

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 TWO**, 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 TWO**, 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 TWO**, 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 TWO** 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 TWO**. 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 TWO**, 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 \_\_\_\_\_, 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 TWO**, 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: \_\_\_\_

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

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

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

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 TWO** 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.

DEVELOPERS: HARBORWALK, L.P.  
P.O. BOX 246  
LEAGUE CITY, TEXAS  
77574

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

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



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, 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;

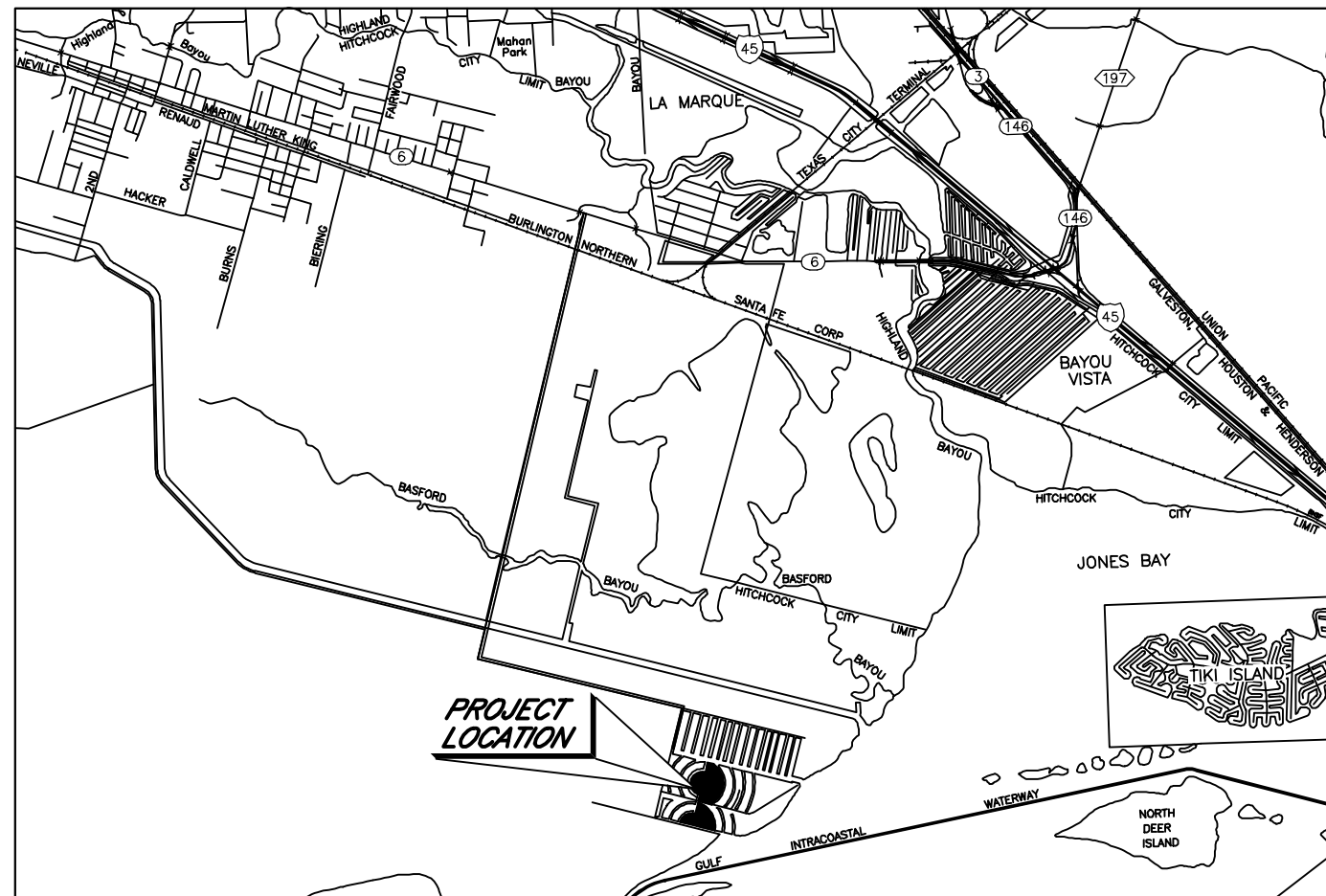
NOTE: ALL BEARINGS ARE LAMBERT GRID BEARINGS AND ALL COORDINATES REFER TO THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, AS DEFINED BY ARTICLE 21.071 OF THE NATURAL RESOURCES CODE OF THE STATE OF TEXAS, 1983 DATUM, 1993 ADJUSTMENT. COORDINATES LISTED ARE BASED ON SURFACE COORDINATES AND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

