



STATE OF TEXAS:  
COUNTY OF GALVESTON:

THAT League City 210 Development Partners LP, a Delaware limited partnership, owner of the property subdivided in the above and foregoing plat of COASTAL POINT, SECTION 2, a Subdivision in the City of League City, 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 COASTAL POINT, SECTION 2, do hereby dedicate to the City of League City the use of all streets, drives, lanes, water mains, wastewater mains, storm sewer distribution systems, courts, easements, and rights-of-way, do hereby reserve, save, except and hold privately all parks, all water courses, all drainage facilities (including detention ponds), and all common areas as shown here on forever; do hereby waive any claims for damages occasioned by the grades approved for the streets, or occasioned by the alteration of the surface of any portion 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.

FURTHER, Owners have dedicated and by these presents do dedicate to the use of the public for public utility purposes forever unobstructed aerial easements. The aerial easements shall extend horizontally an additional eleven feet, six inches (11'6") for ten feet (10'0") perimeter ground easements or seven feet, six inches (7'6") for fourteen feet (14'0") perimeter ground easements or five feet, six inches (5'6") for sixteen feet (16'0") perimeter ground easements, from a plane sixteen feet (16'0") above ground level upward, located adjacent to and adjoining said public utility easements that are designated with aerial easements (U.E. and A.E.) as indicated and depicted hereon, whereby the aerial easement totals twenty-one feet, six inches (21'6") in width.

FURTHER, Owners have dedicated and by these presents do dedicate to the use of the public for public utility purposes forever unobstructed aerial easements. The aerial easements shall extend horizontally an additional ten feet (10'0") for ten feet (10'0") back-to-back ground easements, or eight feet (8'0") for fourteen feet (14'0") back-to-back ground easements or seven feet (7'0") for sixteen feet (16'0") back-to-back ground easements, from a plane sixteen feet (16'0") above ground level upward, located adjacent to both sides and adjoining all public utility easements that are designated with aerial easements (U.E. and A.E.) as indicated and depicted hereon, whereby the aerial easement totals thirty feet (30'0") in width.

FURTHER, League City 210 Development Partners LP, a Delaware limited partnership, owner of the property Subdivided in the above and foregoing plat of COASTAL POINT, SECTION 2, do hereby acknowledge that the dedications and/or exactions made herein are proportional to the impact of the subdivision upon the public services required in order that the development will comport with the present and future growth needs of the City of League City.

FURTHER, League City 210 Development Partners LP, a Delaware limited partnership, owner of the property Subdivided in the above and foregoing plat of COASTAL POINT, SECTION 2, 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 exactions made herein.

FURTHER, League City 210 Development Partners LP, a Delaware limited partnership, owner of the property Subdivided in the above and foregoing plat of COASTAL POINT, SECTION 2, do hereby comply with, or will comply with, the existing regulations heretofore on file and adopted by the City of League City, Galveston County, Texas.

FURTHER, League City 210 Development Partners LP, a Delaware limited partnership, owner of the property Subdivided in the above and foregoing plat of COASTAL POINT, SECTION 2, do hereby grant drainage rights to the City of League City through all of the Detention Ponds of Coastal Point Subdivision for the purpose for the conveyance of storm water runoff.

WITNESS my hand in the County of Fort Bend, Texas this 16th day of May, 2019.

League City 210 Development Partners LP,  
a Delaware limited partnership

By: League City 210 GP Inc,  
an Ontario corporation,  
its general partner

By: Stephen T. Sellers Authorized Signatory  
Signature Print Name and Title

STATE OF TEXAS :  
COUNTY OF Fort Bend :

BEFORE ME, the undersigned authority, on this day personally appeared \_\_\_\_\_, acting as an officer of League City 210 GP Inc., an Ontario corporation, general partner of League City 210 Development Partners LP, a Delaware limited partnership, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he or she executed the same for the purposes and considerations therein expressed and in the capacity therein and herein stated, and as the act and deed of said partnership.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 16th day of May, 2019.

