

# Attachment #4

A PRELIMINARY PLAT of

# Pedregal Section 2

56 LOTS 3 BLOCKS  
1 RESTRICTED RESERVE  
40.66 TOTAL ACRES

SITUATED IN THE  
PERRY & AUSTIN LEAGUE,  
ABSTRACT No. 19  
CITY OF LEAGUE CITY  
GALVESTON COUNTY, TEXAS

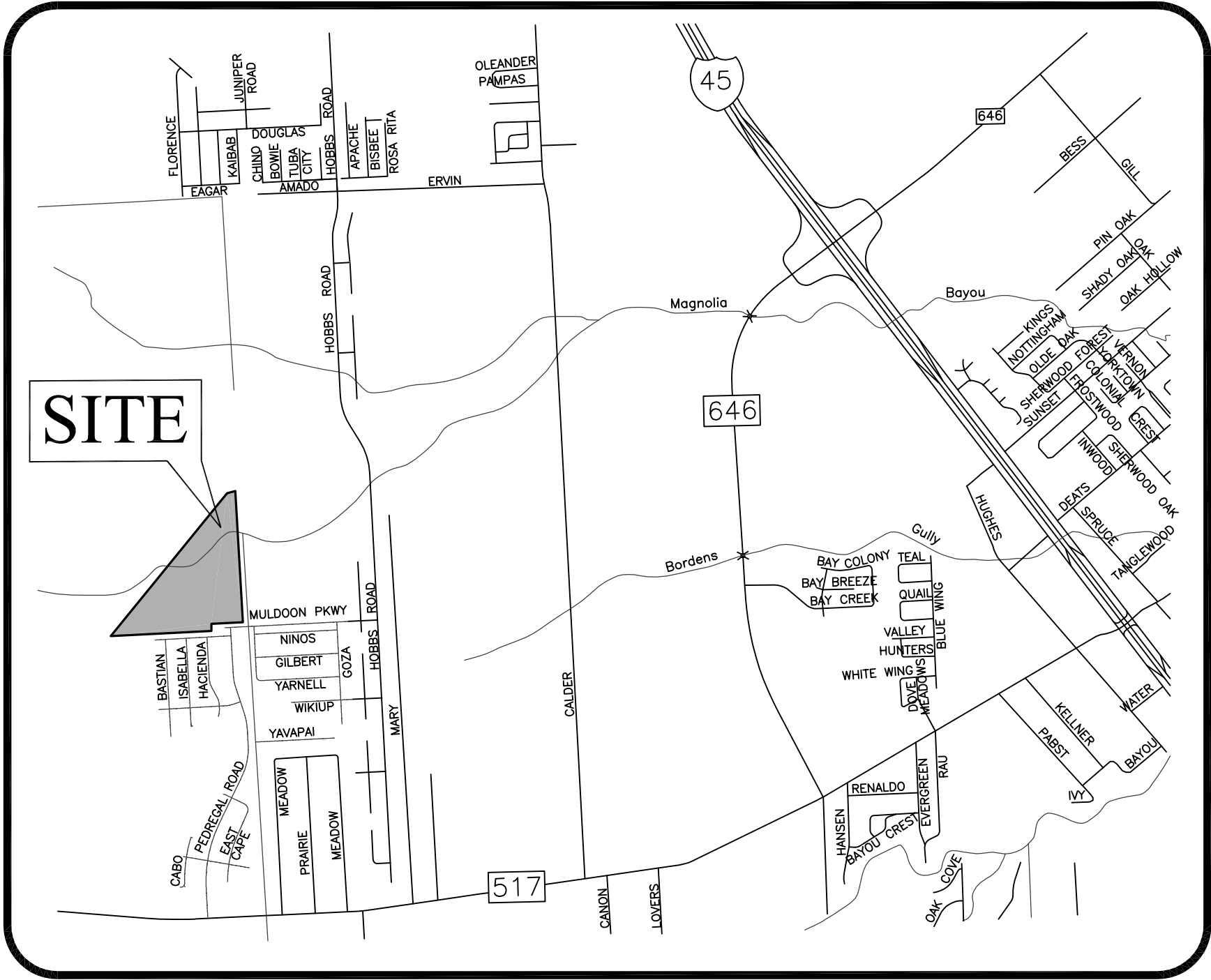
SEPTEMBER 2023

DEVELOPERS:

**LinGo Properties Inc.**  
3900 MAGNOLIA STREET  
PEARLAND, TEXAS 77584

SURVEYOR:

BOUNDARY ONE SURVEYORS, LLC  
150 W SHADOWBEND AVE, STE 303  
FRIENDSWOOD, TEXAS 77546  
T.B.P.L.S. Firm No. 10084800



VICINITY MAP

SCALE : 1"=2000'  
KEY MAP 658/Y

**PROPERTY DESCRIPTION**

FIELD NOTES of a 40.66 acre tract of land situated in the Perry & Austin League Survey, Abstract No. 19, Galveston County, Texas; said 40.66 acre tract of land being out of and a part of a called 491.21 acre tract of land conveyed to West FM 517, LTD. as recorded at County Clerk's File No. 2015050121 of the Official Public Records of Real Property of Galveston County, Texas; said 40.66 acre tract of land being more particularly described by metes and bounds as follows:

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 (2012 Adjustment). All distances are actual distances. Scale factor = 0.99986895.

BEGINNING at a found 1/2 inch iron rod for the Southwest corner of this tract of land and also being the North corner of Lot 15, Block 10 of Pedregal Section 3 as recorded at County Clerk's File No. 2023007990 of the Map Records of Galveston County, Texas and also being in the Easterly line of a residual tract of a called 1324.530 acre tract of land as conveyed to Richard K. Duncan Sr., Trustee as recorded at County Clerk's File No. 2004015469 of the Official Public Records of Real Property of Galveston County, Texas.

THENCE N 39°09'32" E with the West line of this tract of land and the Easterly line of said residual tract of a called 1324.530 acre tract of land a distance of 2523.90 feet to the beginning of a non-tangent curve to the left.

THENCE in an Easterly direction with the North line of this tract of land and the Easterly line of said residual tract of a called 1324.530 acre tract of land and said non-tangent curve to the left having a central angle of 02°26'16", a radius of 2819.66 feet, a length of 119.96 feet and a chord bearing and distance of N 73°47'40" E, 119.95 feet to the Northeast corner of this tract of land and also being the Northwest corner of Lot 3, Block 8 of future Pedregal Section 6.

THENCE S 03°13'51" E with the East line of this tract of land and the West line of future Pedregal Section 6 a distance of 1801.19 feet to the Southeast corner of this tract of land, the Southwest corner of Lot 1, Block 7 of future Pedregal Section 6 and being in the North right-of-way line of Muldoon Parkway (110' R.O.W.) as recorded at County Clerk's File No. 2021041711 of the Map Records of Galveston County, Texas.

THENCE S 87°05'22" W with the Easterly South line of this tract of land and the North right-of-way line of said Muldoon Parkway a distance of 431.69 feet to an interior corner of this tract of land and the Northwest corner of said Muldoon Parkway.

THENCE S 00°52'32" E with the Easterly South line of this tract of land and the Westerly right-of-way line of said Muldoon Parkway a distance of 100.06 feet to Southerly Southeast corner of this tract of land and also being the on the North line of said Pedregal Section 1.

THENCE S 87°05'22" W with the South line of this tract of land and the North line of said Pedregal Section 1 and the North line of said Pedregal Section 3 a distance of 1382.66 feet to the PLACE OF BEGINNING; containing within said boundaries a calculated area of 40.66 acres (1,771,206 sq.ft.) of land.

