

STATE OF TEXAS
COUNTY OF GALVESTON

We, Affinity Bayview I, Ltd., acting by and through Donald P. Klein, Manager of Affinity Bayview Management GP, L.L.C., the Sole General Partner of Affinity Bayview I, Ltd., hereinafter referred to as the owners of the 18.3149 acres tract described in the above and foregoing map of BAY VIEW SECTION FOUR, do hereby make and establish said subdivision and development plan of said property on behalf of Affinity Bayview I, Ltd., according to lines, dedications, restrictions and notations on said maps or plat and do hereby dedicate to the use of the public all streets, drives, lanes, courts, and easements; do hereby reserve, save, except and hold privately all parks, water courses, drains, and common areas as shown hereon forever for the purposes and considerations therein expressed; and do hereby bind ourselves, our heirs, successors and assigns to warrant and forever defend the title to the land so dedicated.

Further, we do hereby certify that we are owners of all property adjacent to the boundaries of this plat where public utility and /or drainage wastements are to be established outside the boundaries of the above and foregoing plat and do dedicate to the use of public forever easements shown in said adjacent acreage.

Further, we do hereby covenant and agree that all of the property within the boundaries of this plat and adjacent to any drainage easement, ditch, gully, creek or natural drainage way shall hereby be restricted to keep such drainage ways and easements clear of fences, buildings, planting and other obstructions to the operations and maintenance of the drainage facility and that such abutting property shall not be permitted to drain directly in the easement except by means of an approved drainage structure.

IN TESTIMONY WHEREOF, Affinity Bayview I, Ltd., by its General Partner Affinity Bayview Management GP, L.L.C. has caused these presents to be signed by Donald P. Klein, Manager, thereunto authorized, and its common seal thereunto affixed, this the 27th day of January, 2017.

Affinity Bayview I, Ltd.

By: Affinity Bayview Management GP, L.L.C.

By: Donald P. Klein
Donald P. Klein
Manager

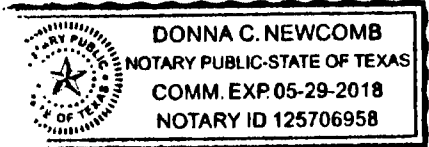
STATE OF TEXAS
COUNTY OF GALVESTON

BEFORE ME, the undersigned authority, on this day personally appeared Donald P. Klein, Manager of Affinity Bayview Management GP, L.L.C., the sole General Partner of Affinity Bayview I, Ltd., known to me to be the person whose name is subscribed to the foregoing instrument and acknowledgment to me that he executed the same for the purposes and considerations therein expressed, and in the capacity herein stated, and as the act and deed of said corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 27th day of JANUARY, 2017.

Donna C. Newcomb
Notary Public in and for the
State of Texas

MAY 29, 2018
My Commission Expires:



We, Texas Capital Bank, owner and holder of a lien against the property described in the plat known as BAY VIEW SECTION FOUR, said lien being evidenced by instrument of record in Clerk's File No. 2006075216 of the Official Public Records 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 plat and we hereby confirm that we are the present owners of said lien and have not assigned the same nor any part thereof.

By: Carolyn Alexander
Carolyn Alexander
Senior Vice President

Attest: Ken Shaw
Ken Shaw
Senior Vice President

STATE OF TEXAS

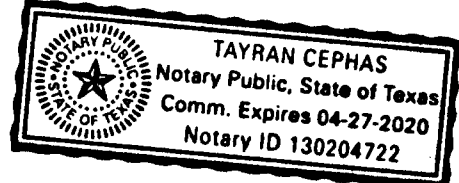
COUNTY OF Harris

BEFORE ME, the undersigned authority, on this day personally appeared Carolyn Alexander, Senior Vice President of Texas Capital Bank and Ken Shaw, Senior Vice President of Texas Capital Bank, known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed, and in the capacity herein stated, and as the act and deed of said corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 30th day of January, 2017.

Donna Cephas
Notary Public in and for the
State of Texas

4.27.2020
My Commission Expires:



This is to certify that I, Ronald Patrick Kell, a Registered Professional Land Surveyor for the State of Texas, Registration No. 6424, 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.



Ronald Patrick Kell
Registered Professional Land Surveyor
Texas Registration No. 6424

This is to certify that the City Planning and Zoning Commission of the City of League City, Texas, has approved this plat of BAY VIEW SECTION FOUR, as shown hereon. The entire boundary of this plat lies within the City Limits of League City, Texas.

