68'	S 70°16'55" E	L81	20.00'	N 08°30'31" E	L161	20.00'	N 89°49'12" W
L2	862.36'	S 13°37'19" W	L82	20.00'	N 08°30'31" E	L162	30.00'	S 00°10'48" W
L3	230.10'	N 74°10'59" E	L83	30.00'	N 81°29'29" W	L163	30.00'	N 21°04'37" W
L4	151.43'	S 76°00'00" E	L84	30.00'	S 70°49'29" W	L164	20.00'	S 68°55'23" W
L5	35.00'	S 76°00'00" E	L85	20.00'	N 19°10'31" E	L165	20.00'	S 68°55'23" W
L6	60.00'	S 14°00'00" W	L86	20.00'	N 19°10'31" E	L166	30.00'	S 21°04'37" E
L7	154.61'	S 29°46'39" W	L87	30.00'	N 70°49'29" W	L167	30.00'	N 42°20'02" W
L8	251.50'	S 13°37'17" W	L88	30.00'	S 60°09'29" W	L168	20.00'	S 47°39'58" W
L9	40.22'	N 13°37'17" E	L89	20.00'	N 29°50'31" E	L169	20.00'	S 47°39'58" W
L10	80.00'	S 76°22'43" E	L90	20.00'	N 29°50'31" E	L170	30.00'	S 42°20'02" E
L11	70.36'	S 13°37'17" W	L91	30.00'	N 60°09'29" W	L171	30.00'	N 63°35'27" W
L12	15.00'	N 76°22'43" W	L92	30.00'	S 49°29'29" W	L172	20.00'	S 26°24'33" W
L13	45.34'	S 13°37'17" W	L93	20.00'	N 40°30'31" E	L173	20.00'	S 26°24'33" W
L14	177.54'	S 76°09'09" E	L94	20.00'	N 40°30'31" E	L174	30.00'	S 63°35'27" E
L15	65.46'	S 76°09'09" E	L95	30.00'	N 49°29'29" W	L175	14.64'	N 30°02'00" W
L16	83.48'	S 76°09'09" E	L96	30.00'	S 38°49'29" W	L176	30.00'	S 64°49'32" E
L17	60.00'	S 13°50'51" W	L97	20.00'	N 51°10'31" E	L177	30.00'	N 25°10'28" E
L18	113.09'	S 15°22'48" W	L98	20.00'	N 51°10'31" E	L178	30.00'	N 64°49'32" W
L19	154.72'	N 76°09'09" W	L99	30.00'	N 38°49'29" W	L179	30.00'	S 45°25'49" E
L20	54.40'	S 13°37'17" W	L100	30.00'	N 46°32'04" W	L180	20.00'	N 44°34'11" E
L21	15.00'	N 76°22'43" W	L101	20.00'	S 43°27'56" W	L181	20.00'	N 44°34'11" E
L22	210.60'	S 13°37'17" W	L102	20.00'	S 43°27'56" W	L182	30.00'	N 45°25'49" W
L23	15.00'	S 76°22'43" E	L103	30.00'	S 46°32'04" E	L183	30.00'	S 29°22'09" E
L24	70.36'	S 13°37'17" W	L104	30.00'	N 58°06'38" W	L184	20.00'	N 60°37'51" E
L25	80.00'	N 76°24'00" W	L105	16.00'	S 31°53'22" W	L185	20.00'	N 60°37'51" E
L26	35.20'	N 13°37'17" E	L106	30.00'	S 58°06'38" E	L186	30.00'	N 29°22'09" W
L27	279.54'	N 82°06'17" E	L107	30.00'	N 84°45'05" W	L187	30.00'	S 13°18'29" E
L28	349.28'	S 76°09'09" E	L108	30.00'	S 05°14'55" W	L188	20.00'	N 76°41'31" E
L29	425.42'	S 74°37'12" E	L109	30.00'	S 84°45'05" E	L189	20.00'	N 76°41'31" E
L30	21.41'	S 67°39'28" W	L110	30.00'	S 82°59'23" W	L190	30.00'	N 13°18'29" W
L31	98.73'	S 74°11'31" W	L111	20.00'	S 07°00'37" E	L191	30.00'	S 02°45'11" W
L32	143.98'	S 82°45'38" W	L112	20.00'	S 07°00'37" E	L192	20.00'	S 87°14'49" E
L33	139.65'	N 78°26'04" W	L113	30.00'	N 82°59'23" E	L193	20.00'	S 87°14'49" E
L34	66.38'	N 38°01'17" W	L114	30.00'	S 70°22'15" W	L194	30.00'	N 02°45'11" E
L35	31.07'	N 61°32'18" W	L115	20.00'	S 19°37'45" E	L195	15.00'	S 76°22'43" E
L36	101.40'	S 75°51'13" W	L116	20.00'	S 19°37'45" E	L196	30.00'	N 06°24'57" W
L37	59.05'	S 36°12'00" W	L117	30.00'	N 70°22'15" E	L197	30.00'	S 83°35'03" W
L38	191.23'	N 13°37'17" E	L118	10.00'	N 13°50'51" E	L198	30.00'	S 06°24'57" E
L39	270.00'	S 13°40'24" W	L119	30.00'	N 60°45'57" E	L199	30.00'	N 21°17'06" W
L40	487.86'	N 76°22'43" W	L120	30.00'	N 29°14'03" W	L200	20.00'	S 68°42'54" W
