

STATE OF TEXAS
COUNTY OF GALVESTON

THAT RASD, LLC, a Texas Limited Liability Company and Harding Commercial Properties, LLC, a Texas Limited Liability Company, owners of the property subdivided in the above and foregoing plat of LEAGUE CITY ORANGE GROVES SUBDIVISION PARTIAL REPLAT NO. 1, do hereby dedicate to the City of League City, Galveston County, Texas, do hereby make and establish said Subdivision according to the lines, easements, streets, reserves, relations systems, courts, easements, and rights-of-way, do hereby reserve, now, except and hold privately all poles, air wires, conduits, and drainage facilities (including detention ponds), and all common areas as shown hereon as dedicated to the City of League City through the dedication of the streets, or occasioned by the alteration of the surface of any of the streets to conform to such grades, and do hereby bind ourselves, our successors, and assigns to warrant and forever defend the title to the land so dedicated to the City of League City.

FURTHER, RASD, LLC and Harding Commercial Properties, LLC, owners of the property subdivided in the above and foregoing plat of LEAGUE CITY ORANGE GROVES SUBDIVISION PARTIAL REPLAT NO. 1, do hereby acknowledge that the dedications and/or easements made herein are prepared to the intent of the subdivision upon the public easements required in order that the development will comport with the present and future growth needs of the City of League City.

FURTHER, RASD, LLC and Harding Commercial Properties, LLC, owners of the property subdivided in the above and foregoing plat of LEAGUE CITY ORANGE GROVES SUBDIVISION PARTIAL REPLAT NO. 1, do hereby bind ourselves, our heirs, successors and assigns to warrant and forever defend the title to the land so dedicated and to waive any claim, damage or cause of action that we may have as a result of the dedications or easements made herein.

FURTHER, RASD, LLC and Harding Commercial Properties, LLC, owners of the property subdivided in the above and foregoing plat of LEAGUE CITY ORANGE GROVES SUBDIVISION PARTIAL REPLAT NO. 1, have complied with, or will comply with, the existing regulations hereof on file and adopted by the City of League City, Galveston County, Texas.

FURTHER, RASD, LLC and Harding Commercial Properties, LLC, owners of the property subdivided in the above and foregoing plat of LEAGUE CITY ORANGE GROVES SUBDIVISION PARTIAL REPLAT NO. 1, do hereby grant drainage rights to the City of League City through the dedication of the streets for the purpose of the conveyance of storm water runoff.

IN TESTIMONY WHEREOF, the RASD, LLC, a Texas Limited Liability Company, has caused these presents to be signed by Noel Eloghoh, President, thereunto authorized, this _____ day of _____, 2020.

RASD, LLC, a Texas Limited Liability Company

By: Noel Eloghoh, President

IN TESTIMONY WHEREOF, the Harding Commercial Properties, LLC, a Texas Limited Liability Company, has caused these presents to be signed by Kimberly L. Harding, President, thereunto authorized, this _____ day of _____, 2020.

Harding Commercial Properties, LLC, a Texas Limited Liability Company

By: Kimberly L. Harding, President

STATE OF TEXAS
COUNTY OF GALVESTON

BEFORE ME, the undersigned authority, on this day personally appeared Noel Eloghoh, 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2020.

Notary Public
In and for the State of Texas
My Commission Expires: _____

STATE OF TEXAS
COUNTY OF GALVESTON

BEFORE ME, the undersigned authority, on this day personally appeared Kimberly L. Harding, known to me to be the person whose name is subscribed to the above and foregoing instrument and acknowledged to me that she executed the same for the purposes and considerations therein expressed, and in the capacity therein and herein set out.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2020.

Notary Public
In and for the State of Texas
My Commission Expires: _____

STATE OF TEXAS
COUNTY OF GALVESTON

WE, Homebank National Association, owner and holder of a lien against the property described in the plat known as LEAGUE CITY ORANGE GROVES SUBDIVISION PARTIAL REPLAT NO. 1, said lien being evidenced by instrument of record in the Clerk's File Number 2018044594, 2018028256, 2018028257, 2018044592, 2018062834, 2018070920, 2018070928 & 2018092753 of the O.P.R.O.P.F. of Galveston County, Texas, do hereby in all things subordinate our interest in said property to the purposes and effects of said plat and the dedications and restrictions shown herein to said subdivision plat and we hereby confirm that we are the present owner of said lien and have not assigned the same nor any part thereof.

By: John Smith, President
Homebank National Association

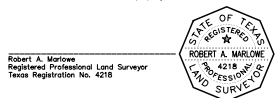
STATE OF TEXAS
COUNTY OF GALVESTON

BEFORE ME, the undersigned authority, on this day personally appeared John Smith, 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2020.