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# Pedregal Section 2

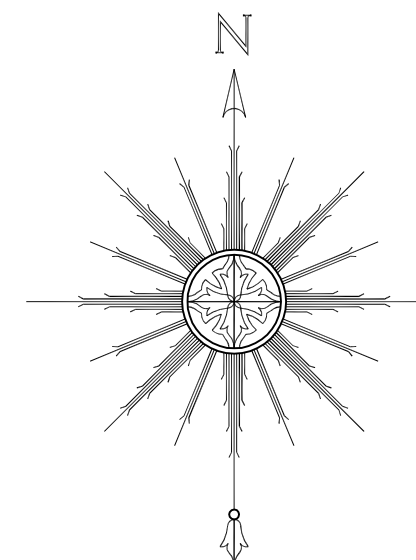
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SEPTEMBER 2023

## LEGEND

- F.C. # = FILM CODE NUMBER
- ESMT = EASEMENT
- A.E. = AERIAL EASEMENT
- B.L. = BUILDING LINE
- D.E. = DRAINAGE EASEMENT
- U.E. = UTILITY EASEMENT
- E.E. = ELECTRIC EASEMENT
- S.L.E. = STREET LIGHT EASEMENT
- S.S.E. = SANITARY SEWER EASEMENT
- S.T.E. = STORM SEWER EASEMENT
- S.W.E. = SIDEWALK EASEMENT
- W.L.E. = WATERLINE EASEMENT
- O.P.R.R.P.G.C.T.X. = OFFICIAL PUBLIC RECORDS OF REAL PROPERTY GALVESTON COUNTY TEXAS
- G.C.M.R. = GALVESTON COUNTY MAP RECORDS
- D.R.G.C.T.X. = DEED RECORDS OF GALVESTON COUNTY TEXAS



SCALE: 1" = 100'

### LOT TABLE INFO

LOT	ADDRESS	ACRES	SQ. FT.
BLOCK 1			
1	#2201 Palmilla Rd.	0.37	15,970
2	#2203 Palmilla Rd.	0.34	14,850
3	#2205 Palmilla Rd.	0.34	14,850
4	#2207 Palmilla Rd.	0.34	14,850
5	#2209 Palmilla Rd.	0.34	14,850
6	#2211 Palmilla Rd.	0.34	14,850
7	#2213 Palmilla Rd.	0.37	15,932
BLOCK 2			
1	#2215 Palmilla Rd.	0.38	16,607
2	#2217 Palmilla Rd.	0.39	17,192
3	#2219 Palmilla Rd.	0.64	28,080
4	#3226 Finesterra Dr.	0.90	39,391
5	#3224 Finesterra Dr.	0.47	20,414
6	#3222 Finesterra Dr.	0.39	16,800
7	#3220 Finesterra Dr.	0.39	16,800
8	#3218 Finesterra Dr.	0.39	16,800
9	#3216 Finesterra Dr.	0.39	16,800
10	#3214 Finesterra Dr.	0.39	16,800
11	#3212 Finesterra Dr.	0.39	16,800
12	#3210 Finesterra Dr.	0.39	16,800
13	#3208 Finesterra Dr.	0.39	16,800
14	#3206 Finesterra Dr.	0.39	16,800
15	#3204 Finesterra Dr.	0.38	16,528
16	#3200 Finesterra Dr.	0.87	37,788
17	#3201 Pedregal Rd.	0.66	28,809
18	#3203 Pedregal Rd.	0.37	16,303
19	#3205 Pedregal Rd.	0.37	16,200
20	#3207 Pedregal Rd.	0.37	16,200
21	#3209 Pedregal Rd.	0.37	16,200
22	#3211 Pedregal Rd.	0.37	16,200
23	#3213 Pedregal Rd.	0.37	16,200
24	#3215 Pedregal Rd.	0.37	16,200
25	#3217 Pedregal Rd.	0.37	16,200
26	#3219 Pedregal Rd.	0.37	16,150