#### TRACT 1

**BEGINNING** at an iron rod with cap found for the point of tangency of a curve at the intersection of the North line of Long Key, a 60 foot wide private roadway right-of-way, with the East line of Middle Torch, a 50 foot wide private roadway right-of-way;  
**THENCE** N 13°37'17" E, along East right-of-way line of said Middle Torch, a distance of 45.34 feet to an iron rod with cap found for corner, said point also being the Southwest corner of Reserve 'I' of HARBORWALK, SECTION ONE, a subdivision in Galveston County, Texas according to the map or plat thereof of record at Plat Record 2003A, Map Number 76 in the Office of the County Clerk of Galveston County, Texas;  
**THENCE** S 76°22'43" E, along the South line of said Reserve 'I', a distance of 15.00 feet to a point for corner, said point being the Southeast corner of said Reserve 'I';  
**THENCE** N 13°37'17" E, along the East line of said Reserve 'I', a distance of 70.36 feet to a point for corner, said point being the Northeast corner of said Reserve 'I';  
**THENCE** N 76°22'43" E, at 15.00 feet passing an iron rod with cap found for the Northwest corner of said Reserve 'I', same being at the East line of said Middle Torch; at 65.00 feet passing an iron rod with cap found for the Northeast corner of Reserve 'S' of said HARBORWALK, SECTION ONE, same being at the West right-of-way line of said Middle Torch; and continuing for a total distance of 80.00 feet to a point for corner, said point being the Northwest corner of said Reserve 'S';  
**THENCE** S 13°37'17" W, along the West line of said Reserve 'S', a distance of 40.22 feet to a point for corner, said point being a corner of Reserve 'H' of said HARBORWALK, SECTION ONE and at a non-tangent curve to the left having a radius of 400.00 feet;  
**THENCE** Northeasterly, along the arc of said non-tangent curve to the left and the East line of said Reserve 'H', an arc distance of 1216.57 feet, the chord of which bears N 16°29'28" E, 799.00 feet, to a point for corner;  
**THENCE** N 13°37'17" E, continuing along East line of said Reserve 'H', a distance of 251.50 feet to a point for the Northwest corner of the herein described tract of land, said point being the Northeast corner of said Reserve 'H' 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 296.58 feet to a point for the Northeast corner of the herein described tract of land;  
**THENCE** S 13°37'17" W, a distance of 45.14 feet to a point for corner, said point being the beginning of a non-tangent curve to the right, said curve having a radius of 675.00 feet;  
**THENCE** Southwesterly, along the arc of said non-tangent curve to the right, an arc distance of 1301.74 feet, the chord of which bears S 04°56'00" W, 1109.19 feet, to a point for corner;  
**THENCE** S 13°50'51" W, a distance of 10.00 feet to an 1/2 inch iron rod with cap set for the Southeast corner of the herein described tract of land;  
**THENCE** N 76°09'09" W, at 38.72 feet passing an iron rod with cap found for the Northeast corner of said Long Key right-of-way, and continuing, along the North line of said Long Key, for a total distance of 122.20 feet to an iron rod with cap found for point of curve to the right, said curve having a radius of 25.00 feet;  
**THENCE** Northwesterly, along the arc of said curve to the right, an arc distance of 34.24 feet, the chord of which bears N 35°55'16" W, 31.62 feet, to an iron rod with cap found for corner;  
**THENCE** N 76°09'09" W, a distance of 65.46 feet to an iron rod with cap found for corner, said point being at a non-tangent curve to the right, said curve having a radius of 25.00 feet;  
**THENCE** Southwesterly, along the arc of said non-tangent curve to the right, an arc distance of 34.24 feet, the chord of which bears S 64°36'57" W, a distance of 31.62 feet to an iron rod with cap found for point of tangency, said point being at the North line of said Long Key;  
**THENCE** N 76°09'09" W, along the North line of said Long Key, a distance of 177.54 feet to an iron rod with cap found for point of curve to the right, said curve having a radius of 25.00 feet;  
**THENCE** Northwesterly, along the arc of said curve to the right, a distance of 39.17 feet, the chord of which bears N 31°15'56" W, 35.29 feet, to the **POINT OF BEGINNING** and containing a calculated area of 20.75 acres of land.