Notary Public in and for the State of Texas

Nancy Morales  
Notary

My Commission Expires: 10/15/2019



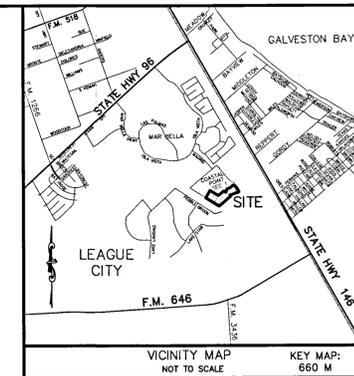
NOTES:

- 1.) BEARINGS AND COORDINATES SHOWN HEREON ARE SURFACE, BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, (NO. 4204, NAD 83), AS OBTAINED FROM THE NGS C.O.R.S. SYSTEM, AND MAY BE CONVERTED TO GRID BY MULTIPLYING BY THE FOLLOWING COMBINED SCALE FACTOR OF 0.99987021174.
- 2.) ACCORDING TO THE FLOOD INSURANCE RATE MAPS FOR THE CITY OF LEAGUE CITY, TEXAS, GALVESTON COUNTY, PANEL NO. 485488-0030 E, DATED SEPTEMBER 22, 1999, NONE OF THE PROPERTY WITHIN THE BOUNDARY LIES WITHIN THE 100 YEAR FLOOD PLAIN.
- 3.) ALL RODS SET ARE 5/8" IRON RODS WITH CAPS STAMPED: T.E.A.M. - 281-491-2525.
- 4.) THE HEREIN SUBDIVIDED TRACT OR PARCEL OF LAND LIES ENTIRELY WITHIN THE INCORPORATED LIMITS OF THE CITY OF LEAGUE CITY, TEXAS.
- 5.) THE HEREIN SUBDIVIDED TRACT OR PARCEL OF LAND LIES WITHIN THE CLEAR CREEK INDEPENDENT SCHOOL DISTRICT.
- 6.) ALL PROPOSED AND FUTURE UTILITIES SHALL CONFORM TO THE LEAGUE CITY SUBDIVISION AND DEVELOPMENT REGULATIONS.
- 7.) NO PRE OR POST DEVELOPED STORM WATER FLOWS SHALL BE DIVERTED ONTO ADJACENT PROPERTIES. ANY PRE-EXISTING CONDITIONS SHALL BE ACCOMMODATED.
- 8.) ALL LANDSCAPING AND STRUCTURES, INCLUDING FENCES, AT INTERSECTIONS SHALL CONFORM TO THE CITY OF LEAGUE CITY AND AASHTO SITE DISTANCE REQUIREMENTS FOR MOTORISTS.
- 9.) 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, CLEANOUTS, POWER POLES, METERS, ETC.
- 10.) DRIVEWAY REQUIREMENTS FOR THE LOCATIONS, WIDTHS, AND OFFSET FROM AN INTERSECTION AND ANY EXISTING DRIVEWAYS OR PROPOSED DRIVEWAYS, SHALL CONFORM TO THE MOST CURRENT GENERAL DESIGN AND CONSTRUCTION STANDARDS OF THE CITY OF LEAGUE CITY.
- 11.) RESIDENTIAL LOTS WITHIN THIS DEVELOPMENT SECTION SHALL BE RESTRICTED TO A MAXIMUM IMPERVIOUS COVER OF 65% OF THE SURFACE AREA, BASED ON THE DRAINAGE STUDY AND DESIGN PLAN AS PREPARED BY DANNENBAUM ENGINEERING AND APPROVED BY THE CITY OF LEAGUE CITY.
- 12.) ALL STREETS WILL BE PAVED WITH CONCRETE AND BE CURB-AND-GUTTER STREETS WITH STORM SEWERS.
- 13.) ALL STREET INTERSECTIONS RIGHT-OF-WAY RETURN RADI ARE 25 FEET UNLESS OTHERWISE NOTED. ALL STREETS SHALL COMPLY WITH THE MINIMUM STANDARDS SET FORTH IN SECTION 102-5, RIGHTS-OF-WAY, PRIVATE STREETS AND ACCESS GENERAL DESIGN REQUIREMENTS.
- 14.) ALL RESERVES THAT ARE RESTRICTED TO LANDSCAPE/OPEN SPACE WILL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- 15.) ALL EASEMENTS ON LOT LINES ARE CENTERED UNLESS OTHERWISE SHOWN.
- 16.) BENCHMARK: DESIGNATION NUMBER-X 1201, PID NUMBER-AW1588: IS A BRASS DISK STAMPED "X 1201 1973" LOCATED FROM KEMAH ABOUT 2.25 MILES SOUTHEAST ALONG STATE HWY. 146 FROM THE POST OFFICE AT KEMAH, THENCE 0.1 MILE SOUTHWEST ALONG A PRIVATE SHELL ROAD TO THE BAYVIEW WATER TOWER AND PUMPING STATION, ABOUT 85 FEET SOUTH-SOUTHEAST OF THE CENTER LINE OF THE SHELL ROAD, 48 1/2 FEET SOUTHWEST OF THE TOP OF A FIRE HYDRANT, 14 FEET SOUTHEAST OF THE SOUTHEAST CORNER FEET SOUTH-SOUTHEAST OF A CHAIN LINK FENCE, ABOUT 1 1/2 FEET NORTHEAST OF A PIPE CORNER POST IN A CHAIN LINK FENCE, 1.2 FEET EAST OF THE CHAIN LINK FENCE, AND IS A DISK SET ON TOP OF A 4-FOOT LENGTH OF 5/8-INCH COPPER COATED STEEL ROD PROJECTING 1 INCH BELOW THE SURFACE OF THE GROUND, AND PROTECTED BY A 6-INCH IRON PIPE FLUSH WITH THE GROUND. ELEVATION = 16.43' (NAVD '88, 2001 ADJUSTMENT)

