

THE STATE OF TEXAS *
COUNTY OF GALVESTON * KNOW ALL MEN BY THESE PRESENTS

We, MHWS Development, LLC, a Delaware limited liability company, acting through MHWS Holdings, LLC, a Delaware limited liability company, its sole member, Michael Rafferty, Authorized Signatory, of said WSI() - MHI, LLC, Owners of the 18.88 acre tract described in the above and foregoing plat of **MAGNOLIA CREEK, SECTION THIRTEEN**, do hereby make and establish said subdivision and development plan of said property according to all lines, lots, building lines, streets, reserves, notations, general notes and easements thereon shown and designate said subdivision as **MAGNOLIA CREEK, SECTION THIRTEEN**, located in the I & G.N.R.R. SURVEY, ABSTRACT 607, SECTION 1, Galveston County, Texas; do hereby dedicate to the use of the public all streets and easements; do hereby reserve, except and hold privately all parks, water courses, drains, and common areas shown thereon forever; do hereby waive any claims for damages occasioned by the grades as approved for the streets, or occasioned by the alteration of the surface of any portion of 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 do hereby certify that, except as indicated hereon, we are the owners of all property immediately adjacent to the boundaries of the above and foregoing **MAGNOLIA CREEK, SECTION THIRTEEN**, and that we do hereby make and establish those certain 7 and 14 foot UTILITY EASEMENTS as shown hereon and to be established outside the boundaries of the above and foregoing plat.

FURTHER Owners of the above and foregoing plat of **MAGNOLIA CREEK, SECTION THIRTEEN**, have complied with, or will comply with, the existing regulations heretofore on file and adopted by the City of League City, Galveston County, Texas.

WITNESS MY HAND in the City of League City, Galveston County, Texas this 11th day of December, 2017.

MHWS Development, LLC,
a Delaware limited liability company

By: MHWS Holdings, LLC,
its sole member

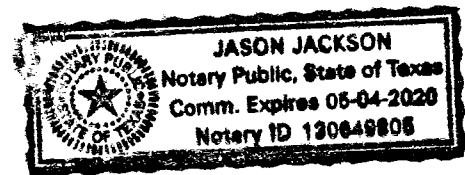
By: WSI() - MHI, LLC,
its sole member

By: Michael Rafferty
Authorized Signatory

THE STATE OF TEXAS *
COUNTY OF GALVESTON *

Before me, the undersigned authority, on this day personally appeared Michael Rafferty, Authorized Signatory for WSI() - MHI, LLC, 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, and as an act and deed of said company.

WITNESS MY HAND AND SEAL OF OFFICE this 11 day of December, 2017.



Notary Public for the
State of Texas
My Commission Expires 05-04-2020

This is to certify that I, Dale L. Hardy, a Registered Professional Land Surveyor for the State of Texas, Registration #4847, have plotted the above and foregoing subdivision from an actual survey made on the ground and under my direction; that this plat accurately represents the facts as found by that survey made by me, and; that all corners have been, or will be, properly monumented.

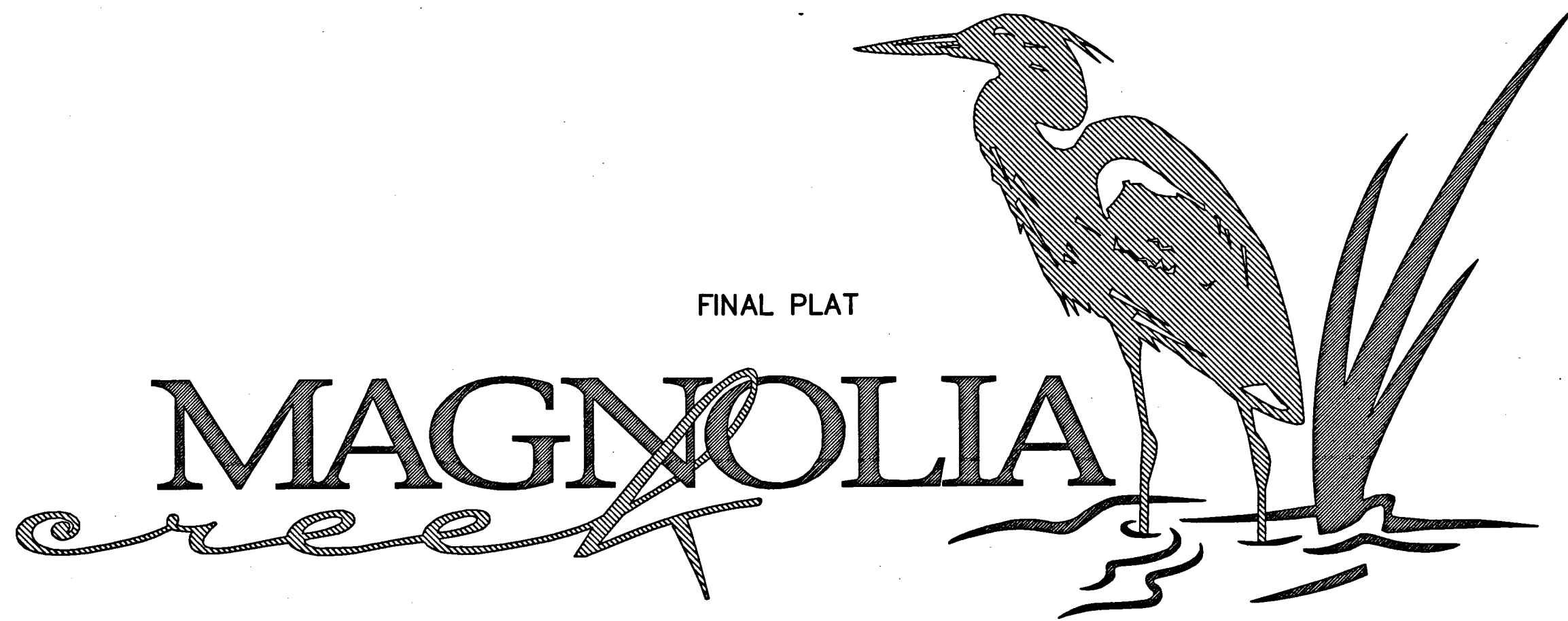
Dale L. Hardy
Registered Professional
Land Surveyor 4847



This is to certify that the City Planning and Zoning Commission of the City of League City, Galveston County, Texas, has approved this Plat of **MAGNOLIA CREEK, SECTION THIRTEEN**, 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 11 day of December, 2017.