### LOT TABLE INFO

LOT	ADDRESS	ACRES	SQ. FT.
BLOCK 3			
1	#3204 Pedregal Rd.	0.49	21,320
2	#3206 Pedregal Rd.	0.37	16,200
3	#3208 Pedregal Rd.	0.37	16,200
4	#3210 Pedregal Rd.	0.37	16,200
5	#3212 Pedregal Rd.	0.37	16,200
6	#3214 Pedregal Rd.	0.37	16,116
7	#2202 Palmilla Rd.	0.35	15,306
8	#2204 Palmilla Rd.	0.34	14,850
9	#2206 Palmilla Rd.	0.34	14,811
10	#3215 Paseo Circle	0.36	15,736
11	#3210 Paseo Circle	0.59	25,867
12	#3212 Paseo Circle	0.38	16,764
13	#3214 Paseo Circle	0.37	16,365
14	#3216 Paseo Circle	0.44	19,106
15	#2208 Palmilla Rd.	0.40	17,470
16	#2210 Palmilla Rd.	0.37	16,200
17	#2212 Palmilla Rd.	0.44	19,248
18	#3223 Finesterra Dr.	0.42	18,187
19	#3221 Finesterra Dr.	0.39	16,818
20	#3219 Finesterra Dr.	0.38	16,751
21	#3217 Finesterra Dr.	0.38	16,685
22	#3215 Finesterra Dr.	0.44	19,382
23	#3213 Finesterra Dr.	0.55	23,814

### CURVE TABLE

CURVE	RADIUS	DELTA	ARC	BEARING	CHORD
C1	2819.66'	02°26'16"	119.96'	N 73°47'40" E	119.95'
C2	300.00'	42°04'10"	220.26'	N 18°07'27" E	215.36'
C3	25.00'	20°21'51"	8.89'	S 76°54'26" W	8.84'
C4	55.00'	272°09'15"	261.25'	N 22°48'08" E	76.31'
C5	25.00'	71°47'24"	31.32'	S 57°00'56" E	29.32'
C6	25.00'	88°03'38"	38.42'	N 43°03'33" E	34.75'
C7	25.00'	92°42'56"	40.45'	N 46°33'10" W	36.18'
C8	25.00'	90°00'00"	39.27'	S 42°05'22" W	35.36'
C9	25.00'	90°00'00"	39.27'	N 47°54'38" W	35.36'
C10	25.00'	90°00'00"	39.27'	N 42°05'22" E	35.36'
C11	25.00'	90°00'00"	39.27'	N 47°54'38" W	35.36'
C12	325.00'	40°07'48"	227.63'	N 19°05'38" E	223.01'
C13	275.00'	39°21'14"	188.88'	N 19°28'55" E	185.19'
C14	25.00'	104°30'25"	45.60'	S 88°35'15" E	39.54'
C15	125.00'	32°52'15"	71.71'	S 19°53'55" E	70.73'
C16	25.00'	82°48'18"	36.13'	S 02°14'37" E	33.07'
C17	175.00'	40°10'58"	122.73'	S 23°33'17" E	120.23'
C18	25.00'	51°19'04"	22.39'	N 13°30'00" E	21.65'
C19	55.00'	282°38'08"	271.31'	S 50°50'28" E	68.75'
C20	25.00'	51°19'04"	22.39'	S 64°49'04" W	21.65'
C21	25.00'	90°33'10"	39.51'	S 41°48'47" W	35.53'
C22	25.00'	89°26'50"	39.03'	N 48°11'13" W	35.18'
C23	25.00'	90°33'10"	39.51'	S 41°48'47" W	35.53'
C24	25.00'	89°26'50"	39.03'	N 48°11'13" W	35.18'
C25	25.00'	90°11'03"	39.35'	N 47°49'07" W	35.41'
C26	25.00'	89°52'07"	39.21'	N 42°09'18" E	35.31'
C27	300.00'	41°48'19"	218.89'	N 17°59'31" E	214.07'
C28	325.00'	41°40'26"	236.39'	N 18°03'28" E	231.21'
C29	275.00'	41°37'16"	199.77'	N 18°05'03" E	195.40'
C30	25.00'	71°47'24"	31.32'	N 74°47'23" E	29.32'
C31	55.00'	272°09'15"	261.25'	N 25°23'32" W	76.31'
C32	25.00'	20°21'51"	8.89'	S 28°42'45" W	8.84'