In Testimony Whereof, witness the official signature of the Chairperson of the Planning and Zoning Commission and City Planner of League City, Galveston

County, Texas, this the 7 day of February, 2017.

By: Douglas W. Turner
Douglas W. Turner
Planning and Zoning Commission
City of League City

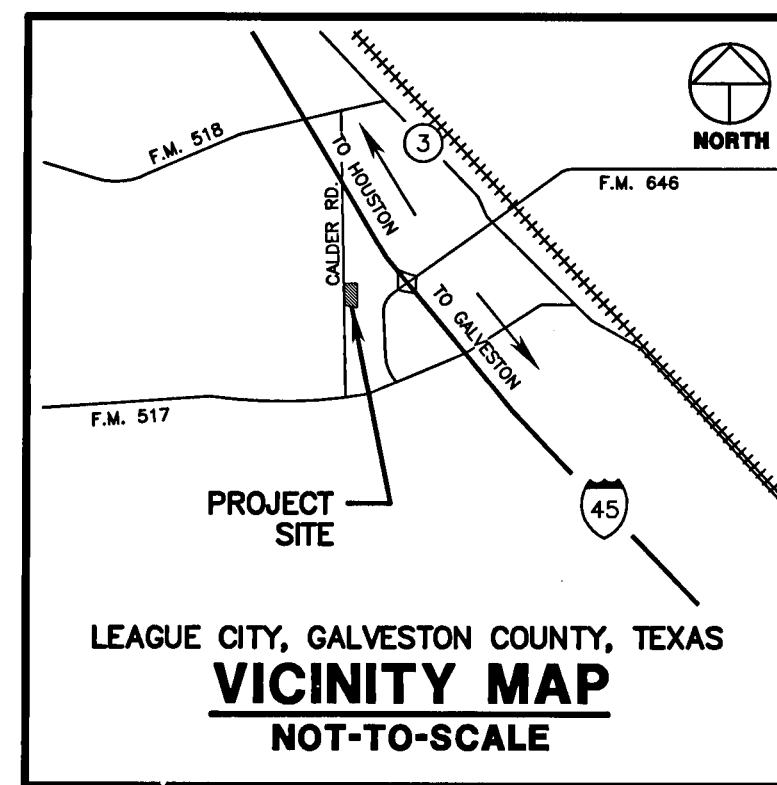
By: Kris Carpenter
Kris Carpenter
Planning Manager
City of League City

I, Dwight D. Sullivan, County Clerk of Galveston County, Texas do hereby certify that this written instrument was filed for record in my office on Feb 7, 2017, at 3:20 o'clock P.M., and duly recorded on Feb 7, 2017, at 3:30 o'clock P.M., in Plat Record , Map Number 2017008324, Galveston County Map Records.

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

Dwight D. Sullivan
County Clerk of
Galveston County, Texas

By: Deputy



ABBREVIATIONS

A.E.	- AERIAL EASEMENT
B.L.	- BUILDING LINE
FND	- FOUND
G.C.C.F.	- GALVESTON COUNTY CLERK FILE
G.C.D.R.	- GALVESTON COUNTY DEED RECORDS
G.C.M.R.	- GALVESTON COUNTY MAP RECORDS
IP	- IRON PIPE
IR	- IRON ROD
NO.	- NUMBER
PG.	- PAGE
R.O.W.	- RIGHT-OF-WAY
S.L.E.	- STREET LIGHT EASEMENT
SQ. FT.	- SQUARE FEET
S.S.E.	- SANITARY SEWER EASEMENT
ST.S.E.	- STORM SEWER EASEMENT
U.E.	- UTILITY EASEMENT
VOL.	- VOLUME
W.L.E.	- WATER LINE EASEMENT

GENERAL NOTES:

- BEARINGS WERE BASED ON BAY COLONY PARKSIDE SECTION ONE, AS RECORDED UNDER PLAT RECORD 18, MAP NOS. 1164-1165, G.C.M.R.
- ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), FLOOD INSURANCE RATE MAP (FIRM) FOR CITY OF LEAGUE CITY, TEXAS, MAP NO. 485488 0030 E REVISED/DATED SEPTEMBER 22, 1999, THE SUBJECT TRACT LIES WITHIN UNSHADDED ZONE "X" AND ZONE "AE". ALL RESIDENTIAL LOTS SHOWN HEREON APPEAR TO LIE WITHIN UNSHADDED ZONE "X". THIS DETERMINATION WAS DONE BY GRAPHIC PLOTTING AND IS APPROXIMATE ONLY, AND HAS NOT BEEN FIELD VERIFIED. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF WINDROSE LAND SERVICES.
- IN THE ABSENCE OF A DRAINAGE IMPACT STUDY APPROVED BY THE CITY ENGINEER, NO LOT WITHIN THE LIMITS OF THIS SUBDIVISION SHALL HAVE MORE THAN FIFTY-FIVE PERCENT (55%) OF ITS ENTIRE AREA COVERED BY IMPERVIOUS MATERIALS.
- ALL CUL-DE-SAC RADII ARE FIFTY FEET (50').
- ALL BLOCK CORNER AND CUL-DE-SAC RETURN TO TANGENT RADII ARE TWENTY-FIVE FEET (25').
- THIS SUBDIVISION LIES WHOLLY WITHIN THE CORPORATE LIMITS OF THE CITY OF LEAGUE CITY.
- THIS PLAT LIES WITHIN THE DICKINSON INDEPENDENT SCHOOL DISTRICT.
- ALL EASEMENTS ON LOT LINES ARE CENTERED UNLESS OTHERWISE SHOWN.
- AREAS IDENTIFIED AS RESTRICTED RESERVES SHALL BE RESTRICTED FOR THE USE OF OWNERS OF PROPERTY IN AND RESIDENTS OF THE SUBDIVISION. AREAS IDENTIFIED AS RESTRICTED RESERVES FOR LANDSCAPING AMENITIES, OPEN SPACE, PARKLAND DEDICATION, UTILITIES AND HOA PARKS OR FACILITIES SHALL BE OWNED, MANAGED AND MAINTAINED UNDER A ENDING AGREEMENT AMONG THE OWNERS OF THE PROPERTY IN THE SUBDIVISION.
- THERE IS HEREBY DEDICATED AN UNOBSTRUCTED AERIAL EASEMENT 5 FEET WIDE UPWARD FROM A PLANE 20 FEET ABOVE THE GROUND ADJACENT TO ALL UTILITY EASEMENTS DESIGNATED AS U.E. & A.E. EXCEPT AS OTHERWISE SHOWN HEREON. EASEMENTS MAY BE FENCED BY THE BUILDER, APPLICANT OR SUBSEQUENT PROPERTY OWNER. FLATWORK, LANDSCAPING AND FENCING ONLY ARE PERMITTED IN PUBLIC UTILITY EASEMENTS. THE CITY OR FRANCHISE UTILITY COMPANIES SHALL HAVE THE RIGHT TO REMOVE SAID FLATWORK, LANDSCAPING OR FENCING FOR THE PURPOSES OF INSTALLATION, OPERATION, AND MAINTENANCE INTO THE EASEMENTS, AND SHALL NOT BEAR THE RESPONSIBILITY FOR REPLACEMENT.
- ALL SIDEWALKS SHALL BE INSTALLED SUCH THAT A MINIMUM 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.
- THE DEVELOPER SHALL PLACE SIDEWALKS ACROSS ALL RESERVES THAT ARE RESTRICTED TO LANDSCAPE, OPEN SPACE, RECREATION CENTER OR PARKS UNLESS A TRAILS MASTER PLAN STIPULATES OTHERWISE.
- ALL PROPOSED AND FUTURE UTILITIES SHALL CONFORM TO THE LEAGUE CITY SUBDIVISION AND DEVELOPMENT REGULATIONS.
- NO PRE OR POST DEVELOPMENT STORM WATER FLOWS SHALL BE DIVERTED ONTO ADJACENT PROPERTIES WITHOUT APPROVAL. ANY PRE-EXISTING CONDITIONS SHALL BE ACCOMMODATED.
- NO BUILDING OR OTHER PERMIT, EXCEPT PERMITS FOR CONSTRUCTION OF PUBLIC IMPROVEMENTS, WILL BE ISSUED BY THE CITY OF LEAGUE CITY, TEXAS FOR CONSTRUCTION WITHIN THE SUBDIVISION UNTIL SUCH TIME AS THE PAYMENT OF PARK DEDICATION FEES UNDER CHAPTER 102 OF THE CODE OF ORDINANCES OF THE CITY OF LEAGUE CITY HAS BEEN SUBMITTED TO AND ACCEPTED BY THE CITY.
- BENCHMARK: CITY OF LEAGUE CITY BENCHMARK DESIGNATION GPS STA. 10 (POINT IS A RAILROAD SPIKE) FROM THE INTERSECTION OF CALDER ROAD WITH I.H. 45, GO SOUTH ON CALDER ROAD TO ITS INTERSECTION WITH ERVIN STREET; GO WEST ON ERVIN STREET APPROXIMATELY 300 FEET TO AN ASPHALT DRIVEWAY ON RIGHT (NORTH), ADDRESSED 1206 ERVIN STREET. THE POINT IS LOCATED 69.1 FEET NORTHEASTERLY OF A FIRE HYDRANT LOCATED ON THE OPPOSITE SIDE OF ERVIN STREET, 64 FEET WESTERLY OF THE CENTER OF A POWER POLE ON THE SAME SIDE OF ERVIN STREET, AND 18.2 FEET NORTHWESTERLY OF THE MOST EASTERLY END OF RCP CULVERT UNDER SAID DRIVEWAY. ELEVATION: 20.06 FEET (1929 NGVD - 1987 ADJ.) TEMPORARY BENCHMARK "A"; BOX OUT IN CONCRETE LOCATED IN THE CENTERLINE OF BELLECOVE DRIVE, 145' +/- WEST OF THE CENTERLINE OF ROLLING BROOK DRIVE. ELEVATION: 16.81 FEET
- THERE IS NO VISIBLE EVIDENCE OF PIPELINES ON THE SUBJECT SITE. FURTHER, A REVIEW OF THE THE TEXAS RAILROAD COMMISSION'S MAPPING DATA INDICATES THAT NO PIPELINES AFFECT THE SUBJECT SITE.
- ALL LANDSCAPING AND STRUCTURES, INCLUDING FENCES, AT INTERSECTIONS SHALL CONFORM TO THE CITY OF LEAGUE CITY AND ASHTO SITE DISTANCE REQUIREMENTS FOR MOTORISTS.
- 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.