Doug Turner - Chairman
Planning & Zoning Commission
City of League City

Kris Carpenter
Planning Manager
City of League City

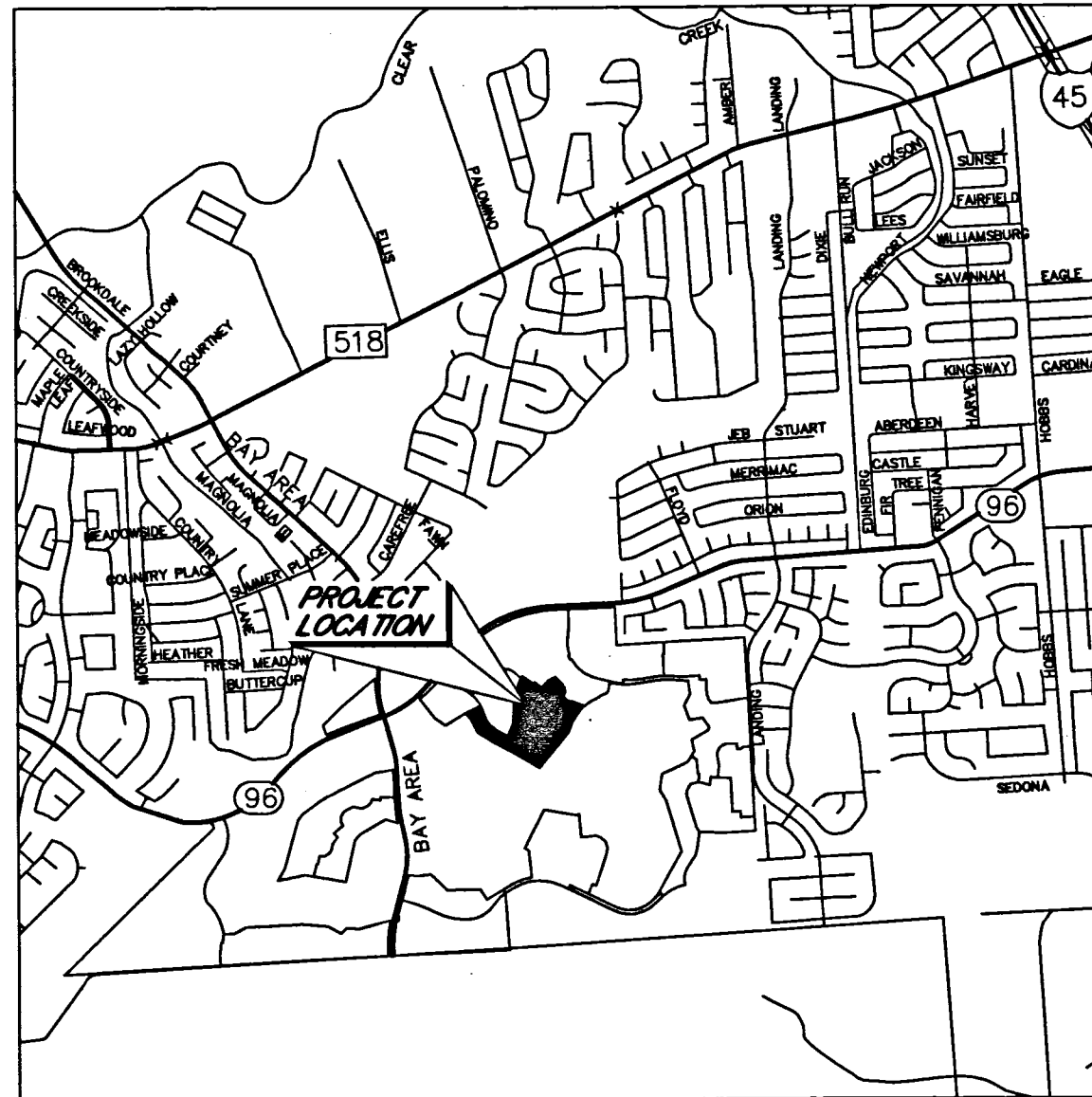


FINAL PLAT

MAGNOLIA
creek

MAGNOLIA CREEK SECTION THIRTEEN

BEING 23.92 ACRES OUT OF THE
I & G.N.R.R. SURVEY, ABSTRACT 607
SECTION 1
CITY OF LEAGUE CITY,
GALVESTON COUNTY, TEXAS
80 LOTS 3 BLOCKS
4 RESTRICTED RESERVES



VICINITY MAP

SCALE : N.T.S.

DEVELOPER: MHWS DEVELOPMENT, LLC,
A DELAWARE LIMITED
LIABILITY COMPANY
3303 QUIET COVE CT.
KINGWOOD, TEXAS 77345

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

ENGINEER: LJA ENGINEERING & SURVEYING
2929 BRIARPARK DRIVE
SUITE 500
HOUSTON, TEXAS 77042-3703

PLANNER: KERRY R. GILBERT & ASSOCIATES, INC.
15810 PARK TEN PLACE
SUITE 160
HOUSTON, TEXAS 77084



P.O. Box 246, League City, Texas 77574
281-554-7739 409-765-6030 Fax: 281-554-6928

THE STATE OF TEXAS *
COUNTY OF GALVESTON *

I, Dwight Sullivan, County Clerk, Galveston County, Texas, do hereby certify that this written instrument was filed for record in my office on 12/11/2017, at 11:00 o'clock, P.m., and duly recorded on 12/11/2017, at 11:00 o'clock, P.m., at DOCUMENT NUMBER 20170768302, Galveston County Map Records.

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

Dwight Sullivan
County Clerk
Galveston County, Texas

By: _____ Deputy

PROPERTY DESCRIPTION

All of that certain 23.92 acres (1,042,089 square feet) tract of land situated in the I & G.N.R.R. CO. SURVEY, SECTION ONE, Abstract Number 607, Galveston County, Texas, and being out of and a part of a called 15.48 acres tract, called Tract I, and of a called 10.59 acres tract, called Tract II, both described in that certain Special Warranty Deed from 2009 XIX, LLC to MHWS Development, LLC recorded under Clerk's File Number 2010015358 of the Official Public Records of Galveston County, Texas, said 23.92 acres tract being more particularly described by metes and bounds as follows:

BEGINNING at an iron rod with cap stamped "GeoSurv" found for the most Easterly corner of MAGNOLIA CREEK MODEL HOMES, a Subdivision in Galveston County, Texas, according to the map or plat thereof recorded in Plat Record 2005A, Map Number 82 of the Map Records of Galveston County, Texas, said point also being the Southeasterly terminus of the Northeast line of Magnolia Trace Drive, a variable width public roadway right-of-way, as set forth in the plat of said MAGNOLIA CREEK MODEL HOMES, and being at the beginning of a curve to the right, said curve having a radius of 530.00 feet and a central angle of 07°57'40"; **THENCE** Southeasterly, along the arc of said curve to the right, a distance of 73.64 feet, the chord of which bears S 25°08'06" E, 73.58 feet, to a 5/8 inch iron rod with cap stamped "GeoSurv" set for point of tangency; **THENCE** S 21°09'16" E, a distance of 84.82 feet to a 5/8 inch iron rod with cap stamped "GeoSurv" set for point of curvature of a tangent curve to the left, said curve having a radius of 420.00 feet and a central angle of 41°35'59"; **THENCE** Southeasterly, along the arc of said tangent curve to the left, a distance of 304.94 feet, the chord of which bears S 41°57'16" E, 298.29 feet, to a 5/8 inch iron rod with cap stamped "GeoSurv" set for point of tangency; **THENCE** S 62°45'16" E, a distance of 138.45 feet to a 5/8 inch iron rod with cap stamped "GeoSurv" set for corner; **THENCE** N 27°14'44" E, a distance of 82.01 feet to a 5/8 inch iron rod with cap stamped "GeoSurv" set for angle point to the left; **THENCE** N 24°48'36" E, a distance of 65.86 feet to a 5/8 inch iron rod with cap stamped "GeoSurv" set for angle point to the left; **THENCE** N 14°38'19" E, a distance of 63.78 feet to a 5/8 inch iron rod with cap stamped "GeoSurv" set for angle point to the left; **THENCE** N 04°29'19" E, a distance of 66.03 feet to a 5/8 inch iron rod with cap stamped "GeoSurv" set for angle point to the left; **THENCE** N 02°06'52" E, a distance of 140.00 feet to a 5/8 inch iron rod with cap stamped "GeoSurv" set for angle point to the right; **THENCE** N 02°52'14" E, a distance of 117.86 feet to a 5/8 inch iron rod with cap stamped "GeoSurv" set for angle point to the right; **THENCE** N 13°28'52" E, a distance of 129.24 feet to a 5/8 inch iron rod with cap stamped "GeoSurv" set for angle point to the right; **THENCE** N 20°11'08" E, a distance of 196.34 feet to an iron rod with cap stamped "GeoSurv" found for a reentrant corner of said Tract III, said point also being the most Southerly corner of Lot Nine (9), Block Four (4) of MAGNOLIA CREEK, SECTION EIGHT, a Subdivision in Galveston County, Texas, according to the map or plat thereof recorded in Plat Record 2007A, Map Numbers 55-56 of the Map Records of Galveston County, Texas; **THENCE** in a general Southeasterly direction, along the Northeast line of said Tract III and the Southwest line of said MAGNOLIA CREEK, SECTION EIGHT, the following courses and distances:

N 41°56'29" E, a distance of 33.84 feet to an iron rod with cap stamped "GeoSurv" found for the most Northerly corner of the herein described tract;

S 56°37'26" E, at 133.51 feet passing the Southerly terminus of the Northwesterly line of Carolina Shores Lane, a 60 feet wide public roadway right-of-way, as set forth in the plat of said MAGNOLIA CREEK, SECTION EIGHT, and continuing for a total distance of 193.51 feet to an iron rod with cap stamped "GeoSurv" found for corner, said point being at the Southerly terminus of the Southeasterly line of said Carolina Shores Lane, as set forth in the plat of said MAGNOLIA CREEK, SECTION EIGHT, and being at a non-tangent curve to the right, said curve having a radius of 620.00 feet and a central angle of 02°14'57";

Northeasterly, along the Southeasterly line of said Carolina Shores Lane and the arc of said non-tangent curve to the right, a distance of 24.34 feet, the chord of which bears N 34°30'02" E, 24.34 feet, to an iron rod with cap stamped "GeoSurv" found for corner;

S 54°22'29" E, a distance of 131.52 feet to an iron rod with cap stamped "GeoSurv" found for corner;

N 41°10'37" E, a distance of 122.42 feet to an iron rod with cap stamped "GeoSurv" found for angle point to the right;

N 63°44'22" E, a distance of 133.96 feet to an iron rod with cap stamped "GeoSurv" found for corner;

S 42°28'02" E, a distance of 138.58 feet to an iron rod with cap stamped "GeoSurv" found for angle point to the right;

S 33°54'53" E, a distance of 71.86 feet to an iron rod with cap stamped "GeoSurv" found for angle point to the right;

S 07°40'53" E, a distance of 70.07 feet to an iron rod with cap stamped "GeoSurv" found for angle point to the right;

S 19°41'20" W, a distance of 71.88 feet to an iron rod with cap stamped "GeoSurv" found for corner;

S 56°28'57" E, a distance of 120.00 feet to an iron rod with cap stamped "GeoSurv" found for corner, said point being at a non-tangent curve to the left, said curve having a radius of 270.00 feet and a central angle of 04°27'41";

Northeasterly, along the arc of said non-tangent curve to the left, a distance of 21.02 feet, the chord of which bears N 31°19'13" E, 21.02 feet, to an iron rod with cap stamped "GeoSurv" found for corner, said point being at the Southerly terminus of the Northwesterly line of Bayou Cove Lane, a 60 feet wide public roadway right-of-way, as set forth in the plat of said MAGNOLIA CREEK, SECTION EIGHT;

S 60°54'38" E, a distance of 60.00 feet to an iron rod with cap stamped "GeoSurv" found for angle point to the left, said point being at the Southerly terminus of the Southeasterly line of said Bayou Cove Lane, as set forth in the plat of said MAGNOLIA CREEK, SECTION EIGHT;

and S 70°05'27" E, a distance of 146.37 feet to an iron rod with cap stamped "GeoSurv" found for the most Easterly corner of both the herein described tract and of said Tract III, said point being the most Southerly corner of Lot One (1), Block Two (2) of said MAGNOLIA CREEK, SECTION EIGHT;

THENCE Southwesterly, along the Southeast line of said Tract III, the following courses and distances:

S 54°16'06" W, a distance of 47.09 feet to an iron rod with cap stamped "GeoSurv" found for angle point to the left;

S 33°24'11" W, a distance of 258.17 to an iron rod with cap stamped "GeoSurv" found for angle point to the left;

S 18°31'52" W, a distance of 134.73 feet to an iron rod with cap stamped "GeoSurv" found for angle point to the right;

and S 39°45'29" W, at 113.57 feet passing the most Southerly corner of said Tract III, the same being the most Easterly corner of said Tract I, and continuing, along the Southwesterly line of said Tract I, for a total distance of 673.85 feet to an iron rod with cap stamped "GeoSurv" found for the most Southerly corner of both the herein described tract and of said Tract I; for **THENCE** Northwesterly, along the Southwesterly line of said Tract I, the following courses and distances:

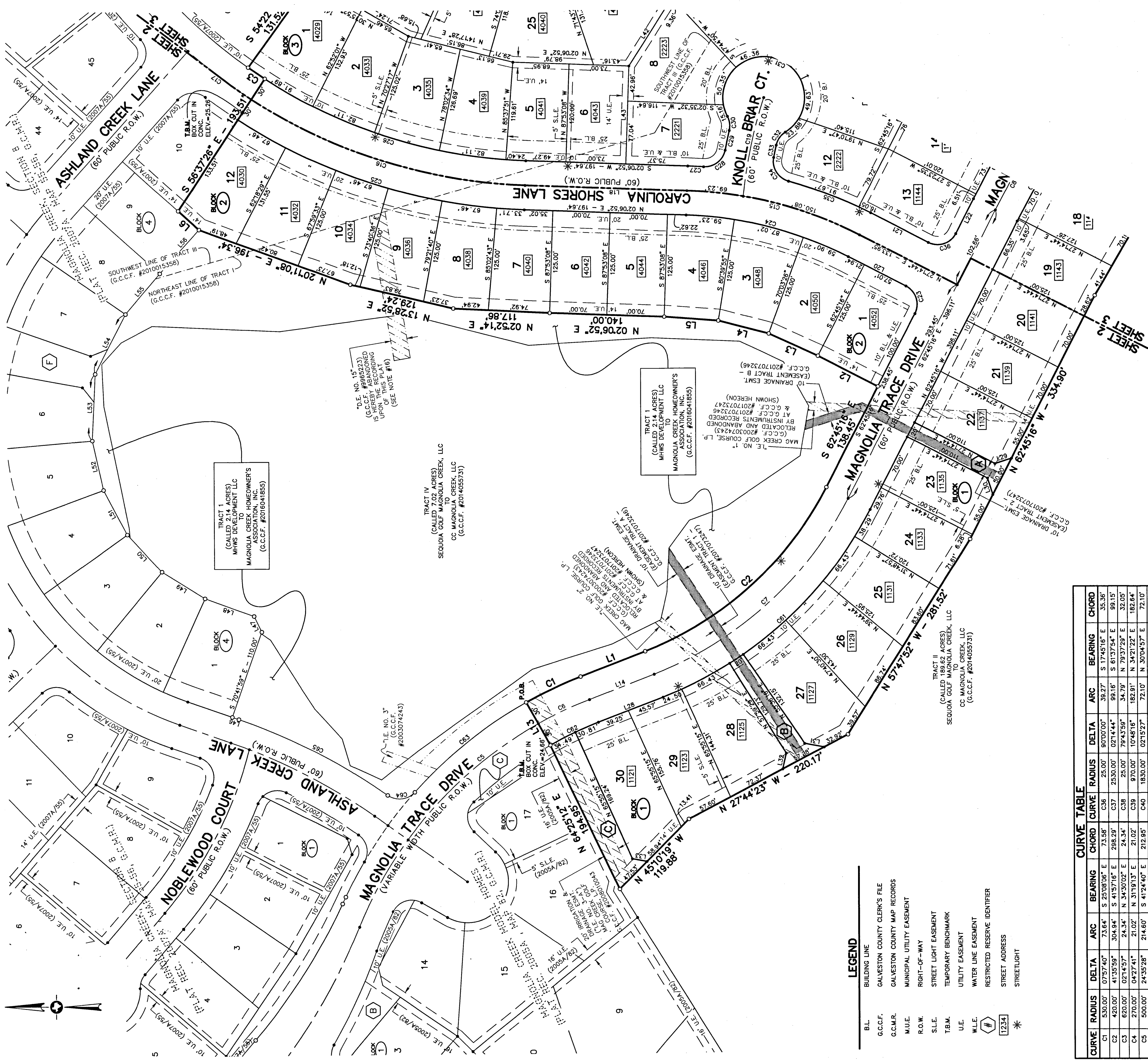
N 59°37'18" W, a distance of 412.50 feet to an iron rod with cap stamped "GeoSurv" found for angle point to the left;

N 62°45'16" W, a distance of 334.90 feet to an iron rod with cap stamped "GeoSurv" found for angle point to the right;

N 57°47'52" W, a distance of 281.52 feet to an iron rod with cap stamped "GeoSurv" found for angle point to the right;

N 27°44'23" W, a distance of 220.17 feet to an iron rod with cap stamped "GeoSurv" found for angle point to the left;

and N 45°10'19" W, a distance of 119.88 feet to an iron rod with cap stamped "GeoSurv" found for the most Westerly corner of both the herein described tract and of said Tract I, said point being at the Southeast line of said MAGNOLIA CREEK MODEL HOMES, a distance of 194.95 feet to an iron rod with cap stamped "GeoSurv" found for angle point to the left, said point being at the Southerly terminus of the Southwest line of said Magnolia Trace Drive, as set forth in the plat of said MAGNOLIA CREEK, SECTION EIGHT; **THENCE** N 60°53'04" E, along the Northwest line of said Tract I and the Southeast line of said MAGNOLIA CREEK MODEL HOMES, a distance of 60.00 feet to the **POINT OF BEGINNING** and containing within said boundaries a calculated area of 23.92 acres (1,042,089 square feet) of land.



FINAL PLAT MAGNOLIA CREEK SECTION THIRTEEN

BEING 23.92 ACRES OUT OF THE
I & G.N.R.R. SURVEY, ABSTRACT 607
SECTION 1
CITY OF LEAGUE CITY,
GALVESTON COUNTY, TEXAS
80 LOTS 3 BLOCKS
4 RESTRICTED RESERVES