L41	270.00'	N 13°40'24" W	L121	30.00'	S 60°45'57" W	L201	20.00'	S 68°42'54" W
L42	584.87'	N 76°22'43" W	L122	30.00'	S 86°56'18" E	L202	30.00'	S 21°17'06" E
L43	10.00'	S 13°37'15" W	L123	30.00'	N 03°03'42" E	L203	30.00'	N 34°33'37" W
L44	120.21'	S 72°57'55" E	L124	30.00'	N 86°56'18" W	L204	30.00'	S 55°26'23" W
L45	201.14'	N 70°16'55" W	L125	30.00'	S 71°53'10" E	L205	20.00'	S 55°26'23" W
L46	80.14'	S 72°57'55" E	L126	20.00'	N 18°06'50" E	L206	30.00'	S 34°33'37" E
L47	55.16'	S 13°37'17" W	L127	20.00'	N 18°06'50" E	L207	30.00'	N 47°50'09" W
L48	25.00'	N 76°22'43" W	L128	30.00'	N 71°53'10" W	L208	20.00'	S 42°09'51" W
L49	25.00'	S 36°15'14" E	L129	30.00'	S 25°05'10" E	L209	20.00'	S 42°09'51" W
L50	25.00'	S 07°10'17" E	L130	20.00'	N 64°54'50" E	L210	30.00'	S 47°50'09" E
L51	30.00'	N 13°50'51" E	L131	20.00'	N 64°54'50" E	L211	30.00'	N 61°06'41" W
L52	25.00'	N 65°57'46" W	L132	30.00'	N 25°05'10" W	L212	20.00'	S 28°53'19" W
L53	25.00'	N 59°56'48" W	L133	30.00'	N 23°38'14" W	L213	20.00'	S 28°53'19" W
L54	104.92'	S 76°00'00" E	L134	20.00'	S 66°21'46" W	L214	30.00'	S 61°06'41" W
L55	7.20'	N 13°50'51" E	L135	20.00'	S 66°21'46" W	L215	30.00'	N 69°45'38" W
L56	7.20'	S 13°50'51" W	L136	30.00'	S 23°38'14" W	L216	30.00'	S 20°14'22" W
L57	8.37'	N 36°54'14" W	L137	30.00'	N 43°38'20" W	L217	30.00'	S 69°45'38" E
L58	17.77'	S 13°50'51" W	L138	20.00'	S 46°21'40" W	L218	20.02'	S 76°22'43" E
L59	3.85'	N 13°50'51" E	L139	20.00'	S 46°21'40" W	L219	32.00'	N 25°00'47" W
L60	20.00'	S 14°08'25" W	L140	30.00'	S 43°38'20" E	L220	60.00'	N 76°22'45" W
L61	20.00'	N 60°53'31" W	L141	30.00'	S 76°21'22" W	L221	60.00'	S 76°22'45" E
L62	20.00'	S 83°57'57" W	L142	20.00'	S 13°38'38" E	L222	60.00'	N 76°22'45" W
L63	5.71'	S 13°31'45" W	L143	20.00'	S 13°38'38" E	L223	60.00'	N 76°22'45" W
L64	26.83'	S 34°14'47" E	L144	30.00'	N 76°21'22" E	L224	60.00'	N 76°22'45" W
L65	40.18'	N 13°37'17" E	L145	30.00'	S 56°21'16" W	L225	60.00'	S 76°22'45" E
L66	54.07'	N 13°37'17" E	L146	20.00'	S 33°38'44" W	L226	60.00'	N 76°22'45" W
L67	17.00'	S 13°50'51" W	L147	20.00'	S 33°38'44" W	L227	60.00'	S 76°22'45" E
L68	30.00'	S 76°09'09" E	L148	30.00'	N 56°21'16" E	L228	60.00'	S 76°22'45" E
L69	25.81'	S 48°49'14" W	L149	30.00'	S 35°56'10" W	L229	60.00'	S 76°22'45" E
L70	5.76'	N 76°22'43" W	L150	20.00'	S 54°03'50" E	L230	60.00'	S 76°22'45" E
L71	10.00'	N 13°50'51" E	L151	20.00'	S 54°03'50" E	L231	60.00'	S 76°22'45" E
L72	30.00'	N 77°10'31" E	L152	30.00'	N 35°56'10" E	L232	20.00'	S 76°22'45" E
L73	20.00'	N 12°49'29" W	L153	15.00'	S 76°22'43" E	L233	20.00'	S 13°37'15" W
L74	20.00'	N 12°49'29" W	L154	55.00'	S 13°50'51" W	L234	20.00'	N 76°22'45" W
L75	30.00'	S 77°10'31" W	L155	55.00'	N 76°09'09" W	L235	20.00'	N 13°37'15" E
L76	30.00'	N 87°50'31" E	L156	55.00'	N 13°50'51" E	L236	70.00'	N 13°50'51" E
L77	20.00'	N 02°09'29" W	L157	35.16'	N 13°37'17" E	L237	70.00'	S 13°50'51" W
L78	20.00'	N 02°09'29" W	L158	15.00'	N 76°22'43" W	L238	14.61'	S 21°17'06" E
L79	30.00'	S 87°50'31" W	L159	30.00'	N 00°10'48" E	L239	29.16'	N 21°17'06" W
L80	30.00'	S 81°29'29" E	L160	20.00'	N 89°49'12" W	L240	10.00'	S 13°50'51" W