FINAL PLAT

BAY VIEW SECTION FOUR

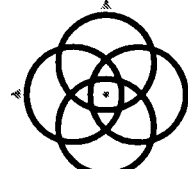
A SUBDIVISION OF 18.3149 AC. / 797,796 SQ. FT. OF LAND
SITUATED IN THE
PERRY AND AUSTIN UPPER LEAGUE, ABSTRACT NO. 19
CITY OF LEAGUE CITY
GALVESTON COUNTY, TEXAS

3 BLOCKS 3 RESERVES 72 LOTS

JANUARY 2017

Owner
Affinity Bayview I, Ltd.
450 Gears Road, Suite 400
Houston, Texas 77067

Surveyor



WINDROSE
LAND SURVEYING & PLATTING

3200 WILCREST, SUITE 325 | HOUSTON, TX 77042 | 713.458.2281
FIRM REGISTRATION NO. 10108800 | WINDROSESERVICES.COM

LEGAL DESCRIPTION:

A TRACT OR PARCEL CONTAINING 18.3149 ACRES OR 797,796 SQUARE FEET OF LAND SITUATED IN THE PERRY AND AUSTIN UPPER LEAGUE, ABSTRACT NO. 19, GALVESTON COUNTY, TEXAS, BEING OUT OF A CALLED 88.1129 ACRE TRACT OF LAND CONVEYED TO AFFINITY BAYVIEW I, LTD., AS RECORDED UNDER GALVESTON COUNTY CLERKS FILE (G.C.C.F.) NO. 2006075216, WITH SAID 18.3149 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, WITH ALL BEARINGS BASED ON PLAT RECORD 18, MAP NOS. 1164-1165 OF THE GALVESTON COUNTY MAP RECORDS (G.C.M.R.):