DEVELOPER:
MHWS DEVELOPMENT, LLC,
A DELAWARE LIMITED
LIABILITY COMPANY
3303 QUIET COVE CT.
KINGWOOD, TEXAS 77345

SURVEYOR:
DALE L. HARDY
P.O. BOX 246
LEAGUE CITY, TEXAS
77574

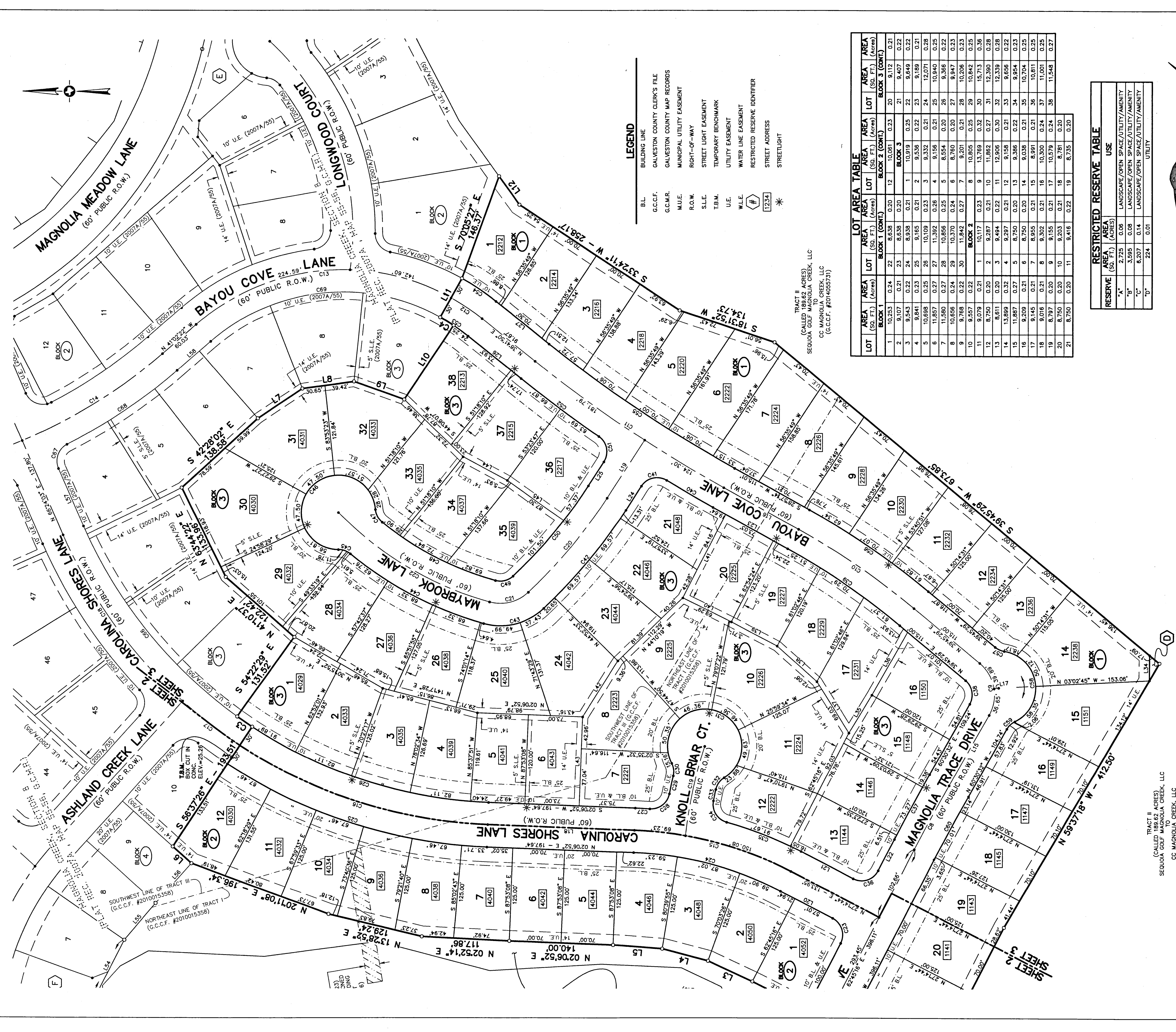
SCALE: 1" = 60'
0 60 120

P.O. Box 246, League City, Texas 77574
281-564-7736 409-765-6030 Fax: 281-564-6928