THIS IS TO CERTIFY THAT THE CITY PLANNING AND ZONING COMMISSION OF THE CITY OF LEAGUE CITY, GALVESTON COUNTY, TEXAS, HAS APPROVED THIS PLAT OF COASTAL POINT, SECTION 2, AS SHOWN HEREON IN ACCORDANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE ORDINANCES OF THE CITY OF LEAGUE CITY AS HERETOFORE ADOPTED AND ON FILE WITH THE CITY OF LEAGUE CITY, AND HAS AUTHORIZED THE RECORDING OF SAID PLAT THIS 8 DAY OF May, 2019.

Rris Carpenter  
PLANNING MANAGER  
CITY OF LEAGUE CITY

Doug Turner  
CHAIRMAN  
PLANNING AND ZONING COMMISSION  
CITY OF LEAGUE CITY



STATE OF TEXAS :  
COUNTY OF GALVESTON:

I, Dwight D. Sullivan, County Clerk, Galveston County, Texas, do hereby certify that the written instrument was

filed for record in my office on 5/1, 2019, at 10:50 a.m. o'clock and duly recorded on

sh, 2019, at 0:50 a.m. o'clock, and in Plat Record 2019023946 Map Number

Galveston County Map Records.

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

By: Dwight D. Sullivan  
Clerk of the County Court  
Galveston County, Texas

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

A FIELD NOTE DESCRIPTION of a 13.0552 acre (568,686 square feet) tract of land in the John Miles Survey, Abstract No. 153, City of League City, Galveston County, Texas; said 13.0552 acre tract being a portion of a called 72.2575 acre tract of land conveyed to League City 210 Development Partners LP, as recorded in Galveston County Clerk's File No. 2016032084; said tract being more particularly described by metes-and-bounds as follows with the bearings being based on Texas State Plane Coordinate System, South Central Zone (NAD83) per GPS Observations using National Geodetic Survey Continuously Operating Reference Stations:

COMMENCING FOR REFERENCE at a 5/8-inch iron rod with cap stamped "GEOSURV" found for the south corner of Lot 10, Block 2, Mar Bella, Section 10-B, according to the map or plat recorded in Plat Record 2011A, Map No. 29-30 of the Galveston County Map Records, for a north corner of Lot 6, Block 1, Whispering Lakes Ranch, Section 2 Phase II, according to the map or plat recorded in Plat Record 2005A, Map No. 91-83 of the Galveston County Map Records;

THENCE, South 58° 44' 55" East - 838.17 feet with the northeast line of said Whispering Lakes Ranch, Section 2 Phase II to a 5/8-inch iron rod with cap stamped "T.E.A.M." set for the west corner and POINT OF BEGINNING of this tract;

THENCE, North 31° 15' 05" East - 251.00 feet to a 5/8-inch iron rod with cap stamped "T.E.A.M." set for an interior corner of this tract;

THENCE, North 58° 44' 55" West - 4.11 feet to a 5/8-inch iron rod with cap stamped "T.E.A.M." set for a west corner of this tract;

THENCE, North 31° 15' 05" East - 130.00 feet to a 5/8-inch iron rod with cap stamped "T.E.A.M." set for a north corner of this tract;

THENCE, South 58° 44' 55" East - 422.00 feet to a 5/8-inch iron rod with cap stamped "T.E.A.M." set for an interior corner of this tract;

THENCE, North 71° 50' 04" East - 56.14 feet to a 5/8-inch iron rod with cap stamped "T.E.A.M." set for an angle point of this tract;

THENCE, North 49° 45' 42" East - 210.00 feet to a 5/8-inch iron rod with cap stamped "T.E.A.M." set for an angle point of this tract;

THENCE, North 41° 14' 46" East - 53.09 feet to a 5/8-inch iron rod with cap stamped "T.E.A.M." set for a north corner of this tract;

THENCE, North 79° 47' 30" East - 15.76 feet to a 5/8-inch iron rod with cap stamped "T.E.A.M." set for a north corner of this tract;