#### TRACT II

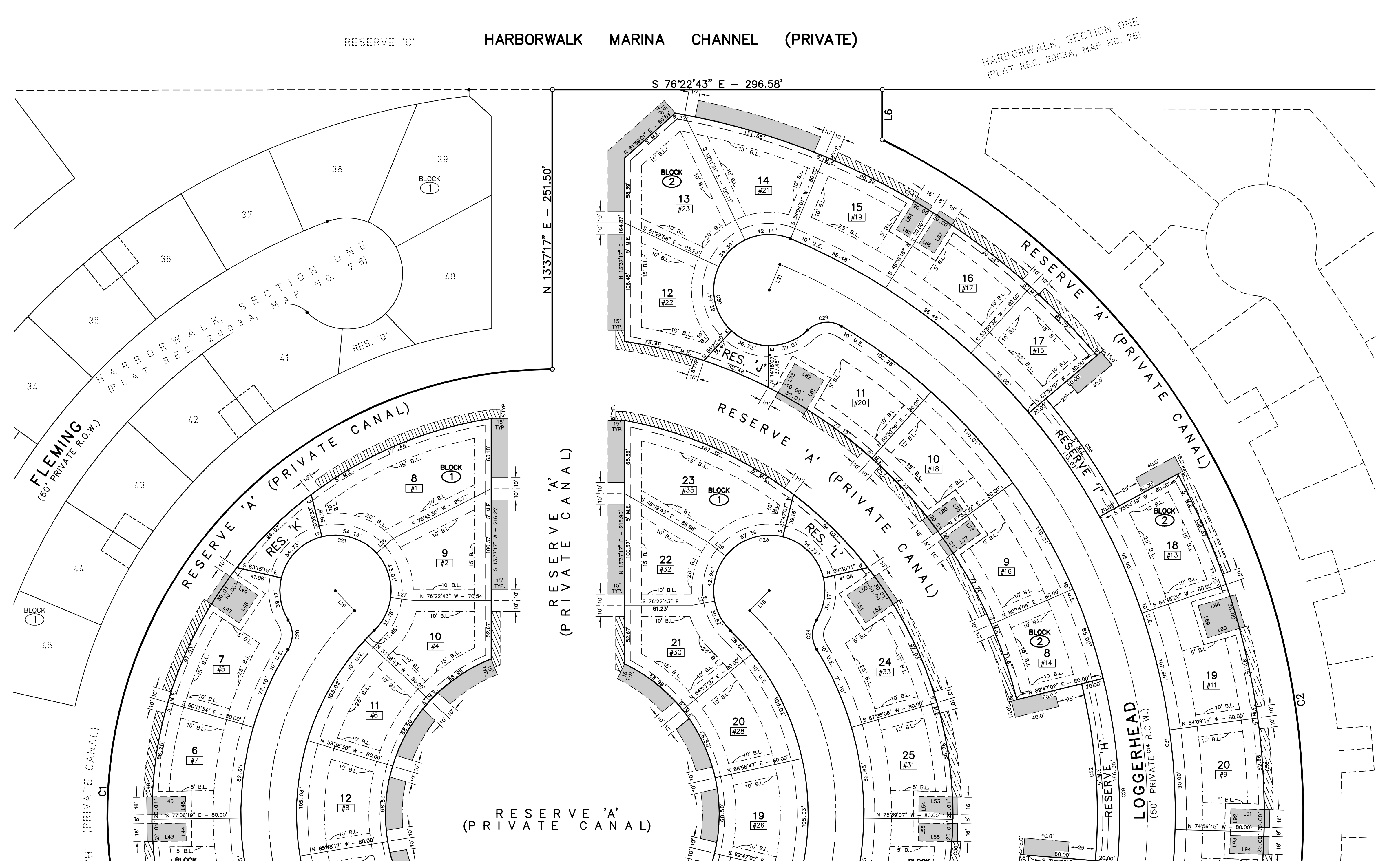
**BEGINNING** at an iron rod with cap found for the Southwest corner of Reserve 'AA' of the aforementioned HARBORWALK, SECTION ONE, said point also being at the East right-of-way line of said Middle Torch;  
**THENCE** S 76°22'43" E, along a South line of said Reserve 'AA', a distance of 15.00 feet to a point for corner, said point being an interior corner of said Reserve 'AA';  
**THENCE** N 13°37'17" E, along an East line of said Reserve 'AA', a distance of 54.40 feet to a point for curve to the right, said curve having a radius of 15.00 feet;  
**THENCE** Northeasterly, along the arc of said curve to the right, the same being an East line of said Reserve 'AA', an arc distance of 23.62 feet, the chord of which bears N 58°44'04" E, 21.26 feet, to a point of tangency;  
**THENCE** S 76°09'09" E, along a South line of said Reserve 'AA', a distance of 154.72 feet to a point for curve to the right, said curve having a radius of 50.00 feet;  
**THENCE** Southeasterly, along the arc of said curve to the right, the same being a South line of said Reserve 'AA', an arc distance of 15.17 feet, the chord of which bears S 67°27'30" E, 15.12 feet, to a point of compound curvature, said compound curve having a radius of 742.12 feet;  
**THENCE** Southeasterly, along the arc of said compound curve, at an arc distance of 103.52 feet passing the common corner between Reserves 'AA', 'BB', and 'CC' of said HARBORWALK, SECTION TWO, at 220.15 feet passing the Southeast corner of said Reserve 'CC', and continuing for a total arc distance of 814.40 feet, the chord of which bears S 27°19'34" E, 774.15 feet, to a point for the Southeast corner of the herein described tract of land, said point being at the North line of Reserve 'D' of said HARBORWALK, SECTION TWO;  
**THENCE** N 76°09'09" W, along the North line of said Reserve 'D', a distance of 40.22 feet to a point for angle to the left;  
**THENCE** S 82°06'17" W, along the North line of said Reserve 'D', a distance of 279.54 feet to a point for angle to the right;  
**THENCE** N 76°09'09" W, along the North line of said Reserve 'D', a distance of 828.08 feet to a point for the Southwest corner of the herein described tract of land, said corner being the Southeast corner of Reserve 'K' of said HARBORWALK, SECTION TWO and being at a non-tangent curve to the right, said curve having a radius of 397.12 feet;  
**THENCE** Northeasterly, along the arc of said curve to the left, the same being the East line of said Reserve 'K', an arc distance of 560.08 feet, the chord of which bears N 57°25'05" E, 514.80 feet, to a point for corner, said point being the most Easterly corner of said Reserve 'K' and also being at the West line of Reserve 'Y' of said HARBORWALK, SECTION TWO;  
**THENCE** S 13°37'17" W, along the West line of said Reserve 'K', a distance of 35.20 feet to a point for corner, said point being the Southwest corner of said Reserve 'K';  
**THENCE** S 76°24'00" E, at 15.00 feet passing an iron rod with cap found for the Southeast corner of said Reserve 'Y', same being at the West right-of-way line of said Middle Torch; at 65.00 feet passing an iron rod with cap found for the Southwest corner of Reserve 'Z' of said HARBORWALK, SECTION TWO, same being at the East right-of-way line of said Middle Torch; and continuing for a total distance of 80.00 feet to a point for corner, said point being the Southeast corner of said Reserve 'Z';  
**THENCE** N 13°37'17" E, along the East line of said Reserve 'Z', a distance of 70.36 feet to a point for corner, said point being the Northeast corner of said Reserve 'Z';  
**THENCE** N 76°22'43" W, along the North line of said Reserve 'Z', a distance of 15.00 feet to an iron rod with cap found for corner, said point being the Northwest corner of said Reserve 'Z' and being at the East line of said Middle Torch;  
**THENCE** N 13°37'17" E, along the East line of said Middle Torch, a distance of 210.60 feet to the **POINT OF BEGINNING** and containing a calculated area of 11.41 acres of land.