CURVE TABLE				CHORD				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	530.00'	075°40'	71.64'	S 25°00'00" E	73.68'	C36	25.00'	90°00'00"	39.27'	S 17°45'16" E	35.36'	C71	530.00'	075°40'	71.64'	S 25°00'00" E	73.68'	C106	25.00'	90°00'00"	39.27'	S 17°45'16" E	35.36'
C2	420.00'	41°35'56"	304.84'	S 43°57'16" E	268.20'	C37	2530.00'	02°14'44"	99.16'	S 61°37'54" E	99.16'	C72	420.00'	41°35'56"	304.84'	S 43°57'16" E	268.20'	C107	2530.00'	02°14'44"	99.16'	S 61°37'54" E	99.16'
C3	620.00'	02°14'57"	24.34'	N 34°30'02" E	24.34'	C38	25.00'	79°43'59"	34.79'	N 79°37'59" E	32.05'	C73	620.00'	02°14'57"	24.34'	N 34°30'02" E	24.34'	C108	25.00'	79°43'59"	34.79'	N 79°37'59" E	32.05'
C4	270.00'	04°27'41"	21.02'	N 31°19'13" E	21.02'	C39	970.00'	10°48'16"	182.81'	N 34°21'22" E	182.81'	C74	270.00'	04°27'41"	21.02'	N 31°19'13" E	21.02'	C109	970.00'	10°48'16"	182.81'	N 34°21'22" E	182.81'
C5	500.00'	24°35'28"	214.60'	S 41°24'40" E	212.95'	C40	1830.00'	02°15'27"	72.10'	N 30°04'57" E	72.10'	C75	500.00'	24°35'28"	214.60'	S 41°24'40" E	212.95'	C110	1830.00'	02°15'27"	72.10'	N 30°04'57" E	72.10'
C6	500.00'	07°57'40"	69.47'	S 25°00'00" E	69.42'	C41	25.00'	88°18'03"	38.53'	N 12°56'21" W	34.53'	C76	500.00'	07°57'40"	69.47'	S 25°00'00" E	69.42'	C111	25.00'	88°18'03"	38.53'	N 12°56'21" W	34.53'
C7	450.00'	41°35'59"	326.72'	S 41°57'16" E	319.59'	C42	730.00'	13°35'11"	173.10'	N 50°17'47" W	172.70'	C77	450.00'	41°35'59"	326.72'	S 41°57'16" E	319.59'	C112	730.00'	13°35'11"	173.10'	N 50°17'47" W	172.70'
C8	2500.00'	02°14'44"	97.98'	S 61°37'54" E	97.97'	C43	85.00'	58°55'43"	87.42'	N 14°02'20" W	83.62'	C78	2500.00'	02°14'44"	97.98'	S 61°37'54" E	97.97'	C113	85.00'	58°55'43"	87.42'	N 14°02'20" W	83.62'
C9	55.00'	79°43'59"	76.54'	N 79°37'59" E	70.51'	C44	480.00'	24°21'23"	204.04'	N 27°36'12" E	202.51'	C79	55.00'	79°43'59"	76.54'	N 79°37'59" E	70.51'	C114	480.00'	24°21'23"	204.04'	N 27°36'12" E	202.51'
C10	1000.00'	10°48'16"	186.57'	N 34°21'22" E	186.29'	C45	25.00'	39°51'22"	17.39'	N 19°51'13" E	17.04'	C80	1000.00'	10°48'16"	186.57'	N 34°21'22" E	186.29'	C115	25.00'	39°51'22"	17.39'	N 19°51'13" E	17.04'
C11	1800.00'	09°44'36"	306.08'	N 33°48'32" E	305.73'	C46	50.00'	26°52'20"	23.16'	S 47°20'27" E	73.45'	C81	1800.00'	09°44'36"	306.08'	N 33°48'32" E	305.73'	C116	50.00'	26°52'20"	23.16'	S 47°20'27" E	73.45'
C12	300.00'	09°36'27"	50.30'	N 33°53'36" E	50.25'	C47	25.00'	46°24'48"	20.25'	S 62°11'09" W	19.70'	C82	300.00'	09°36'27"	50.30'	N 33°53'36" E	50.25'	C117	25.00'	46°24'48"	20.25'	S 62°11'09" W	19.70'
C13	300.00'	70°07'45"	361.19'	N 05°58'30" W	344.70'	C48	420.00'	23°33'14"	172.66'	S 27°12'08" W	171.45'	C83	300.00'	70°07'45"	361.19'	N 05°58'30" W	344.70'	C118	420.00'	23°33'14"	172.66'	S 27°12'08" W	171.45'
C14	715.00'	17°55'06"	223.60'	N 32°04'49" W	222.69'	C49	25.00'	58°55'43"	25.71'	S 14°02'20" E	24.59'	C84	715.00'	17°55'06"	223.60'	N 32°04'49" W	222.69'	C119	25.00'	58°55'43"	25.71'	S 14°02'20" E	24.59'
C15	500.00'	25°07'53"	210.31'	N 14°04'48" E	217.56'	C50	670.00'	13°35'11"	158.87'	S 50°17'47" E	158.50'	C85	500.00'	25°07'53"	210.31'	N 14°04'48" E	217.56'	C120	670.00'	13°35'11"	158.87'	S 50°17'47" E	158.50'
C16	650.00'	31°54'42"	354.65'	N 17°44'43" E	350.27'	C51	25.00'	88°18'03"	38.53'	N 36°39'12" E	34.83'	C86	650.00'	31°54'42"	354.65'	N 17°44'43" E	350.27'	C121	25.00'	88°18'03"	38.53'	N 36°39'12" E	34.83'
C17	650.00'	08°33'55"	97.17'	N 37°39'31" E	97.08'	C52	1830.00'	04°05'16"	130.56'	N 36°39'12" E	130.53'	C87	650.00'	08°33'55"	97.17'	N 37°39'31" E	97.08'	C122	1830.00'	04°05'16"	130.56'	N 36°39'12" E	130.53'
C18	650.00'	24°27'54"	277.48'	N 54°10'16" E	275.38'	C53	270.00'	09°36'27"	45.27'	S 33°53'36" E	45.22'	C88	650.00'	24°27'54"	277.48'	N 54°10'16" E	275.38'	C123	270.00'	09°36'27"	45.27'	S 33°53'36" E	45.22'
C19	800.00'	11°46'46"	121.35'	S 77°59'37" E	123.14'	C54	330.00'	09°36'27"	55.34'	S 33°53'36" E	55.27'	C89	800.00'	11°46'46"	121.35'	S 77°59'37" E	123.14'	C124	330.00'	09°36'27"	55.34'	S 33°53'36" E	55.27'
C20	700.00'	13°35'11"	165.89'	N 50°17'47" W	165.60'	C55	1770.00'	09°44'36"	300.89'	S 34°21'22" W	193.94'	C90	700.00'	13°35'11"	165.89'	N 50°17'47" W	165.60'	C125	1770.00'	09°44'36"	300.89'	S 34°21'22" W	193.94'
C21	55.00'	58°55'43"	56.57'	N 14°02'20" W	54.11'	C56	1030.00'	10°48'16"	184.33'	S 24°13'49" W	13.98'	C91	55.00'	58°55'43"	56.57'	N 14°02'20" W	54.11'	C126	1030.00'	10°48'16"	184.33'	S 24°13'49" W	13.98'
C22	450.00'	30°29'16"	239.45'	N 39°40'09" E	236.84'	C57	25.00'	145°07'02"	126.84'	S 81°53'40" W	93.40'	C92	450.00'	30°29'16"	239.45'	N 39°40'09" E	236.84'	C127	25.00'	145°07'02"	126.84'	S 81°53'40" W	93.40'
C23	470.00'	90°00'00"	39.27'	N 72°14'44" E	35.36'	C58	50.00'	34°19'43"	14.99'	N 43°20'40" W	14.76'	C93	470.00'	90°00'00"	39.27'	N 72°14'44" E	35.36'	C128	50.00'	34°19'43"	14.99'	N 43°20'40" W	14.76'
C24	470.00'	25°07'53"	206.15'	N 14°04'48" E	204.50'	C59	2470.00'	02°14'44"	96.80'	N 61°37'54" W	96.80'	C94	470.00'	25°07'53"	206.15'	N 14°04'48" E	204.50'	C129	2470.00'	02°14'44"	96.80'	N 61°37'54" W	96.80'
C25	680.00'	31°15'42"	338.28'	S 17°44'43" W	334.10'	C60	480.00'	41°35'59"	348.51'	N 19°18'01" E	340.80'	C95	680.00'	31°15'42"	338.28'	S 17°44'43" W	334.10'	C130	480.00'	41°35'59"	348.51'	N 19°18'01" E	340.80'
C26	680.00'	31°15'42"	338.28'	S 17°44'43" W	334.10'	C61	480.00'	41°35'59"	348.51'	N 19°18'01" E	340.80'	C96	680.00'	31°15'42"	338.28'	S 17°44'43" W	334.10'	C131	480.00'	41°35'59"	348.51'	N 19°18'01" E	340.80'
C27	530.00'	02°08'32"	19.51'	S 03°10'07" W	19.51'	C62	470.00'	07°57'40"	65.30'	N 25°08'06" W	65.25'	C97	530.00'	02°08'32"	19.51'	S 03°10'07" W	19.51'	C132	470.00'	07°57'40"	65.30'	N 25°08'06" W	65.25'
C28	25.00'	83°12'47"	36.31'	S 37°20'00" E	33.20'	C63	530.00'	18°58'53"	175.58'	N 38°56'23" W	174.78'	C98	25.00'	83°12'47"	36.31'	S 37°20'00" E	33.20'	C133	530.00'	18°58'53"	175.58'	N 38°56'23" W	174.78'
C29	630.00'	02°13'28"	24.46'	N 77°52'40" E	24.46'	C64	684.00'	83°27'19"	36.41'	N 09°22'10" W	33.28'	C99	630.00'	02°13'28"	24.46'	N 77°52'40" E	24.46'	C134	684.00'	83°27'19"	36.41'	N 09°22'10" W	33.28'
C30	25.00'	40°33'13"	17.69'	N 82°57'28" E	17.33'	C65	730.00'	16°03'28"	204.59'	N 27°19'45" E	203.92'	C100	25.00'	40°33'13"	17.69'	N 82°57'28" E	17.33'	C135	730.00'	16°03'28"	204.59'	N 27°19'45" E	203.92'
C31	50.00'	26°53'317"	231.74'	N 52°29'22" W	73.40'	C66	620.00'	30°46'32"	333.02'	N 51°00'47" E	329.03'	C101	50.00'	26°53'317"	231.74'	N 52°29'22" W	73.40'	C136	620.00'	30°46'32"	333.02'	N 51°00'47" E	329.03'
C32	25.00'	42°27'01"	19.83'	N 54°29'22" W	19.32'	C67	25.00'	86°20'56"	37.68'	S 70°25'28" E	34.21'	C102	25.00'	42°27'01"	19.83'	N 54°29'22" W	19.32'	C137	25.00'	86°20'56"	37.68'	S 70°25'28" E	34.21'
C33	570.00'	01°33'13"	15.46'	N 77°59'29" W	15.46'	C68	745.00'	13°47'21"	179.29'	S 34°08'42" E	178.86'	C103	570.00'	01°33'13"	15.46'	N 77°59'29" W	15.46'	C138	745.00'	13°47'21"	179.29'	S 34°08'42" E	178.86'
C34	25.00'	85°37'54"	37.36'	S 59°24'56" W	33.98'	C69	270.00'	70°07'45"	330.48'	S 05°58'30" E	310.23'	C104	25.00'	85°37'54"	37.36'	S 59°24'56" W	33.98'	C139	270.00'	70°07'45"	330.48'	S 05°58'30" E	310.23'
C35	530.00'	11°36'44"	107.72'	S 21°25'23" W	107.54'							C105	530.00'	11°36'44"	107.72'	S 21°25'23" W	107.54'	C140	530.00'	11°36'44"	107.72'	S 21°25'23" W	107.54'