- LEGEND**
- BOAT HOUSE/PIER EASEMENT (VERTICAL CONSTRUCTION ABOVE THE TOP OF THE BULKHEAD IS PERMITTED - SEE NOTE #10, SHEET 7 OF 7)
 - PIER EASEMENT (VERTICAL CONSTRUCTION ABOVE THE TOP OF THE BULKHEAD IS NOT PERMITTED - SEE NOTE #10, SHEET 7 OF 7)
 - B.L. BUILDING LINE
 - M.E. STORM SEWER EASEMENT
 - S.M.S.E. BULKHEAD MAINTENANCE ESMT.
 - U.E. UTILITY EASEMENT
 - W.L.E. WATER LINE EASEMENT



HARBORWALK, SECTION ONE

BEING A SUBDIVISION OF 119.32 ACRES OUT OF THE R.M. BRACKENBRIDGE SURVEY, ABSTRACT #38; JAMES SPILLMAN SURVEY, ABSTRACT 175; LINDSEY T. YOWELL SURVEY, ABSTRACT 216; & ARTHUR BURKE SURVEY, ABSTRACT 25 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'

SHEET 4
SHEET 5

SHEET 4
SHEET 5



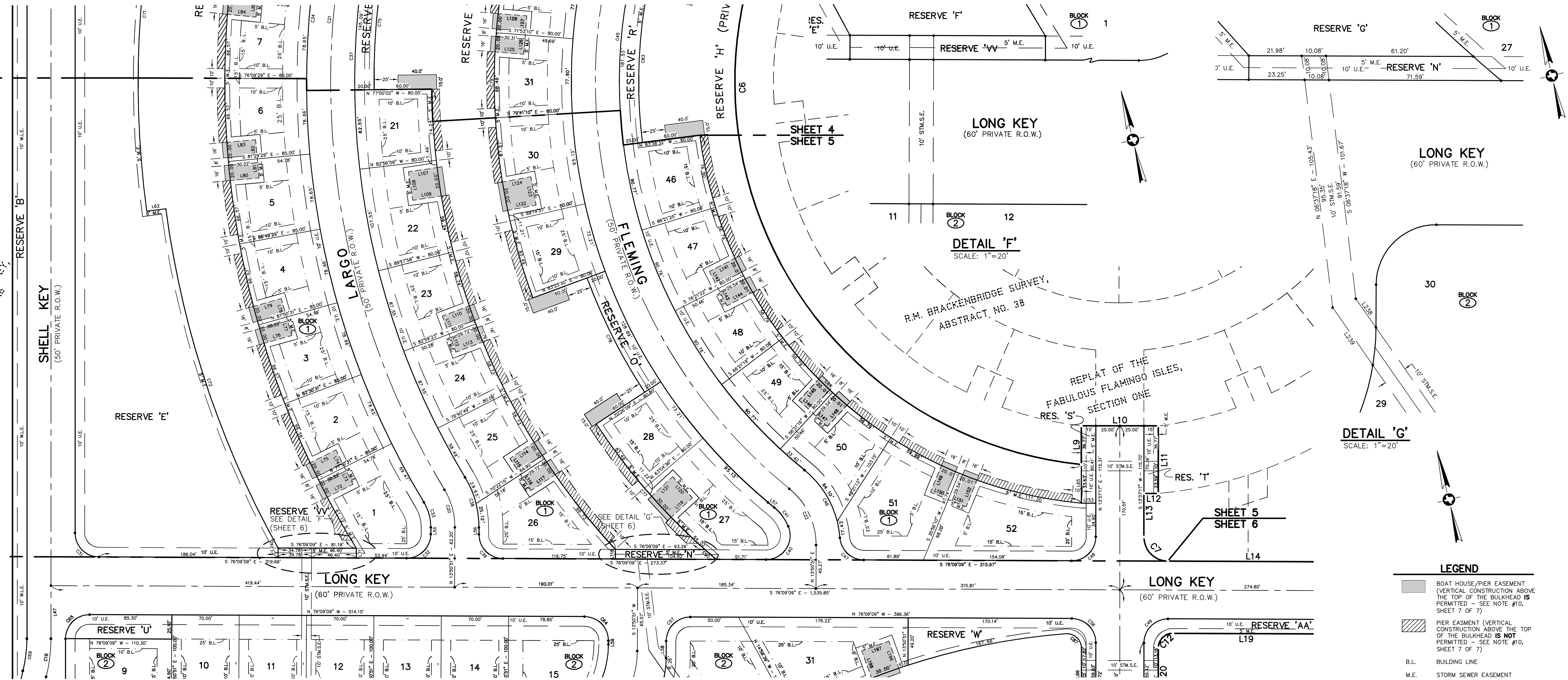
P.O. Box 248, League City, Texas 77574
281-554-7739 409-765-6030 Fax: 281-554-8928