### LINE TABLE

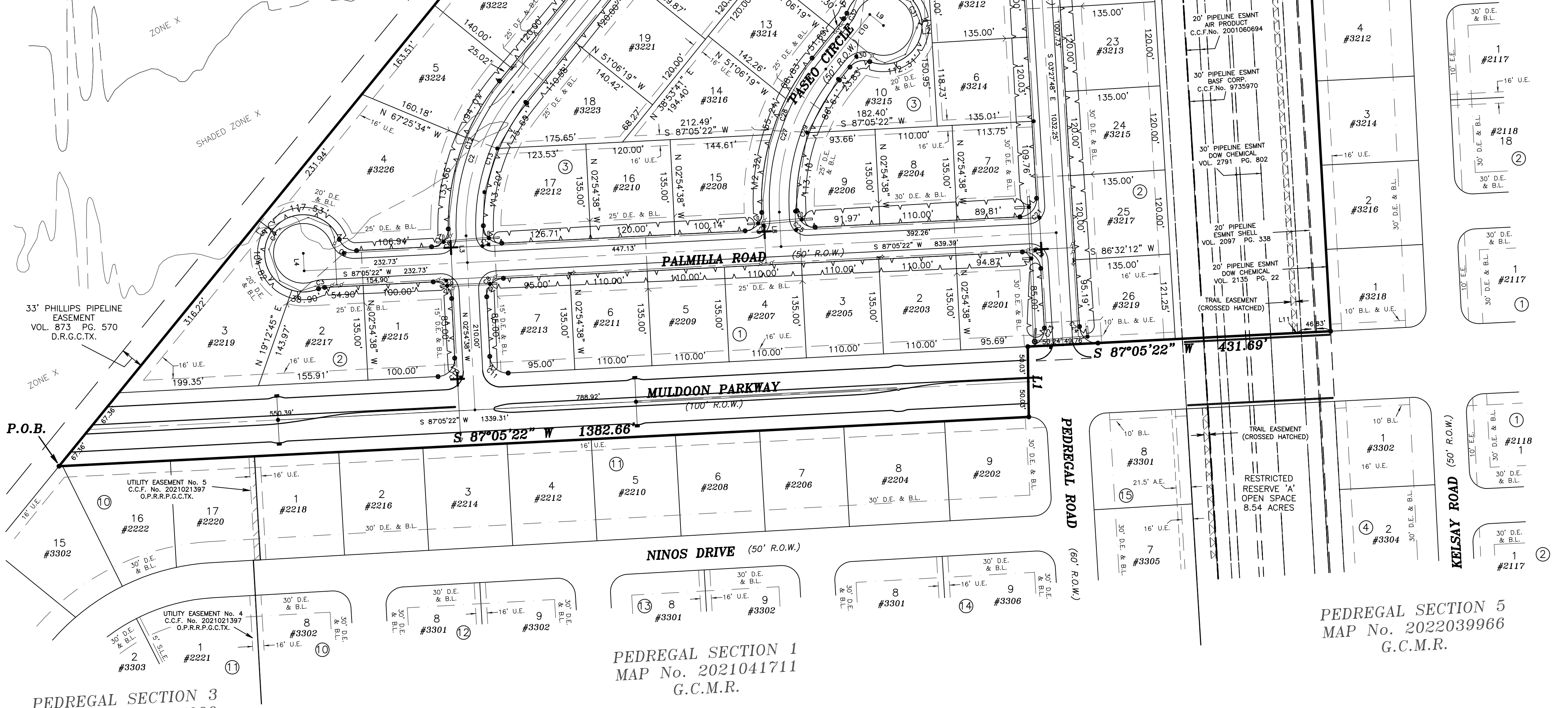
LINE	DISTANCE	BEARING
L1	100.06'	S 00°52'32" E
L2	12.82'	S 83°41'22" W
L3	38.16'	N 02°54'38" W
L4	25.00'	N 02°54'38" W
L5	23.44'	N 53°33'13" W
L6	24.95'	S 50°50'28" E
L7	42.56'	S 86°32'12" W
L8	49.20'	N 02°54'38" W
L9	25.00'	S 51°06'19" E
L10	99.83'	N 38°53'41" E