THENCE, South 61° 27' 01" East - 119.80 feet to a 5/8-inch iron rod with cap stamped "T.E.A.M." set for an interior corner of this tract and for the beginning of a non-tangent curve to the left;

THENCE, in a northerly direction with a curve to the left having a radius of 270.00 feet, a central angle of 31° 52' 40", a length of 150.22 feet, and a chord bearing North 12° 36' 39" East - 148.29 feet to a 5/8-inch iron rod with cap stamped "T.E.A.M." set for a north corner of this tract;

THENCE, North 86° 40' 19" East - 60.00 feet to a 5/8-inch iron rod with cap stamped "T.E.A.M." set for an interior corner of this tract and for the beginning of a non-tangent curve to the right;

THENCE, in a northeasterly direction with a curve to the right having a radius of 25.00 feet, a central angle of 79° 06' 58", a length of 34.52 feet, and a chord bearing North 36° 13' 48" East - 31.84 feet to a 5/8-inch iron rod with cap stamped "T.E.A.M." set for a point-of-reverse-curvature;

THENCE, in a northeasterly direction with a curve to the left having a radius of 330.00 feet, a central angle of 37° 06' 23", a length of 213.72 feet, and a chord bearing North 57° 14' 06" East - 210.00 feet to a 5/8-inch iron rod with cap stamped "T.E.A.M." set for a point-of-compound-curvature;

THENCE, in a northeasterly direction with a curve to the left having a radius of 780.00 feet, a central angle of 02° 16' 02", a length of 30.86 feet, and a chord bearing North 37° 32' 54" East - 30.86 feet to a 5/8-inch iron rod with cap stamped "T.E.A.M." set for a point-of-reverse-curvature;

THENCE, in an easterly direction with a curve to the right having a radius of 30.00 feet, a central angle of 91° 13' 07", a length of 47.76 feet, and a chord bearing North 82° 01' 26" East - 42.88 feet to a 5/8-inch iron rod with cap stamped "T.E.A.M." set for a point-of-compound-curvature;

THENCE, in a southeasterly direction with a curve to the right having a radius of 710.00 feet, a central angle of 31° 12' 47", a length of 386.79 feet, and a chord bearing South 36° 45' 37" East - 382.02 feet to a 5/8-inch iron rod with cap stamped "T.E.A.M." set for an east corner of this tract;

THENCE, South 70° 51' 04" West - 418.60 feet to a 5/8-inch iron rod with cap stamped "T.E.A.M." set for an interior corner of this tract;

THENCE, South 49° 50' 03" East - 56.69 feet to a 5/8-inch iron rod with cap stamped "GEOSURV" found for an east corner of this tract;

THENCE, South 49° 45' 42" West - 706.17 feet with the northwest line of a called 65.0 acre tract of land conveyed to Hunter Holdings LLC, as recorded in Galveston County Clerk's File No. 2014066307 and with the northwest line of said Whispering Lakes Ranch, Section 2 Phase II to a 5/8-inch iron rod with cap found for the south corner of this tract;

THENCE, North 58° 44' 55" West - 714.37 feet with the northeast line of said Whispering Lakes Ranch, Section 2 Phase II to the POINT OF BEGINNING and containing 13.0552 acres (568,686 square feet) of land.

THENCE, North 58° 44' 55" West - 714.37 feet with the northeast line of said Whispering Lakes Ranch, Section 2 Phase II to the POINT OF BEGINNING and containing 13.0552 acres (568,686 square feet) of land.

THENCE, North 58° 44' 55" West - 714.37 feet with the northeast line of said Whispering Lakes Ranch, Section 2 Phase II to the POINT OF BEGINNING and containing 13.0552 acres (568,686 square feet) of land.

THENCE, North 58° 44' 55" West - 714.37 feet with the northeast line of said Whispering Lakes Ranch, Section 2 Phase II to the POINT OF BEGINNING and containing 13.0552 acres (568,686 square feet) of land.

THENCE, North 58° 44' 55" West - 714.37 feet with the northeast line of said Whispering Lakes Ranch, Section 2 Phase II to the POINT OF BEGINNING and containing 13.0552 acres (568,686 square feet) of land.

THENCE, North 58° 44' 55" West - 714.37 feet with the northeast line of said Whispering Lakes Ranch, Section 2 Phase II to the POINT OF BEGINNING and containing 13.0552 acres (568,686 square feet) of land.

THENCE, North 58° 44' 55" West - 714.37 feet with the northeast line of said Whispering Lakes Ranch, Section 2 Phase II to the POINT OF BEGINNING and containing 13.0552 acres (568,686 square feet) of land.