#### VICINITY MAP

SCALE: N.T.S.





LINE TABLE								
LINE	DISTANCE	BEARING	LINE	DISTANCE	BEARING	LINE	DISTANCE	BEARING
L1	45.34'	N 13°37'17" E	L50	30.00'	S 69°36'16" W	L99	20.00'	S 65°02'15" E
L2	15.00'	S 76°22'43" E	L51	30.00'	S 20°23'44" E	L100	20.00'	S 65°02'15" E
L3	70.36'	N 13°37'17" E	L52	30.00'	N 69°36'16" E	L101	30.00'	N 24°57'45" E
L4	80.00'	N 76°22'43" W	L53	30.00'	N 75°39'07" W	L102	30.00'	S 42°47'14" W
L5	40.22'	S 13°37'17" W	L54	20.00'	S 14°20'53" W	L103	20.00'	S 47°12'46" E
L6	45.14'	S 13°37'17" W	L55	20.00'	S 14°20'53" W	L104	20.00'	S 47°12'46" E
L7	10.00'	S 13°50'51" W	L56	30.00'	S 75°39'07" E	L105	30.00'	N 42°47'14" E
L8	122.20'	N 76°09'09" W	L57	30.00'	N 41°49'37" W	L106	30.00'	S 61°41'15" W
L9	65.46'	N 76°09'09" W	L58	20.00'	S 48°10'23" W	L107	30.00'	S 28°18'45" E
L10	15.00'	S 76°22'43" E	L59	20.00'	S 48°10'23" W	L108	30.00'	N 61°41'15" E
L11	54.40'	N 13°37'17" E	L60	30.00'	S 41°49'37" E	L109	30.00'	S 74°44'24" W
L12	40.22'	N 76°09'09" W	L61	30.00'	N 08°00'06" W	L110	30.00'	S 15°5'36" E
L13	35.20'	S 13°37'17" W	L62	20.00'	S 81°59'54" W	L111	30.00'	N 74°44'24" E
L14	80.00'	S 76°24'00" E	L63	20.00'	S 81°59'54" W	L112	30.00'	S 87°07'10" W
L15	70.36'	N 13°37'17" E	L64	30.00'	S 08°00'06" E	L113	30.00'	S 02°52'50" E
L16	15.00'	N 76°22'43" W	L65	30.00'	S 02°22'37" E	L114	30.00'	N 87°07'10" E
L17	170.51'	N 13°37'17" E	L66	20.00'	N 87°37'23" E	L115	30.00'	S 89°53'45" E
L18	25.00'	N 57°45'40" E	L67	20.00'	N 87°37'23" E	L116	30.00'	N 00°06'15" E
L19	25.00'	N 30°31'06" W	L68	30.00'	N 02°22'37" W	L117	30.00'	N 89°53'45" W
L20	30.00'	N 13°50'51" E	L69	30.00'	S 24°50'03" E	L118	30.00'	N 75°07'34" E
L21	25.00'	S 36°06'01" W	L70	20.00'	N 65°09'57" E	L119	20.00'	N 14°52'26" W
L22	25.00'	N 80°55'47" E	L71	20.00'	N 65°09'57" E	L120	20.00'	N 14°52'26" W
L23	102.78'	S 13°37'17" W	L72	30.00'	N 24°50'03" W	L121	30.00'	S 75°07'34" W
L24	25.00'	N 39°09'34" W	L73	30.00'	S 49°33'08" E	L122	30.00'	N 51°48'02" E
L25	25.00'	N 66°51'16" E	L74	20.00'	N 40°26'52" E	L123	20.00'	N 38°11'58" W
L26	20.00'	S 61°28'52" W	L75	20.00'	N 40°26'52" E	L124	20.00'	N 38°11'58" W
L27	20.00'	N 69°13'37" W	L76	30.00'	N 49°33'08" W	L125	30.00'	S 51°48'02" W
L28	20.00'	S 87°09'00" E	L77	30.00'	N 67°52'32" E	L126	30.00'	N 28°28'30" E
L29	20.00'	S 37°56'55" E	L78	20.00'	N 22°07'28" W	L127	20.00'	N 61°31'30" W
L30	36.93'	N 45°28'58" E	L79	20.00'	N 22°07'28" W	L128	20.00'	N 61°31'30" W
L31	21.64'	N 39°11'20" W	L80	30.00'	S 67°52'32" W	L129	30.00'	S 28°28'30" W
L32	20.00'	N 21°35'08" W	L81	30.00'	N 43°45'53" E	L130	30.00'	S 34°31'35" W
L33	20.00'	N 49°16'50" E	L82	30.00'	N 46°14'07" W	L131	30.00'	S 55°28'25" E
L34	20.72'	N 11°50'44" W	L83	30.00'	S 43°45'53" W	L132	30.00'	N 34°31'35" E
L35	30.00'	N 35°14'40" E	L84	30.00'	S 45°58'16" W	L133	30.00'	S 55°05'32" W
L36	20.00'	N 54°45'20" W	L85	20.00'	S 44°01'44" E	L134	30.00'	S 34°54'28" E
L37	20.00'	N 54°45'20" W	L86	20.00'	S 44°01'44" E	L135	30.00'	N 55°05'32" E
L38	30.00'	S 35°14'40" W	L87	30.00'	N 45°58'16" E	L136	30.00'	S 78°37'00" W
L39	30.00'	N 69°04'11" E	L88	30.00'	S 87°08'54" W	L137	30.00'	S 11°23'00" E
L40	20.00'	N 20°55'49" W	L89	30.00'	S 02°51'06" E	L138	30.00'	N 78°37'00" E
L41	20.00'	N 20°55'49" W	L90	30.00'	N 87°08'54" E	L139	30.00'	S 50°55'18" E
L42	30.00'	S 69°04'11" W	L91	30.00'	N 74°56'45" W	L140	30.00'	N 39°04'42" E
L43	30.00'	S 77°06'19" E	L92	20.00'	S 15°03'15" W	L141	30.00'	N 50°55'18" W
L44	20.00'	N 12°53'41" E	L93	20.00'	S 15°03'15" W	L142	30.00'	S 27°23'51" E
L45	20.00'	N 12°53'41" E	L94	30.00'	S 74°56'45" W	L143	30.00'	N 62°36'09" E
L46	30.00'	N 77°06'19" W	L95	30.00'	N 33°55'08" W	L144	30.00'	N 27°23'51" W
L47	30.00'	S 42°21'42" E	L96	30.00'	S 56°04'52" W	L145	30.00'	S 07°04'58" E
L48	30.00'	N 47°38'18" E	L97	30.00'	S 33°55'08" E	L146	30.00'	N 82°55'02" E
L49	30.00'	N 42°21'42" W	L98	30.00'	S 24°57'45" W	L147	30.00'	N 07°04'58" W