BEGINNING AT A CAPPED 3/4" IRON ROD FOUND ON THE EASTERLY RIGHT-OF-WAY LINE OF CALDER ROAD (WITH VARIES) MARKING THE COMMON WESTERLY CORNER OF SAID 88.1129 ACRE TRACT AND A CALLED 30.49 ACRE TRACT OF LAND CONVEYED TO DOMINION CHURCH, INC. AS RECORDED UNDER G.C.C.F. NO. 2008051259, FOR THE SOUTHWESTERLY CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 01 DEG. 18 MIN. 27 SEC. WEST ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF CALDER ROAD, A DISTANCE OF 1196.00 FEET TO A CAPPED 5/8" IRON ROD STAMPED "WINDROSE LAND SERVICES" SET MARKING THE NORTHWESTERLY CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 88 DEG. 41 MIN. 33 SEC. EAST, A DISTANCE OF 626.37 FEET TO A CAPPED 5/8" IRON ROD STAMPED "WINDROSE LAND SERVICES" SET ON THE WESTERLY LINE OF BAY VIEW SECTION 1, MAP OR PLAT THEREOF RECORDED UNDER PLAT RECORD 2008A, MAP NOS. 2-3 OF THE G.C.M.R., FOR THE NORTHEASTERLY CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 01 DEG. 18 MIN. 52 SEC. EAST ALONG THE WESTERLY LINE OF SAID BAY VIEW SECTION 1 AND BAY COLONY PARKSIDE SECTION ONE, MAP OR PLAT THEREOF RECORDED UNDER PLAT RECORD 18, MAP NOS. 1164-1165 OF THE G.C.M.R., A DISTANCE OF 1278.33 FEET TO A CAPPED 5/8" IRON ROD FOUND MARKING THE SOUTHWESTERLY CORNER OF SAID BAY COLONY PARKSIDE SECTION ONE;

THENCE SOUTH 01 DEG. 12 MIN. 08 SEC. EAST CONTINUING ALONG AN EASTERLY LINE OF SAID 88.1129 ACRE TRACT, A DISTANCE OF 72.73 FEET TO A CAPPED 5/8" IRON ROD FOUND MARKING THE COMMON EASTERLY CORNER OF SAID 88.1129 ACRE TRACT AND SAID 30.49 ACRE TRACT, FOR THE SOUTHEASTERLY CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 77 DEG. 24 MIN. 14 SEC. WEST ALONG THE COMMON LINE OF SAID 88.1129 ACRE TRACT AND SAID 30.49 ACRE TRACT, A DISTANCE OF 645.29 FEET TO THE PLACE OF BEGINNING AND CONTAINING 18.3149 ACRES OR 797,796 SQUARE FEET OF LAND, AS SHOWN ON JOB NO. 36684, PREPARED BY WINDROSE LAND SERVICES.

LOT SIZE

BLOCK	LOT	SQ. FT.
1	1	6995
1	2	6967
1	3	8229
1	4	13132
1	5	7445
1	6	6066
1	7	6070
1	8	6070
1	9	6070
1	10	6544
2	1	6544
2	2	6072
2	3	6072
2	4	6072
2	5	6073
2	6	6073
2	7	6073
2	8	6074
2	9	5942
2	10	10986
2	11	9073
2	12	12795
2	13	9967
2	14	6153
2	15	6250
2	16	6250
2	17	6250
2	18	6250
2	19	6250
2	20	6250
2	21	6250
2	22	6250
2	23	6250
2	24	6250
2	25	6250
2	26	6250
2	27	6250
2	28	6184
2	29	9311
2	30	13086
2	31	6985
2	32	6400
3	1	6466
3	2	6000
3	3	6000
3	4	6000
3	5	6000
3	6	6000
3	7	6000
3	8	6000
3	9	6000
3	10	6000
3	11	6000
3	12	6000
3	13	6000
3	14	6000
3	15	6466
3	16	6466
3	17	6000
3	18	6000
3	19	6000
3	20	6000
3	21	6000
3	22	6000
3	23	6000
3	24	6000
3	25	6000
3	26	6000
3	27	6000
3	28	6000
3	29	6000
3	30	6466

MAGNOLIA CREEK BAPTIST CHURCH
— PLAT RECORD 2005A
MAP NO. 11
G.C.M.R.

CALLLED 12.5060 ACRES
AFFINTY BAYVIEW I, LTD.
G.C.C.F. NO. 2006075216

THIS 0.5503 AC. / 23,970 SQ. FT.
IS HEREBY DEDICATED TO THE
PUBLIC FOR R.O.W. PURPOSES

- A RESTRICTED RESERVE 'A'**
2.0435 ACRES / 89,013 SQ. FT.
(RESTRICTED TO H.O.A. PARK LAND)
- B RESTRICTED RESERVE 'B'**
1.0757 ACRES / 46,857 SQ. FT.
(RESTRICTED TO DRAINAGE EASEMENT)
- C RESTRICTED RESERVE 'C'**
0.0861 ACRES / 3,750 SQ. FT.
(RESTRICTED TO LANDSCAPE/OPEN SPACE/AMENITY)