THENCE, North 58° 44' 55" West - 714.37 feet with the northeast line of said Whispering Lakes Ranch, Section 2 Phase II to the POINT OF BEGINNING and containing 13.0552 acres (568,686 square feet) of land.

THENCE, North 58° 44' 55" West - 714.37 feet with the northeast line of said Whispering Lakes Ranch, Section 2 Phase II to the POINT OF BEGINNING and containing 13.0552 acres (568,686 square feet) of land.

THENCE, North 58° 44' 55" West - 714.37 feet with the northeast line of said Whispering Lakes Ranch, Section 2 Phase II to the POINT OF BEGINNING and containing 13.0552 acres (568,686 square feet) of land.

THENCE, North 58° 44' 55" West - 714.37 feet with the northeast line of said Whispering Lakes Ranch, Section 2 Phase II to the POINT OF BEGINNING and containing 13.0552 acres (568,686 square feet) of land.

THENCE, North 58° 44' 55" West - 714.37 feet with the northeast line of said Whispering Lakes Ranch, Section 2 Phase II to the POINT OF BEGINNING and containing 13.0552 acres (568,686 square feet) of land.

THENCE, North 58° 44' 55" West - 714.37 feet with the northeast line of said Whispering Lakes Ranch, Section 2 Phase II to the POINT OF BEGINNING and containing 13.0552 acres (568,686 square feet) of land.

THENCE, North 58° 44' 55" West - 714.37 feet with the northeast line of said Whispering Lakes Ranch, Section 2 Phase II to the POINT OF BEGINNING and containing 13.0552 acres (568,686 square feet) of land.

THENCE, North 58° 44' 55" West - 714.37 feet with the northeast line of said Whispering Lakes Ranch, Section 2 Phase II to the POINT OF BEGINNING and containing 13.0552 acres (568,686 square feet) of land.

THENCE, North 58° 44' 55" West - 714.37 feet with the northeast line of said Whispering Lakes Ranch, Section 2 Phase II to the POINT OF BEGINNING and containing 13.0552 acres (568,686 square feet) of land.

THENCE, North 58° 44' 55" West - 714.37 feet with the northeast line of said Whispering Lakes Ranch, Section 2 Phase II to the POINT OF BEGINNING and containing 13.0552 acres (568,686 square feet) of land.

THENCE, North 58° 44' 55" West - 714.37 feet with the northeast line of said Whispering Lakes Ranch, Section 2 Phase II to the POINT OF BEGINNING and containing 13.0552 acres (568,686 square feet) of land.

THENCE, North 58° 44' 55" West - 714.37 feet with the northeast line of said Whispering Lakes Ranch, Section 2 Phase II to the POINT OF BEGINNING and containing 13.0552 acres (568,686 square feet) of land.

THENCE, North 58° 44' 55" West - 714.37 feet with the northeast line of said Whispering Lakes Ranch, Section 2 Phase II to the POINT OF BEGINNING and containing 13.0552 acres (568,686 square feet) of land.

THENCE, North 58° 44' 55" West - 714.37 feet with the northeast line of said Whispering Lakes Ranch, Section 2 Phase II to the POINT OF BEGINNING and containing 13.0552 acres (568,686 square feet) of land.

THENCE, North 58° 44' 55" West - 714.37 feet with the northeast line of said Whispering Lakes Ranch, Section 2 Phase II to the POINT OF BEGINNING and containing 13.0552 acres (568,686 square feet) of land.

THENCE, North 58° 44' 55" West - 714.37 feet with the northeast line of said Whispering Lakes Ranch, Section 2 Phase II to the POINT OF BEGINNING and containing 13.0552 acres (568,686 square feet) of land.

THENCE, North 58° 44' 55" West - 714.37 feet with the northeast line of said Whispering Lakes Ranch, Section 2 Phase II to the POINT OF BEGINNING and containing 13.0552 acres (568,686 square feet) of land.

THENCE, North 58° 44' 55" West - 714.37 feet with the northeast line of said Whispering Lakes Ranch, Section 2 Phase II to the POINT OF BEGINNING and containing 13.0552 acres (568,686 square feet) of land.

THENCE, North 58° 44' 55" West - 714.37 feet with the northeast line of said Whispering Lakes Ranch, Section 2 Phase II to the POINT OF BEGINNING and containing 13.0552 acres (568,686 square feet) of land.

THENCE, North 58° 44' 55" West - 714.37 feet with the northeast line of said Whispering Lakes Ranch, Section 2 Phase II to the POINT OF BEGINNING and containing 13.0552 acres (568,686 square feet) of land.

THENCE, North 58° 44' 55" West - 714.37 feet with the northeast line of said Whispering Lakes Ranch, Section 2 Phase II to the POINT OF BEGINNING and containing 13.0552 acres (568,686 square feet) of land.