**LEGEND**

- BOAT HOUSE/PIER EASEMENT (VERTICAL CONSTRUCTION ABOVE THE TOP OF THE BULKHEAD IS PERMITTED - SEE NOTE #7, SHEET 3 OF 4)
- PIER EASEMENT (VERTICAL CONSTRUCTION ABOVE THE TOP OF THE BULKHEAD IS NOT PERMITTED - SEE NOTE #7, SHEET 3 OF 4)
- ADDRESS
- B.L. BUILDING LINE
- D.E. DRAINAGE EASEMENT
- M.E. BULKHEAD MAINTENANCE ESMT.
- U.E. UTILITY EASEMENT

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
C1	400.00'	174°15'39"	1216.57'	N 16°29'28" E	799.00'	C17	257.12'	106°00'50"	475.76'	S 76°09'09" E	410.74'	C33	25.00'	85°06'53"	37.14'	S 28°56'31" E	33.82'	C49	150.00'	312°48'38"	818.94'	S 74°17'39" E	120.08'
C2	675.00'	110°29'41"	1301.74'	S 04°56'00" W	1109.19'	C18	25.00'	80°33'53"	35.15'	N 26°39'39" W	32.33'	C34	562.12'	55°22'20"	543.25'	S 43°48'47" E	522.36'	C50	360.00'	163°13'07"	1025.53'	S 15°37'58" W	712.29'
C3	25.00'	78°27'47"	34.24'	N 36°55'16" W	31.62'	C19	280.00'	112°31'38"	549.91'	N 10°40'47" W	465.70'	C35	25.00'	67°02'20"	29.25'	S 49°38'47" E	27.61'	C51	430.00'	79°44'40"	598.48'	N 58°24'42" E	551.33'
C4	25.00'	78°27'47"	34.24'	S 64°36'57" W	31.62'	C20	25.00'	63°43'43"	27.81'	N 13°43'10" E	26.40'	C36	50.00'	254°05'44"	221.74'	S 43°52'55" W	79.81'	C52	490.00'	184°52'20"	160.40'	N 08°09'42" E	159.68'
C5	25.00'	89°46'26"	39.17'	N 31°15'56" W	35.29'	C21	50.00'	257°37'35"	224.82'	S 69°19'54" E	77.92'	C37	512.12'	61°25'22"	549.01'	N 39°46'54" W	523.10'	C53	430.00'	67°28'05"	506.34'	N 33°57'01" W	477.59'
C6	15.00'	90°13'34"	23.62'	N 58°44'04" E	21.26'	C22	230.00'	271°43'14"	1090.76'	S 76°22'43" E	320.35'	C38	25.00'	95°53'29"	41.84'	S 61°33'40" W	37.13'	C54	640.00'	39°57'05"	446.26'	S 46°27'36" E	437.27'
C7	50.00'	172°31'18"	15.17'	S 67°27'30" E	15.12'	C23	50.00'	257°37'35"	224.82'	S 83°25'32" E	77.92'	C39	25.00'	80°39'21"	35.19'	S 82°42'23" E	32.36'	C55	580.00'	113°35'22"	117.07'	S 20°42'07" E	116.87'
C8	742.12'	62°52'34"	814.40'	S 27°19'34" E	774.15'	C24	25.00'	63°43'43"	27.81'	S 13°31'24" W	26.40'	C40	282.12'	30°05'31"	148.17'	S 51°59'18" E	146.48'	C56	640.00'	49°24'51"	551.96'	S 09°47'14" W	535.01'
C9	397.12'	80°48'23"	560.08'	N 57°25'05" E	514.80'	C25	280.00'	112°31'38"	549.91'	S 37°55'21" W	465.70'	C41	25.00'	63°46'37"	27.83'	S 68°49'51" E	26.41'	C57	580.00'	11°33'53"	117.07'	S 40°16'36" W	116.87'
C10	255.00'	271°43'14"	1209.32'	N 76°22'43" W	355.17'	C26	25.00'	80°43'19"	35.22'	S 53°49'30" W	32.38'	C42	50.00'	257°34'26"	224.78'	S 28°04'03" W	77.95'	C58	640.00'	17°30'41"	195.60'	S 54°48'53" W	194.84'
C11	75.00'	15°27'58"	20.24'	N 21°34'50" E	20.18'	C27	100.00'	43°13'59"	75.46'	N 47°00'03" E	73.68'	C43	232.12'	106°00'50"	429.50'	N 76°09'09" W	370.80'	C59	642.12'	77°28'13"	868.22'	S 34°05'03" E	803.58'
C12	75.00'	39°18'14"	51.45'	N 48°57'55" E	50.45'	C28	510.00'	114°21'51"	1017.98'	N 11°26'07" E	857.20'	C44	50.00'	257°34'26"	224.78'	N 00°22'22" W	77.95'	C60	432.12'	82°01'19"	618.61'	S 30°04'27" E	567.12'
C13	75.00'	54°46'12"	71.69'	N 41°13'57" E	69.00'	C29	25.00'	74°39'24"	32.58'	N 83°04'30" W	30.32'	C45	25.00'	63°46'37"	27.83'	S 83°28'27" E	26.41'	C61	362.12'	80°25'54"	508.35'	N 29°50'32" W	467.62'
C14	535.00'	122°31'02"	1144.00'	N 07°21'32" E	938.17'	C30	50.00'	246°30'13"	215.11'	N 02°50'55" E	83.63'	C46	282.12'	29°35'22"	145.70'	N 79°25'55" E	144.08'	C62	362.12'	79°56'13"	505.22'	S 57°17'23" W	465.23'
C15	537.12'	02°40'04"	25.01'	S 75°03'32" E	25.01'	C31	560.00'	121°44'49"	1189.93'	S 06°58'26" W	978.37'	C47	25.00'	80°36'19"	35.17'	N 53°55'26" E	32.34'	C63	152.12'	163°24'49"	433.88'	S 76°09'09" E	301.07'
C16	537.12'	64°39'17"	606.11'	S 41°23'52" E	574.46'	C32	25.00'	65°32'12"	28.60'	S 35°04'44" W	27.06'	C48	360.00'	164°49'58"	1035.67'	N 12°25'02" E	713.70'						