LINE TABLE

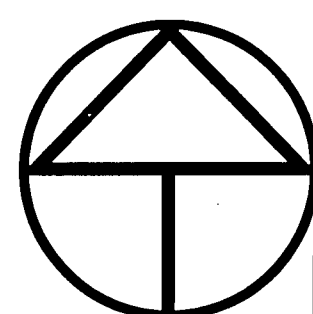
LINE	BEARING	DISTANCE
L1	S 46°18'27" E	5.00'
L2	N 43°41'33" E	5.00'
L3	N 46°18'27" W	5.00'
L4	N 43°41'33" E	5.00'
L5	N 50°38'39" E	30.82'
L6	N 88°41'08" E	40.19'

CURVE CHART

CURVE	RADIUS	DELTA	ARC	BEARING	CHORD
C1	55.00'	90°00'00"	86.39'	N 43°41'33" E	77.78'
C2	55.00'	45°00'00"	43.20'	N 66°11'33" E	42.10'
C3	55.00'	45°00'00"	43.20'	N 21°11'33" E	42.10'
C4	55.00'	90°00'00"	86.39'	N 46°18'27" W	77.78'
C5	55.00'	45°00'00"	43.20'	N 68°48'27" W	42.10'
C6	55.00'	45°00'00"	43.20'	N 23°48'27" W	42.10'
C7	55.00'	90°00'00"	86.39'	N 43°41'33" E	77.78'
C8	55.00'	45°00'00"	43.20'	N 21°11'33" E	42.10'
C9	55.00'	45°00'00"	43.20'	N 66°11'33" E	42.10'
C10	55.00'	90°00'00"	86.39'	N 46°18'27" W	77.78'
C11	55.00'	45°00'00"	43.20'	N 23°48'27" W	42.10'
C12	55.00'	45°00'00"	43.20'	N 68°48'27" W	42.10'
C13	25.00'	89°59'35"	39.27'	S 43°41'20" W	35.35'
C14	25.00'	90°00'00"	39.27'	N 46°18'40" W	35.36'
C15	25.00'	90°00'00"	39.27'	S 43°41'33" W	35.36'
C16	25.00'	25°42'46"	11.22'	N 14°09'50" W	11.13'
C17	50.00'	141°25'31"	123.42'	N 43°41'33" E	94.39'
C18	25.00'	25°42'46"	11.22'	S 78°27'05" E	11.13'
C19	25.00'	90°00'00"	39.27'	N 46°18'27" W	35.36'
C20	25.00'	25°42'46"	11.22'	S 75°50'10" W	11.13'
C21	50.00'	141°25'31"	123.42'	N 46°18'27" W	94.39'
C22	25.00'	25°42'46"	11.22'	S 11°32'55" W	11.13'
C23	25.00'	90°00'00"	39.27'	N 43°41'33" E	35.36'
C24	25.00'	25°42'46"	11.22'	S 14°09'50" E	11.13'
C25	50.00'	141°25'31"	123.42'	N 43°41'33" E	94.39'
C26	25.00'	25°42'46"	11.22'	S 78°27'05" E	11.13'
C27	25.00'	90°00'00"	39.27'	S 43°41'33" W	35.36'
C28	25.00'	90°00'00"	39.27'	N 46°18'27" E	35.36'
C29	25.00'	90°00'00"	39.27'	N 46°18'27" W	35.36'
C30	25.00'	25°42'46"	11.22'	S 75°50'10" W	11.13'
C31	50.00'	141°25'31"	123.42'	N 46°18'27" E	94.39'
C32	25.00'	25°42'46"	11.22'	N 11°32'55" E	11.13'

ABBREVIATIONS

A.E. — AERIAL EASEMENT
B.L. — BUILDING LINE
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W.L.E. — WATER LINE EASEMENT



NORTH

GRAPHIC SCALE: 1" = 60'

60 0 60 120 180 Feet

FINAL PLAT

BAY VIEW
SECTION FOUR

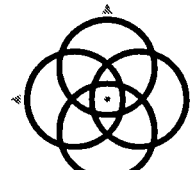
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3 BLOCKS 3 RESERVES 72 LOTS

JANUARY 2017

Owner
Affinity Bayview I, Ltd.
450 Gears Road, Suite 400
Houston, Texas 77067

Surveyor



WINDROSE
LAND SURVEYING & PLATTING

3200 WILCREST, SUITE 325 | HOUSTON, TX 77042 | 713.458.2281
FIRM REGISTRATION NO. 10108800 | WINDROSESERVICES.COM