SHEET 5 OF 7
May 20, 2003

SHEET 4
SHEET 5

LINDSEY T. YOWELL SURVEY,
ABSTRACT NO. 216

SHEET 5
SHEET 6



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.	LOT	AREA (SQ. FT.)	AREA (ACRES)	LOT DESIG.				
BLOCK 1			BLOCK 1 (CONT.)			BLOCK 1 (CONT.)			BLOCK 2 (CONT.)			BLOCK 2 (CONT.)							
1	9,023	0.21	RL2	22	8,171	0.19	RL1	43	6,703	0.15	RL2	11	7,000	0.16	RL2	32	7,007	0.16	RL2
2	7,022	0.16	RL1	23	6,652	0.15	RL1	44	6,703	0.15	RL2	12	7,000	0.16	RL2	33	6,751	0.15	RL1
3	7,022	0.16	RL1	24	6,651	0.15	RL1	45	6,703	0.15	RL2	13	7,000	0.16	RL2	34	6,751	0.15	RL1
4	7,022	0.16	RL1	25	6,698	0.15	RL1	46	6,703	0.15	RL1	14	7,000	0.16	RL2	35	6,751	0.15	RL1
5	7,022	0.16	RL1	26	9,429	0.22	RL2	47	6,703	0.15	RL1	15	12,887	0.30	RL2	36	6,751	0.15	RL1
6	7,022	0.16	RL1	27	10,583	0.24	RL2	48	6,703	0.15	RL1	16	7,570	0.17	RL2	37	6,751	0.15	RL1
7	7,022	0.16	RL1	28	6,268	0.14	RL1	49	6,703	0.15	RL1	17	6,122	0.14	RL2	38	6,751	0.15	RL2
8	7,022	0.16	RL1	29	6,268	0.14	RL1	50	7,120	0.16	RL1	18	6,122	0.14	RL2	39	9,041	0.21	RL2
9	7,022	0.16	RL2	30	8,145	0.19	RL1	51	10,382	0.24	RL2	19	6,122	0.14	RL2	40	10,668	0.24	EL1
10	7,022	0.16	RL2	31	6,643	0.15	RL1	52	11,580	0.27	RL2	20	6,797	0.16	RL2	41	9,489	0.22	EL1
11	7,022	0.16	RL2	32	6,643	0.15	RL1				21	7,938	0.18	EL1	42	7,073	0.16	EL1	
12	7,022	0.16	RL2	33	6,643	0.15	RL1				22	10,409	0.24	EL1	43	7,006	0.16	RL2	
13	7,022	0.16	RL2	34	6,643	0.15	RL2	2	8,267	0.19	EL1	23	7,027	0.16	EL1	44	7,006	0.16	RL2
14	9,994	0.23	EL1	35	6,643	0.15	RL2	3	6,839	0.16	RL2	24	6,971	0.16	RL2	45	7,006	0.16	RL1
15	8,341	0.19	EL1	36	6,643	0.15	RL2	4	6,814	0.16	RL2	25	6,971	0.16	RL2	46	7,006	0.16	RL1
16	11,787	0.27	EL1	37	6,643	0.15	EL1	5	6,814	0.16	RL2	26	6,971	0.16	RL1	47	7,006	0.16	RL1
17	7,756	0.18	RL2	38	8,571	0.20	EL1	6	6,814	0.16	RL2	27	6,971	0.16	RL1	48	6,695	0.15	RL2
18	6,651	0.15	RL2	39	9,668	0.22	EL1	7	6,814	0.16	RL2	28	6,971	0.16	RL1				