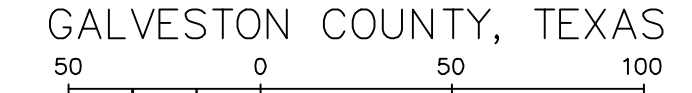
Dale L. Hardy  
  
 Registered Professional  
 Land Surveyors

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

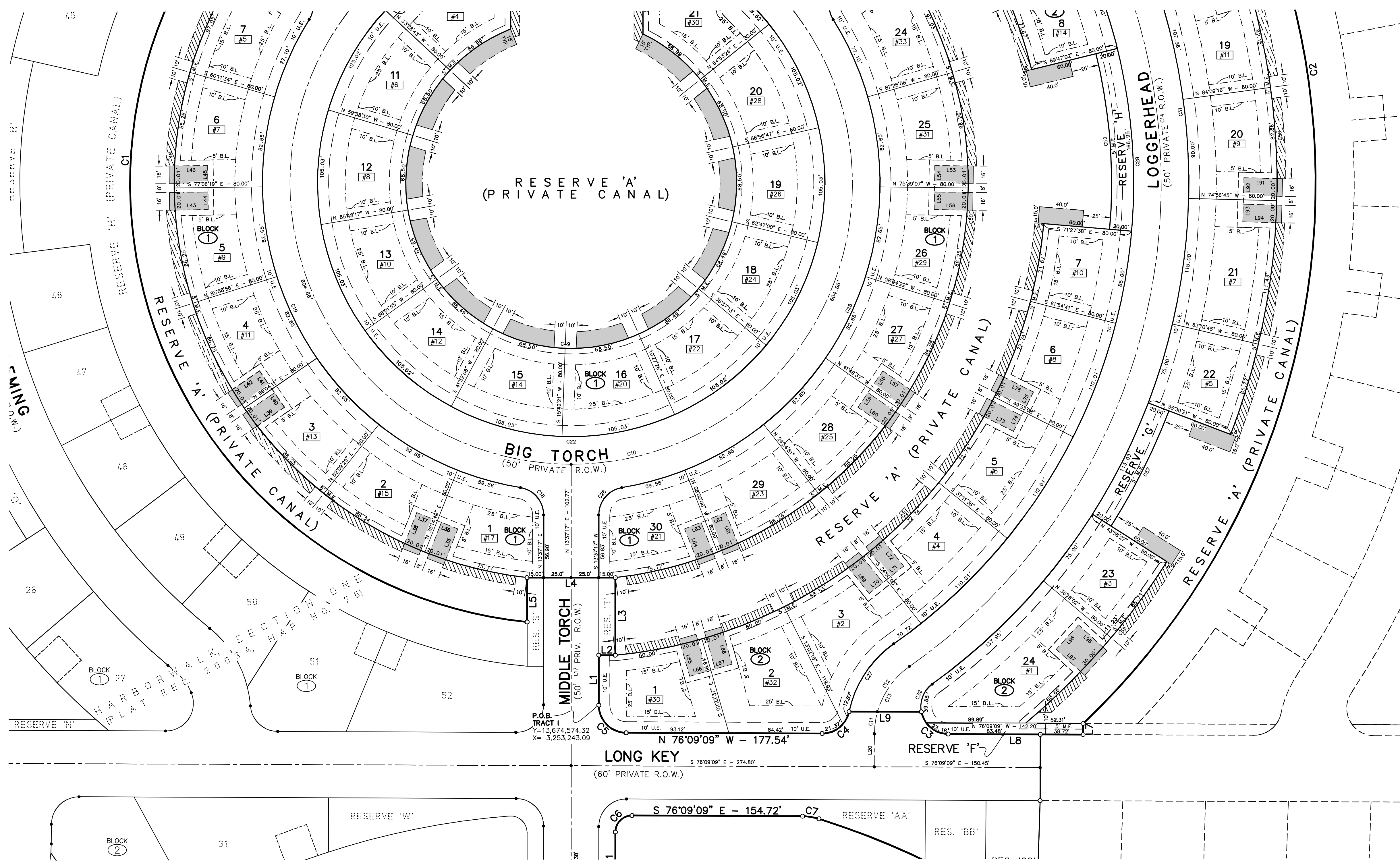
**HARBORWALK™**  
 A MASTER PLANNED WATERFRONT COMMUNITY

# HARBORWALK, SECTION TWO

BEING A SUBDIVISION OF 32.16 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'