### TRAIL EASEMENT

LINE	DISTANCE	BEARING
L11	7.00'	S 87°05'22" W
L12	1353.72'	N 03°27'48" W
L13	59.32'	N 86°46'09" E
L14	7.00'	S 03°13'51" E
L15	52.29'	S 86°46'09" W
L16	1346.76'	S 03°27'48" E

### RESTRICTED RESERVE

RESERVE	ACRES	SQ. FT.
RESTRICTED RESERVE 'A' - OPEN SPACE & PIPELINE ESMT COORDINATOR	9.04	393,840



PEDREGAL SECTION 3  
MAP No. 2023007990  
G.C.M.R.

PEDREGAL SECTION 1  
MAP No. 2021041711  
G.C.M.R.

PEDREGAL SECTION 5  
MAP No. 2022039966  
G.C.M.R.

- ### NOTES:
- This property lies within Shaded Zone X and Zone X as determined by FEMA and as shown on F.I.R.M. 48167C0228 G dated August 15, 2019. This information is intended to be used to determine insurance rates only, and not to identify flooding conditions.
  - All bearings are Lambert grid bearings and all coordinates refer to the Texas State Plane Coordinate System, South central Zone (#4202), as defined by article 21.071 of the Natural Resources Code of the State of Texas, 1983 Datum (2007 adjustment). All distances are actual distances. Scale factor = 0.99986895.
  - This property lies within the Dickinson Independent School District boundaries.
  - This property lies within the city limits of the City of League City.
  - This subdivision has a Drainage Impact Study named Pedregal Phase 1 Development dated October 28, 2019; no lot within the limits of this subdivision shall have more than fifty percent (50%) of its entire area covered by impervious materials.
  - All streets intersections right-of-way return radii are 25 feet unless otherwise noted.
  - All easements on lot lines are centered unless otherwise noted.

- All Restricted Reserves contained within this plat are intended for the benefit of and will be maintained by the Homeowners' Association (HOA).
- 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.
- No pre or post developed Storm Water Flows shall be diverted onto adjacent properties and any historical flow shall be accommodated.
- All Landscaping and Structures, including fences, at intersections shall conform to the City of League City and ASSHTO Site Distance Requirements for Motorists.
- No structures and landscaping are allowed over or within five (5) feet of utility easements within Restricted Reserves.
- A Stormwater Quality (SWQ) Permit must be obtained before issuance of any construction permit for structure. All structural or non-structural controls on or for the parcel(s) may not be changed from the plans and technical specifications in the SWQ permit unless the provisions of Section 43-54 of the League City Code of Ordinances have been met.
- Elevations within this subdivision are based on NGS monument H 753 Reset. (NAVD88, Geoid12B).
- All roadside ditches within the described area of Pedregal subdivision shall be maintained by the HOA.
- This plat lies within the approved Duncan PUD and is subject to additional requirements per approved PUD.
- Lots 1-7, block 1; lots 1-3, block 2 and lot 26, block 3 shall not have direct access to Muldoon Parkway.
- All building lines shall be as per City of League City Unified Development Code.
- In accordance with the City of League City Unified Development Code, 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, cleanouts, power poles, meters, etc.
- This plat does not attempt to amend or remove any covenants or restrictions.
- The maintenance responsibility of any vegetative areas within rights-of-way adjacent to, or within this plat will be the sole responsibility of the HOA upon filing of this plat.