19	6,988	0.16	RL2	40	8,699	0.20	EL1	8	6,873	0.16	RL2	29	7,651	0.18	RL1				
20	7,454	0.17	RL2	41	8,021	0.18	RL2	9	10,244	0.24	RL2	30	11,373	0.26	RL2				
21	6,271	0.14	RL1	42	6,703	0.15	RL2	10	7,000	0.16	RL2	31	11,647	0.27	RL2				

RESERVE TABLE											
RESERVE	AREA (SQ. FT.)	AREA (ACRES)	USE	RESERVE	AREA (SQ. FT.)	AREA (ACRES)	USE	RESERVE	AREA (SQ. FT.)	AREA (ACRES)	USE
'A'	131,722	3.02	GENERAL COMMERCIAL	'R'	3,561	0.08	LANDSCAPE	'I'	57,774	1.33	LANDSCAPE
'B'	97,088	2.23	LANDSCAPE/OPEN SPACE	'S'	1,206	0.03	LANDSCAPE	'J'	11,433	0.26	LANDSCAPE
'C'	580,145	13.32	PRIVATE BOAT CHANNEL	'T'	1,055	0.02	LANDSCAPE	'K'	19,988	0.46	LANDSCAPE
'D'	240,916	5.53	PRIVATE BOAT CHANNEL	'U'	2,634	0.06	LANDSCAPE	'L'	10,034	0.23	LANDSCAPE
'E'	164,523	3.78	HIGH-DENSITY RESIDENTIAL	'V'	2,179	0.05	LANDSCAPE	'M'	10,034	0.23	LANDSCAPE
'F'	93,852	2.15	PRIVATE CANAL	'W'	6,221	0.14	LANDSCAPE	'N'	133,779	3.07	LANDSCAPE
'G'	125,920	2.89	PRIVATE CANAL	'X'	1,841	0.04	LANDSCAPE	'O'	19,252	0.44	LANDSCAPE
'H'	73,007	1.68	PRIVATE CANAL	'Y'	1,055	0.02	LANDSCAPE	'P'	8,533	0.20	LANDSCAPE
'I'	104,191	2.39	PRIVATE CANAL	'Z'	1,055	0.02	LANDSCAPE	'Q'	39,565	0.91	LANDSCAPE
'J'	69,863	1.60	PRIVATE CANAL	'AA'	7,320	0.17	LANDSCAPE/OPEN SPACE	'RR'	44,523	1.02	LANDSCAPE
'K'	20,563	0.47	PRIVATE CANAL	'BB'	3,025	0.07	LIFT STA./WATER TOWER	'SS'	15,826	0.36	LANDSCAPE
'L'	2,865	0.07	LANDSCAPE	'CC'	5,456	0.13	LANDSCAPE/OPEN SPACE	'TT'	71,863	1.65	GENERAL COMMERCIAL
'M'	2,061	0.05	LANDSCAPE	'DD'	8,114	0.19	LANDSCAPE	'UU'	35,796	0.82	GENERAL COMMERCIAL
'N'	990	0.02	LANDSCAPE	'EE'	6,254	0.14	LANDSCAPE	'VV'	812	0.02	LANDSCAPE
'O'	2,623	0.06	LANDSCAPE	'FF'	6,366	0.15	LANDSCAPE	'WW'	20,570	0.47	MARSH PRESERVATION
'P'	3,158	0.07	LANDSCAPE	'GG'	6,366	0.15	LANDSCAPE				
'Q'	1,875	0.04	LANDSCAPE	'HH'	23,420	0.54	LANDSCAPE				