RESERVE TABLE							
RESERVE	AREA (SQ. FT.)	AREA (ACRES)	USE	RESERVE	AREA (SQ. FT.)	AREA (ACRES)	USE
'A'	320,140	7.35	PRIVATE CANAL	'I'	2,301	0.05	LANDSCAPE
'B'	89,653	2.06	PRIVATE CANAL	'J'	1,567	0.04	LANDSCAPE
'C'	18,642	0.43	PRIVATE CANAL	'K'	2,432	0.06	LANDSCAPE
'D'	39,444	0.91	PRIVATE CANAL	'L'	2,432	0.06	LANDSCAPE
'E'	29,698	0.68	PRIVATE CANAL	'M'	2,563	0.06	LANDSCAPE
'F'	1,362	0.03	LANDSCAPE	'N'	2,563	0.06	LANDSCAPE
'G'	2,301	0.05	LANDSCAPE	'O'	2,284	0.05	LANDSCAPE
'H'	3,273	0.08	LANDSCAPE				

**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 Elevation 15', 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) Bathhouse 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 TWO. 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.



**LEGEND**

- BOAT HOUSE/PIER EASEMENT (VERTICAL CONSTRUCTION ABOVE THE TOP OF THE BULKHEAD IS PERMITTED - SEE NOTE #7, SHEET 3 OF 4)
- PIER EASEMENT (VERTICAL CONSTRUCTION ABOVE THE TOP OF THE BULKHEAD IS NOT PERMITTED - SEE NOTE #7, SHEET 3 OF 4)
- ADDRESS
- B.L. BUILDING LINE
- D.E. DRAINAGE EASEMENT
- M.E. BULKHEAD MAINTENANCE ESMT.
- U.E. UTILITY EASEMENT



# HARBORWALK, SECTION TWO

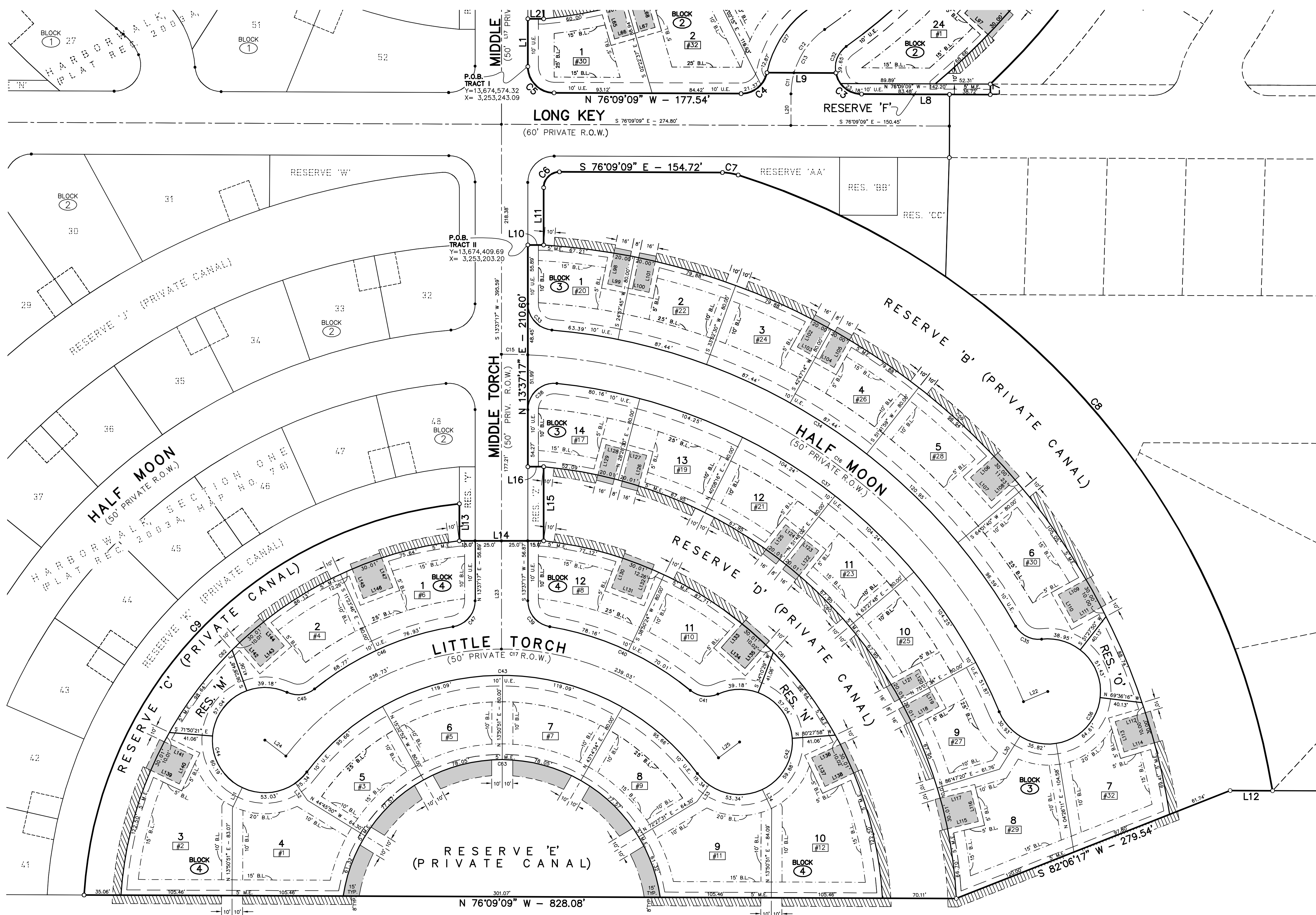
BEING A SUBDIVISION OF 32.16 ACRES OUT OF THE R.M. BRACKENBRIDGE SURVEY, ABSTRACT #38; AND ALSO BEING A REPLAT OF A PORTION OF THE REPLAT OF FABULOUS FLAMINGO ISLES, SECTION ONE, CITY OF HITCHCOCK, GALVESTON COUNTY, TEXAS