LINE TABLE										BEARING										
LINE	DISTANCE	BEARING	LINE	DISTANCE	BEARING	LINE	DISTANCE	BEARING	LINE	DISTANCE	BEARING	LINE	DISTANCE	BEARING	LINE	DISTANCE	BEARING	LINE	DISTANCE	BEARING
L1	84.82'	S 21°09'16" E	L21	78.95'	S 27°14'44" W	L41	126.44'	S 62°54'24" E	L61	126.44'	S 62°54'24" E	L81	84.82'	S 21°09'16" E	L101	84.82'	S 21°09'16" E	L121	78.95'	S 27°14'44" W
L2	82.01'	N 27°14'44" W	L22	47.66'	S 62°54'16" E	L42	88.83'	N 75°49'56" W	L62	88.83'	N 75°49'56" W	L82	82.01'	N 27°14'44" W	L102	82.01'	N 27°14'44" W	L122	47.66'	S 62°54'16" E
L3	65.86'	N 24°48'35" E	L23	115.01'	N 28°57'14" E	L43	120.00'	N 87°53'08" W	L63	120.00'	N 87°53'08" W	L83	65.86'	N 24°48'35" E	L103	65.86'	N 24°48'35" E	L123	115.01'	N 28°57'14" E
L4	63.78'	N 14°38'19" E	L24	38.24'	N 57°05'23" W	L44	67.23'	S 28°03'53" W	L64	67.23'	S 28°03'53" W	L84	63.78'	N 14°38'19" E	L104	63.78'	N 14°38'19" E	L124	38.24'	N 57°05'23" W
L5	66.03'	N 07°29'10" E	L25	38.24'	S 57°05'23" W	L45	93.33'	S 55°4'02" W	L65	93.33'	S 55°4'02" W	L85	66.03'	N 07°29'10" E	L105	66.03'	N 07°29'10" E	L125	38.24'	S 57°05'23" W
L6	53.84'	N 41°50'29" E	L26	91.67'	S 38°41'50" W	L46	8.44'	N 19°18'01" E	L66	8.44'	N 19°18'01" E	L86	53.84'	N 41°50'29" E	L106	53.84'	N 41°50'29" E	L126	91.67'	S 38°41'50" W
L7	71.86'	S 33°54'55" E	L27	91.67'	S 38°41'50" W	L47	21.31'	N 64°18'01" E	L67	21.31'	N 64°18'01" E	L87	71.86'	S 33°54'55" E	L107	71.86'	S 33°54'55" E	L127	91.67'	S 38°41'50" W
L8	70.07'	S 07°40'53" E	L28	84.82'	N 17°09'15" W	L48	63.70'	S 20°09'10" E	L68	63.70'	S 20°09'10" E	L88	70.07'	S 07°40'53" E	L108	70.07'	S 07°40'53" E	L128	84.82'	N 17°09'15" W
L9	71.86'	S 19°41'20" W	L29	21.21'	N 17°45'14" E	L49	61.84'	N 32°09'30" E	L69	61.84'	N 32°09'30" E	L89	71.86'	S 19°41'20" W	L109	71.86'	S 19°41'20" W	L129	21.21'	N 17°45'14" E
L10	120.00'	S 60°58'56" E	L30	21.21'	N 17°45'14" E	L50	61.84'	N 32°09'30" E	L70	61.84'	N 32°09'30" E	L90	120.00'	S 60°58'56" E	L110	120.00'	S 60°58'56" E	L130	21.21'	N 17°45'14" E
L11	60.00'	S 60°54'38" E	L31	24.08'	N 10°47'32" E	L51	61.84'	N 82°15'11" E	L71	61.84'	N 82°15'11" E	L91	60.00'	S 60°54'38" E	L111	60.00'	S 60°54'38" E	L131	24.08'	N 10°47'32" E
L12	47.09'	S 54°10'06" W	L32	19.76'	S 77°05'19" E	L52	61.84'	N 82°15'11" E	L72	61.84'	N 82°15'11" E	L92	47.09'	S 54°10'06" W	L112	47.09'	S 54°10'06" W	L132	19.76'	S 77°05'19" E
L13	60.00'	N 60°59'04" E	L33	18.20'	N 89°22'27" E	L53	82.00'	S 87°22'08" E	L73	82.00'	S 87°22'08" E	L93	60.00'	N 60°59'04" E	L113	60.00'	N 60°59'04" E	L133	18.20'	N 89°22'27" E
L14	84.82'	S 20°19'16" E	L34	33.90'	S 89°26'22" E	L54	82.00'	S 87°22'08" E	L74	82.00'	S 87°22'08" E	L94	84.82'	S 20°19'16" E	L114	84.82'	S 20°19'16" E	L134	33.90'	S 89°26'22" E
L15	108.24'	S 60°50'32" E	L35	59.52'	S 58°44'22" E	L55	65.06'	S 48°03'31" E	L75	65.06'	S 48°03'31" E	L95	108.24'	S 60°50'32" E	L115	108.24'	S 60°50'32" E	L135	59.52'	S 58°44'22" E
L16	115.01'	N 28°57'14" E	L36	97.43'	S 99°43'00" E	L56	72.00'	S 60°30'32" E	L76	72.00'	S 60°30'32" E	L96	115.01'	N 28°57'14" E	L116	115.01'	N 28°57'14" E	L136	97.43'	S 99°43'00" E
L17	61.14'	N 08°41'01" E	L37	61.11'	N 57°54'15" E	L57	84.34'	S 41°02'23" E	L77	84.34'	S 41°02'23" E	L97	61.14'	N 08°41'01" E	L117	61.14'	N 08°41'01" E	L137	61.11'	N 57°54'15" E
L18	197.64'	N 02°08'51" E	L38	71.78'	N 41°14'59" E	L58	60.03'	S 14°25'42" E	L78	60.03'	S 14°25'42" E	L98	197.64'	N 02°08'51" E	L118	197.64'	N 02°08'51" E	L138	71.78'	N 41°14'59" E
L19	92.43'	N 57°05'23" W	L39	69.59'	N 27°38'47" E	L59	60.03'	S 14°25'42" E	L79	60.03'	S 14°25'42" E	L99	92.43'	N 57°05'23" W	L119	92.43'	N 57°05'23" W	L139	69.59'	N 27°38'47" E
L20	78.95'	N 27°14'44" W	L40	73.00'	N 26°24'42" E	L60	60.03'	S 14°25'42" E	L80	60.03'	S 14°25'42" E	L100	78.95'	N 27°14'44" W	L120	78.95'	N 27°14'44" W	L140	73.00'	N 26°24'42" E