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



HARBORWALK, SECTION ONE

BEING A SUBDIVISION OF 119.32 ACRES OUT OF THE
R.M. BRACKENBRIDGE SURVEY, ABSTRACT #38;
JAMES SPILLMAN SURVEY, ABSTRACT 175;
LINDSEY T. YOWELL SURVEY, ABSTRACT 216; &
ARTHUR BURKE SURVEY, ABSTRACT 25
AND ALSO BEING A REPLAT OF A PORTION OF THE
REPLAT OF FABULOUS FLAMINGO ISLES,
SECTION ONE

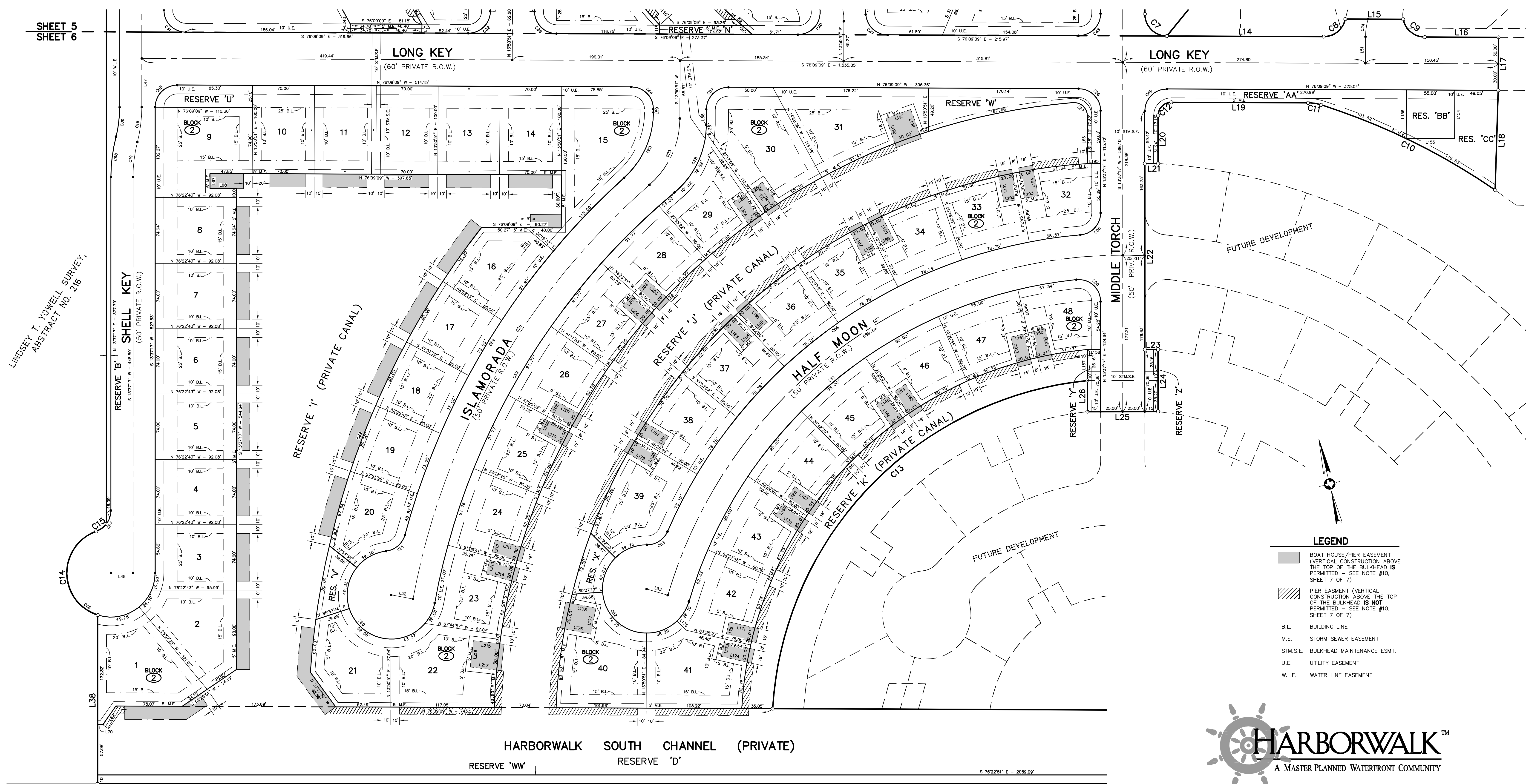
CITY OF HITCHCOCK,
GALVESTON COUNTY, TEXAS