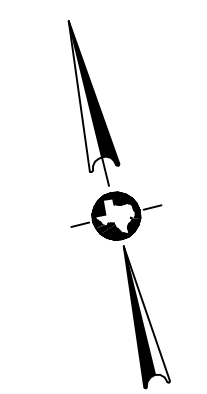
SCALE: 1" = 50'







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 2			BLOCK 3			BLOCK 4		
1	7,552	0.17	RL2	29	7,557	0.17	RL2	1	7,422	0.17	RL2
2	7,557	0.17	RL2	30	7,552	0.17	RL2	2	7,493	0.17	RL1
3	7,557	0.17	RL2	BLOCK 2			3	7,493	0.17	RL1	
4	7,557	0.17	RL2	1	7,981	0.18	RL2	4	7,493	0.17	RL2
5	7,557	0.17	RL2	2	9,545	0.22	RL2	5	10,364	0.24	RL2
6	7,557	0.17	RL2	3	8,722	0.20	RL1	6	11,003	0.25	EL1
7	9,881	0.23	EL1	4	8,111	0.19	RL1	7	10,548	0.24	EL1
8	11,179	0.26	EL1	5	8,111	0.19	RL1	8	12,494	0.29	EL1
9	7,166	0.16	EL1	6	8,111	0.19	RL1	9	7,675	0.18	EL1
10	6,957	0.16	EL1	7	6,267	0.14	RL1	10	7,688	0.18	EL1
11	6,941	0.16	EL1	8	6,267	0.14	RL2	11	7,688	0.18	RL2
12	6,941	0.16	RL2	9	8,111	0.19	RL2	12	7,688	0.18	RL1
13	6,941	0.16	RL2	10	8,111	0.19	RL2	13	7,688	0.18	RL1
14	6,941	0.16	RL2	11	9,914	0.23	EL1	14	7,643	0.18	RL2
15	6,941	0.16	RL2	12	8,039	0.18	EL1	BLOCK 4			
16	6,941	0.16	RL2	13	8,860	0.20	EL1	1	9,132	0.21	RL2
17	6,941	0.16	RL2	14	7,740	0.18	EL1	2	9,113	0.21	RL2
18	6,941	0.16	RL2	15	8,269	0.19	EL1	3	13,172	0.30	EL1
19	6,941	0.16	RL2	16	8,269	0.19	EL1	4	10,402	0.24	EL1
20	6,941	0.16	EL1	17	6,429	0.15	RL2	5	7,800	0.18	EL1
21	7,174	0.16	EL1	18	8,143	0.19	RL2	6	7,885	0.18	EL1
22	6,285	0.14	EL1	19	9,253	0.21	RL2	7	7,885	0.18	EL1
23	10,774	0.25	EL1	20	7,715	0.18	RL1	8	7,800	0.18	EL1
24	9,881	0.23	EL1	21	9,858	0.23	RL1	9	10,410	0.24	EL1
25	7,557	0.17	RL2	22	6,429	0.15	RL1	10	13,164	0.30	EL1
26	7,557	0.17	RL2	23	6,429	0.15	RL1	11	9,226	0.21	RL2
27	7,557	0.17	RL2	24	11,668	0.27	RL2	12	9,244	0.21	RL2
28	7,557	0.17	RL2								

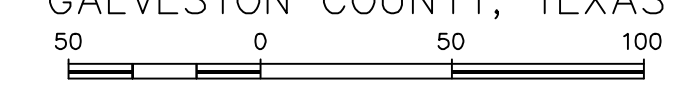


- LEGEND**
- BOAT HOUSE/PIER EASEMENT (VERTICAL CONSTRUCTION ABOVE THE TOP OF THE BULKHEAD IS PERMITTED - SEE NOTE #7, SHEET 3 OF 4)
  - PIER EASEMENT (VERTICAL CONSTRUCTION ABOVE THE TOP OF THE BULKHEAD IS NOT PERMITTED - SEE NOTE #7, SHEET 3 OF 4)
  - #1 ADDRESS
  - B.L. BUILDING LINE
  - D.E. DRAINAGE EASEMENT
  - M.E. BULKHEAD MAINTENANCE ESMT.
  - U.E. UTILITY EASEMENT



# HARBORWALK, SECTION TWO

BEING A SUBDIVISION OF 32.16 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'



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