- LEGEND**
- BL. BUILDING LINE
 - G.C.C.F. GALVESTON COUNTY CLERK'S FILE
 - G.C.M.R. GALVESTON COUNTY MAP RECORDS
 - M.U.E. MUNICIPAL UTILITY EASEMENT
 - R.O.W. RIGHT-OF-WAY
 - S.T.E. STREET LIGHT EASEMENT
 - T.B.M. TEMPORARY BENCHMARK
 - U.E. UTILITY EASEMENT
 - W.L.E. WATER LINE EASEMENT
 - RESTRICTED RESERVE IDENTIFIER
 - STREET ADDRESS
 - STREETLIGHT

TRACT II
(CALLED 189.62 ACRES)
SEQUOIA GOLF MAGNOLIA CREEK, LLC
CC MAGNOLIA CREEK, LLC
(G.C.C.F. #2014055731)

LOT AREA TABLE			LOT AREA TABLE		
LOT	AREA (SQ. FT.)	AREA (ACRES)	LOT	AREA (SQ. FT.)	AREA (ACRES)
BLOCK 1			BLOCK 2		
1	10,253	0.24	1	10,117	0.23
2	9,107	0.21	2	8,750	0.20
3	9,543	0.22	3	8,611	0.20
4	9,541	0.22	4	13,899	0.32
5	10,698	0.25	5	11,887	0.27
6	11,857	0.27	6	9,209	0.21
7	11,580	0.27	7	9,145	0.21
8	10,656	0.24	8	9,016	0.21
9	9,768	0.22	9	8,797	0.20
10	9,557	0.22	10	8,750	0.20
11	9,079	0.21	11	8,750	0.20
12	8,750	0.20	12	8,750	0.20
13	8,611	0.20	13	8,611	0.20
14	13,899	0.32	14	13,899	0.32
15	11,887	0.27	15	11,887	0.27
16	9,209	0.21	16	9,209	0.21
17	9,145	0.21	17	9,145	0.21
18	9,016	0.21	18	9,016	0.21
19	8,797	0.20	19	8,797	0.20
20	8,750	0.20	20	8,750	0.20
21	8,750	0.20	21	8,750	0.20

RESTRICTED RESERVE TABLE		
RESERVE	AREA (SQ. FT.)	USE
"A"	2,725	LANDSCAPE/OPEN SPACE/UTILITY/AMENITY
"B"	3,595	LANDSCAPE/OPEN SPACE/UTILITY/AMENITY
"C"	6,207	LANDSCAPE/OPEN SPACE/UTILITY/AMENITY
"D"	224	UTILITY



FINAL PLAT
MAGNOLIA CREEK
SECTION THIRTEEN

BEING 23.92 ACRES, OUT OF THE

I & G.N.R.R. SURVEY, ABSTRACT 607

SECTION 1

CITY OF LEAGUE CITY

GALVESTON COUNTY, TEXAS

80 LOTS 3 BLOCKS

4 RESTRICTED RESERVES

DEVELOPER:
MHWS DEVELOPMENT, LLC,
A DELAWARE LIMITED
LIABILITY COMPANY
3303 QUIET COVE CT.
KINGWOOD, TEXAS 77345

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

SCALE: 1" = 60'

SHEET 3 OF 3
DECEMBER 2010
SEC. 13

GENERAL NOTES - CONTINUED.

- This property lies in Zone X (No Shading), defined by FEMA as areas outside the 500-year flood plain or areas not shown on the Flood Insurance Study map, dated September 22, 1989.
- 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.
- All easements on lot lines are centered unless otherwise shown.
- All street intersection right-of-way return radii are 25 feet unless otherwise noted.
- All streets shall be curb and gutter, concrete pavement with storm sewers.
- All proposed and future utilities shall conform to League City Subdivision and Development Regulations in place at the time of plat filing.
- 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 lids, water vaults, manholes, power poles, meters, etc.
- The developer shall place sidewalks across all reserves that are restricted to landscape, open space, and recreation center or park uses & that mature plant specimens are otherwise.
- Residential lots within this development section shall be restricted to a maximum impervious cover of 65% of the surface area, based on the City of League City, Texas, as prepared by LHM Engineering, and approved by the City of League City.
- Restricted Reserves shall be maintained by the Home Owners Association (HOA), their successors and assigns.
- There are no existing nor proposed pipelines located within the bounds of this subdivision plat.
- No pre or post developed storm water flows shall be diverted onto adjacent properties without approval. Any pre-existing conditions shall be accommodated.
- All Landscaping and Structures, including fences, at intersections shall conform to the City of League City and AASHTO Site Distance Requirements for Motorists.
- Existing requirements for the locations, widths, and offset from an intersection and any driveway or proposed driveway, shall conform to the most current General Design and Construction Standards of the City of League City.



P.O. Box 246, League City, Texas 77574
281-554-7739 408-765-8030 Fax: 281-554-6828