THENCE, North 58° 44' 55" West - 714.37 feet with the northeast line of said Whispering Lakes Ranch, Section 2 Phase II to the POINT OF BEGINNING and containing 13.0552 acres (568,686 square feet) of land.

THENCE, North 58° 44' 55" West - 714.37 feet with the northeast line of said Whispering Lakes Ranch, Section 2 Phase II to the POINT OF BEGINNING and containing 13.0552 acres (568,686 square feet) of land.

THENCE, North 58° 44' 55" West - 714.37 feet with the northeast line of said Whispering Lakes Ranch, Section 2 Phase II to the POINT OF BEGINNING and containing 13.0552 acres (568,686 square feet) of land.

THENCE, North 58° 44' 55" West - 714.37 feet with the northeast line of said Whispering Lakes Ranch, Section 2 Phase II to the POINT OF BEGINNING and containing 13.0552 acres (568,686 square feet) of land.

THENCE, North 58° 44' 55" West - 714.37 feet with the northeast line of said Whispering Lakes Ranch, Section 2 Phase II to the POINT OF BEGINNING and containing 13.0552 acres (568,686 square feet) of land.

THENCE, North 58° 44' 55" West - 714.37 feet with the northeast line of said Whispering Lakes Ranch, Section 2 Phase II to the POINT OF BEGINNING and containing 13.0552 acres (568,686 square feet) of land.

THENCE, North 58° 44' 55" West - 714.37 feet with the northeast line of said Whispering Lakes Ranch, Section 2 Phase II to the POINT OF BEGINNING and containing 13.0552 acres (568,686 square feet) of land.

THENCE, North 58° 44' 55" West - 714.37 feet with the northeast line of said Whispering Lakes Ranch, Section 2 Phase II to the POINT OF BEGINNING and containing 13.0552 acres (568,686 square feet) of land.

THENCE, North 58° 44' 55" West - 714.37 feet with the northeast line of said Whispering Lakes Ranch, Section 2 Phase II to the POINT OF BEGINNING and containing 13.0552 acres (568,686 square feet) of land.

THENCE, North 58° 44' 55" West - 714.37 feet with the northeast line of said Whispering Lakes Ranch, Section 2 Phase II to the POINT OF BEGINNING and containing 13.0552 acres (568,686 square feet) of land.

THENCE, North 58° 44' 55" West - 714.37 feet with the northeast line of said Whispering Lakes Ranch, Section 2 Phase II to the POINT OF BEGINNING and containing 13.0552 acres (568,686 square feet) of land.

THENCE, North 58° 44' 55" West - 714.37 feet with the northeast line of said Whispering Lakes Ranch, Section 2 Phase II to the POINT OF BEGINNING and containing 13.0552 acres (568,686 square feet) of land.

THENCE, North 58° 44' 55" West - 714.37 feet with the northeast line of said Whispering Lakes Ranch, Section 2 Phase II to the POINT OF BEGINNING and containing 13.0552 acres (568,686 square feet) of land.

THENCE, North 58° 44' 55" West - 714.37 feet with the northeast line of said Whispering Lakes Ranch, Section 2 Phase II to the POINT OF BEGINNING and containing 13.0552 acres (568,686 square feet) of land.

I, Brian Nesvadba, am authorized under the laws of the State of Texas to practice the profession of surveying and hereby certify that the above is true and correct; was prepared from an actual survey of the property made under my supervision on the ground; that all boundary corners, angle points, points of curvature and other points of reference have been marked with iron rods having an outside diameter of five-eighths (5/8) inch and a length of not less than three (3) feet unless otherwise noted hereon; and that the plat boundary corners have been tied to the nearest street intersection.

B. Nesvadba  
Brian Nesvadba, R.P.L.S.  
Texas Registration No. 5776



FINAL PLAT OF  
COASTAL POINT, SECTION 2

A SUBDIVISION OF 13.0552 ACRES OF LAND  
IN THE JOHN MILES SURVEY,  
ABSTRACT NO. 153,  
CITY OF LEAGUE CITY,  
GALVESTON COUNTY, TEXAS

28 LOTS 4 RESTRICTED RESERVES 2 BLOCKS

~ OWNER ~

LEAGUE CITY 210 DEVELOPMENT PARTNERS LP  
a Delaware limited partnership  
211 E 7th Street, Suite 620  
Austin, Texas 78701  
PHONE: 713.239.2925

~ SURVEYOR ~

TEXAS ENGINEERING AND MAPPING COMPANY  
12718 Century Drive  
Stafford, Texas 77477  
PHONE: 281.491.2525 FAX: 281.491.2535  
SURVEYING FIRM NO. 10119000 / ENGINEERING FIRM NO. P-2908  
www.team-civil.com  
Job No. 1111-18  
MAY 1, 2019