50 0 50 100

SCALE: 1" = 50'

SHEET 6 OF 7
May 20, 2003

L:\WORK\2489\01-0497\2489.DWG



LEGEND

- BOAT HOUSE/PIER EASEMENT (VERTICAL CONSTRUCTION ABOVE THE TOP OF THE BULKHEAD IS PERMITTED - SEE NOTE #10, SHEET 7 OF 7)
- PIER EASEMENT (VERTICAL CONSTRUCTION ABOVE THE TOP OF THE BULKHEAD IS NOT PERMITTED - SEE NOTE #10, SHEET 7 OF 7)
- B.L. BUILDING LINE
- M.E. STORM SEWER EASEMENT
- STM.S.E. BULKHEAD MAINTENANCE ESMT.
- U.E. UTILITY EASEMENT
- W.L.E. WATER LINE EASEMENT

HARBORWALK SOUTH CHANNEL (PRIVATE)

RESERVE 'WW' RESERVE 'D'

- NOTES**
- This property does lie within the 100 Year Flood Plain as determined by FEMA and as shown on FIRM's 485470, 0205 C, dated May 2, 1983; 485470, 0240 C, dated May 2, 1983; and 485479, 0010 D, dated April 4, 1983, a portion being in Zone V21, Base Flood Elevations 14', 15', 16', and 17' and a portion being in Zone A14, Base Flood Elevations 12' and 13'.
 - 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.
 - This 120' access easement is recorded under both Film Code Number 012-82-0303, called Easement 1, and being to the benefit of the property owners of Tracts 84, 85, and 86, as described therein, and Film Code Number 012-82-0309, called Easement 2, and being to the benefit of the property owners of Tracts 82, 83, 87, 88, and 89, as described therein.
 - This 120' access easement, recorded under Film Code Number 012-82-0303, is to the benefit of the property owners of Tracts 84, 85, and 86, as described therein.
 - This 120' access easement, recorded under Film Code Number 012-82-0309, is to the benefit of the property owners of Tracts 82, 83, 87, 88, and 89, as described therein.
 - 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 ONE. 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.



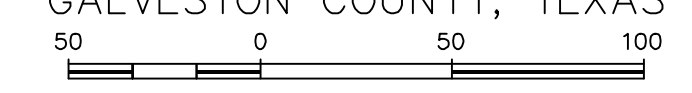
P.O. Box 248, League City, Texas 77574
281-554-7739 409-765-6030 Fax: 281-554-8928



HARBORWALK, SECTION ONE

BEING A SUBDIVISION OF 119.32 ACRES OUT OF THE R.M. BRACKENBRIDGE SURVEY, ABSTRACT #38; JAMES SPILLMAN SURVEY, ABSTRACT 175; LINDSEY T. YOWELL SURVEY, ABSTRACT 216; & ARTHUR BURKE SURVEY, ABSTRACT 25 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'