Notary Public
In and for the State of Texas
My Commission Expires: _____

This is to certify that I, Robert A. Marlowe, a Registered Professional Land Surveyor for the State of Texas Registration No. 4218, 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.



Robert A. Marlowe
Registered Professional Land Surveyor
Texas Registration No. 4218

This is to certify that the City Planning & Zoning Commission of the City of League City, Galveston County, Texas has approved this plat of LEAGUE CITY ORANGE GROVES SUBDIVISION PARTIAL REPLAT NO. 1, as shown hereon as heretofore applied and in the with the City of League City, and has authorized the recording of said Plat title _____ day of _____, 2020.

By: Doug Turner, Chairman
Planning & Zoning Commission
City of League City, Texas

Kris Carpenter,
Planning Manager
City of League City, Texas

I, Dwight D. Sullivan, County Clerk of Galveston County, do hereby certify that the within instrument with its certificate of authentication was filed for registration in my office on _____, 2020, at _____ o'clock _____ M., and duly recorded on _____, 2020, at _____ o'clock _____ M. in Plat Record No. _____ Map Number _____ of the Map Records of Galveston County for said county.

Witness my hand and seal of office, at Galveston, the day and date last above written.

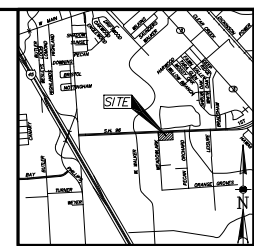
Dwight D. Sullivan
County Clerk
of Galveston County, Texas

By: _____
Deputy

LEGEND

- A.C. ACREAGE
- A.E. AERIAL EASEMENT
- B.L. BUILDING LINE
- C.R.P. CAPPED IRON ROD
- D.R.G.C.T. DEED RECORDS GALVESTON COUNTY, TEXAS
- E.S.M.T. EASEMENT
- F.N.D. FOUND
- G.C.C.F. NO. GALVESTON COUNTY CLERK'S FILE NUMBER
- M.R.C.G.T. MAP RECORDS GALVESTON COUNTY, TEXAS
- R.O.W. RIGHT OF WAY
- S.F. SQUARE FEET
- S.S.E. SANITARY SEWER EASEMENT
- U.E. UTILITY EASEMENT
- VOL., PG. VOLUME, PAGE

SCALE: 1"=40'
0' 20' 40' 80'



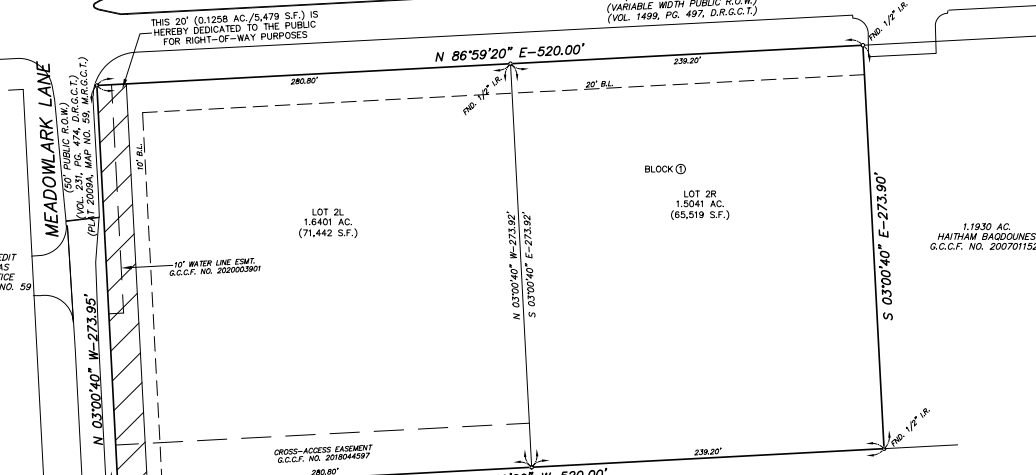
VICINITY MAP
N.T.S.
KEYMAP-659N

NOTES:

- The property lies in Zone "C" (unimproved), defined by FEMA as areas determined to be outside the 500-year flood plain, as noted from Flood Insurance Rate Map Community-Flood Number 4858800302E, map revised September 22, 1999.
- The herein subdivided tract or parcel of land lies entirely within the incorporated limits of the City of League City, Texas.
- The herein subdivided tract or parcel of land lies within the Clear Creek Independent School District.
- In the absence of a drainage study approved by the City of League City, Texas, no lot within the limits of this subdivision shall have more than 0.5% of its entire area covered by impervious materials.
- All building lines shall be as per City of League City Zoning Ordinance.
- In accordance with the City of League City Subdivision and Development Ordinance, all future utilities shall be located underground, except as may be approved by the City of League City.
- All sidewalks shall be installed such that a minimum of one-foot (1') clearance is maintained from any utility structure accessible from ground level such as manhole lids, water valves, cabinets, power poles, meters, etc.
- No pre or post developed Storm Water Flows shall be diverted onto adjacent properties and any restoration flow shall be accommodated.
- All Landscaping and Structures, including fences, at intersections shall conform to the City of League City and ASBTO Drive Distance Requirements for Motorists.
- Driveway requirements for the locations, widths, and offset from an intersection and any existing driveway or proposed driveway, shall conform to the most current General Design and Construction Standards of the City of League City.
- There are no existing nor proposed pipelines located within the bounds of this plat.
- Bearings are based on the plat of League City Orange Groves Subdivision, as recorded in Vol. 231, Pg. 474, D.R.G.C.T.
- Elevations shown hereon are based on League City Reference Mark Number, LC-2005-119, Aluminum Cap in concrete located on site as shown, Elevation = 20.89, M.A.D. 1988, 2002 adjustment.
- The eastern adjoining tract and this plat are subject to Assignment and Assumption of Private Utility Easement Agreement G.C.C.F. No. 201007067 and Marlane Access Agreement, G.C.C.F. No. 201606087.
- This plat is subject to Consent to Enroach G.C.C.F. No. 201023159 and Assignment and Assumption of Consent to Enroach G.C.C.F. No. 201606087.
- Utility easement granted to Galveston Public Service Company as recorded under Vol. 1229, Pg. 593, D.R.G.C.T., cannot be shown due to being blanketed in nature.

39.839 AC.
CARL E. GAY

STATE HIGHWAY 96
(LEAGUE CITY PARKWAY)
(VARIABLE WIDTH PUBLIC R.O.W.)
(VOL. 1499, PG. 497, D.R.G.C.T.)



4.3130 AC.
HOUSTON LIGHTING &
POWER COMPANY
VOL. 1665, PG. 343 &
VOL. 1663, PGS. 89
D.R.G.C.T.

Legal Description

BEGINNING at a 1/2 inch iron rod set for the line of the Northwest corner of said Tract One, said plat being in the South R.O.W. Line of League City Parkway (Highway 96);

THENCE North 86°59'20" East, 239.20 feet to a bound 1/2 inch iron rod found for the Northeast corner of Tract One and the Northwest corner of Lot One of League City Orange Grove Subdivision;

THENCE South 03°00'40" East, 273.92 feet to a 1/2 inch iron rod for the Southwest corner of Tract One;

THENCE South 86°59'20" West with the South line of Tract One, 239.20 feet to the Southwest corner of Tract One, a 1/2 inch iron rod for corner;

THENCE North 03°00'40" West, 273.92 feet to the POINT OF BEGINNING, and containing 1.504 acres of land.

LEAGUE CITY ORANGE GROVES SUBDIVISION PARTIAL REPLAT NO. 1

A SUBDIVISION OF 3.2700 ACRES OF LAND LOCATED IN THE STEPHEN F. AUSTIN, ABSTRACT NO. 3, AND BEING A PARTIAL REPLAT OF LOT 2, BLOCK 3, LEAGUE CITY ORANGE GROVES SUBDIVISION, AS RECORDED IN VOLUME 231, PAGE 474, OF THE GALVESTON COUNTY DEED RECORDS, CITY OF LEAGUE CITY, GALVESTON COUNTY, TEXAS

REASON FOR REPLAT: TO CREATE ONE LOT
SCALE: 1" = 40' 2 LOTS 1 BLOCK DATE: FEBRUARY 26, 2020

OWNER: RASD, LLC
7910 N. HIGHWAY 148
BAYTOWN, TEXAS 77523

OWNER: HARDING COMMERCIAL PROPERTIES, LLC
2012 FORT BRIDGE LANE
LEAGUE CITY, TEXAS 77573

PREPARED BY:
CIVIL ENGINEERING AND LAND SURVEYING FIRM:
REKHA ENGINEERING, INC.

7676 Hillmont Street, Suite 350
Houston, Texas 77040
713-895-8080
713-895-8081
Job No.: 1218-4051
TBPLS No. 10133800
TBPE No. F-3712
Contact: John H. English, Sr. Vice President
jake1@rekg.com