DRAWING INFO: Z:\p08\1111-16\1111-16\_Sec2\_S1.dwg MAY 01, 2019 1:55 PM

LOT TABLE		LOT TABLE	
BLOCK 1	AREA	BLOCK 2	AREA
LOT 1	10,493 SQ. FT.	LOT 1	9,100 SQ. FT.
LOT 2	10,056 SQ. FT.	LOT 2	9,100 SQ. FT.
LOT 3	9,450 SQ. FT.	LOT 3	9,100 SQ. FT.
LOT 4	9,450 SQ. FT.	LOT 4	9,100 SQ. FT.
LOT 5	9,450 SQ. FT.	LOT 5	9,100 SQ. FT.
LOT 6	9,450 SQ. FT.	LOT 6	9,360 SQ. FT.
LOT 7	9,842 SQ. FT.	LOT 7	11,341 SQ. FT.
LOT 8	15,731 SQ. FT.	LOT 8	9,974 SQ. FT.
LOT 9	10,030 SQ. FT.	LOT 9	9,100 SQ. FT.
LOT 10	9,450 SQ. FT.	LOT 10	9,100 SQ. FT.
LOT 11	9,450 SQ. FT.	LOT 11	9,100 SQ. FT.
LOT 12	9,450 SQ. FT.	LOT 12	11,486 SQ. FT.
LOT 13	9,450 SQ. FT.		
LOT 14	9,450 SQ. FT.		
LOT 15	9,450 SQ. FT.		
LOT 16	9,450 SQ. FT.		

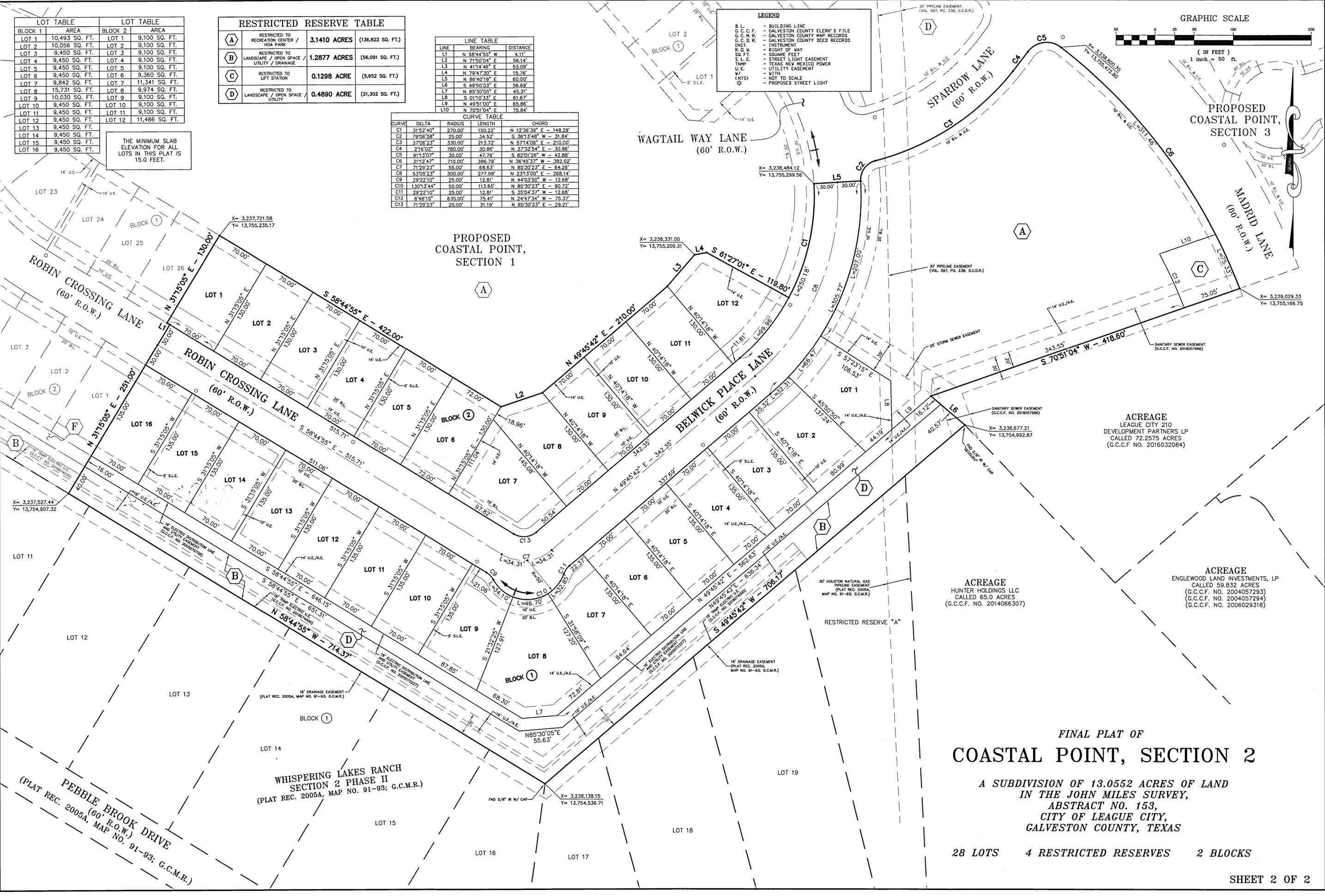
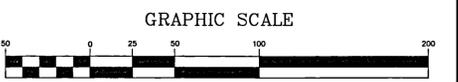
THE MINIMUM SLAB ELEVATION FOR ALL LOTS IN THIS PLAT IS 15.0 FEET.

RESTRICTED RESERVE TABLE		
(A)	RESTRICTED TO RECREATION CENTER / HOA PARK	3.1410 ACRES (136,822 SQ. FT.)
(B)	RESTRICTED TO LANDSCAPE / OPEN SPACE UTILITY / DRAINAGE	1.2877 ACRES (56,091 SQ. FT.)
(C)	RESTRICTED TO LIFT STATION	0.1298 ACRE (5,652 SQ. FT.)
(D)	RESTRICTED TO LANDSCAPE / OPEN SPACE UTILITY	0.4890 ACRE (21,302 SQ. FT.)

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 58°44'55" W	4.11'
L2	N 71°50'04" E	56.14'
L3	N 41°44'46" E	53.09'
L4	N 79°47'30" E	15.76'
L5	N 88°40'19" E	60.00'
L6	S 49°50'03" E	56.69'
L7	N 85°30'05" E	45.31'
L8	S 01°10'33" E	61.67'
L9	N 49°51'00" E	65.86'
L10	N 70°51'04" E	75.84'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	31°52'40"	270.00'	150.22'
C2	79°06'58"	25.00'	34.52'
C3	37°06'23"	330.00'	213.72'
C4	2°16'02"	780.00'	30.86'
C5	91°13'07"	30.00'	47.76'
C6	31°12'47"	710.00'	386.79'
C7	71°29'23"	55.00'	68.63'
C8	53°05'23"	300.00'	277.98'
C9	29°22'10"	25.00'	12.81'
C10	130°13'44"	50.00'	113.65'
C11	29°22'10"	25.00'	12.81'
C12	6°48'15"	635.00'	75.41'
C13	71°29'23"	25.00'	31.19'

LEGEND	
B.L.	BUILDING LINE
G.C.C.F.	GALVESTON COUNTY CLERK'S FILE
G.C.M.R.	GALVESTON COUNTY MAP RECORDS
G.C.D.R.	GALVESTON COUNTY DEED RECORDS
INST.	INSTRUMENT
R.O.W.	RIGHT OF WAY
SQ. FT.	SQUARE FEET
S.L.E.	STREET LIGHT EASEMENT
T.M.P.	TEXAS NEW MEXICO POWER
U.E.	UTILITY EASEMENT
W.	WITH
(N.T.S.)	NOT TO SCALE
*	PROPOSED STREET LIGHT



PROPOSED COASTAL POINT, SECTION 1

PROPOSED COASTAL POINT, SECTION 3

ACREAGE  
LEAGUE CITY 210  
DEVELOPMENT PARTNERS LP  
CALLED 72.2575 ACRES  
(G.C.C.F. NO. 2016032084)

ACREAGE  
HUNTER HOLDINGS LLC  
CALLED 65.0 ACRES  
(G.C.C.F. NO. 2014066307)

ACREAGE  
ENGLEWOOD LAND INVESTMENTS, LP  
CALLED 59.832 ACRES  
(G.C.C.F. NO. 2004057293)  
(G.C.C.F. NO. 2004057294)  
(G.C.C.F. NO. 2006029318)

FINAL PLAT OF  
COASTAL POINT, SECTION 2

A SUBDIVISION OF 13.0552 ACRES OF LAND  
IN THE JOHN MILES SURVEY,  
ABSTRACT NO. 153,  
CITY OF LEAGUE CITY,  
GALVESTON COUNTY, TEXAS

28 LOTS 4 RESTRICTED RESERVES 2 BLOCKS