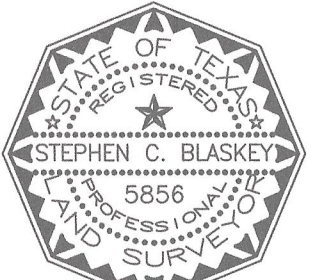


SCALE: 1" = 100'

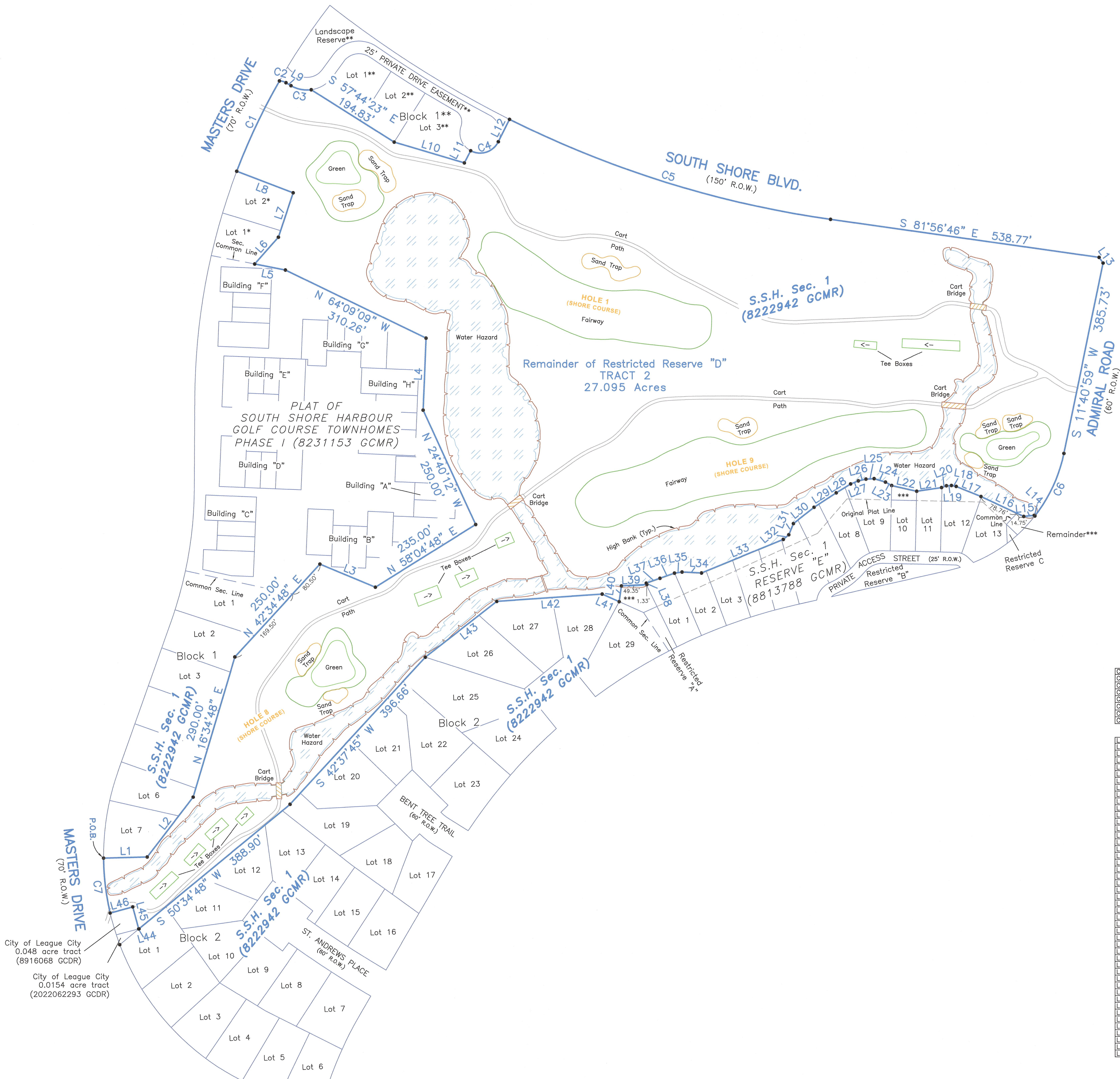
Survey of TRACT 2, a 27.095 acre tract being all of the remainder of Restricted Reserve "D" of SOUTH SHORE HARBOUR, SECTION 1, a subdivision in Galveston County, Texas, according to the map or plat thereof recorded in Clerk's File No. 8222942 of the Map Records in the Office of the County Clerk of Galveston County, Texas, and being more particularly described by metes and bounds on attached "TRACT 2 DESCRIPTION".

I hereby certify to South Shore Harbour Development, LLC, Texas First Bank, South Land Title, LLC, and South Shore Harbour Golf Acquisition, LLC that on the below date, the herein described property, together with improvements located thereon, was surveyed on the ground and under my direction, and that this map, together with dimensions as shown hereon, accurately represents the facts as found on the ground this date. This survey substantially complies with the current Texas Society of Professional Surveyors Manual of Practice requirements for a Category 1A, Condition 2, TSPS Land Title Survey.

Stephen C. Blaskey
Registered Professional
Land Surveyor No. 5856



SURVEY DATE: NOVEMBER 7, 2023
FILE No.: 6645-0000-0000-008
DRAFTING: RWB/JTK
JOB No.: 23-0405-TRACT 2



*** Remainder of a
0.56 acre tract
South Shore
Harbour Community
(8829722 GCDR)

** SECOND AMENDING PLAT
OF SOUTH SHORE HARBOUR
SECTION TWENTY-FOUR
(2004083822 GCMR)

* FIRST AMENDING PLAT OF
SOUTH SHORE HARBOUR
SECTION TWENTY-THREE
(2004051659 GCMR)

LEGEND

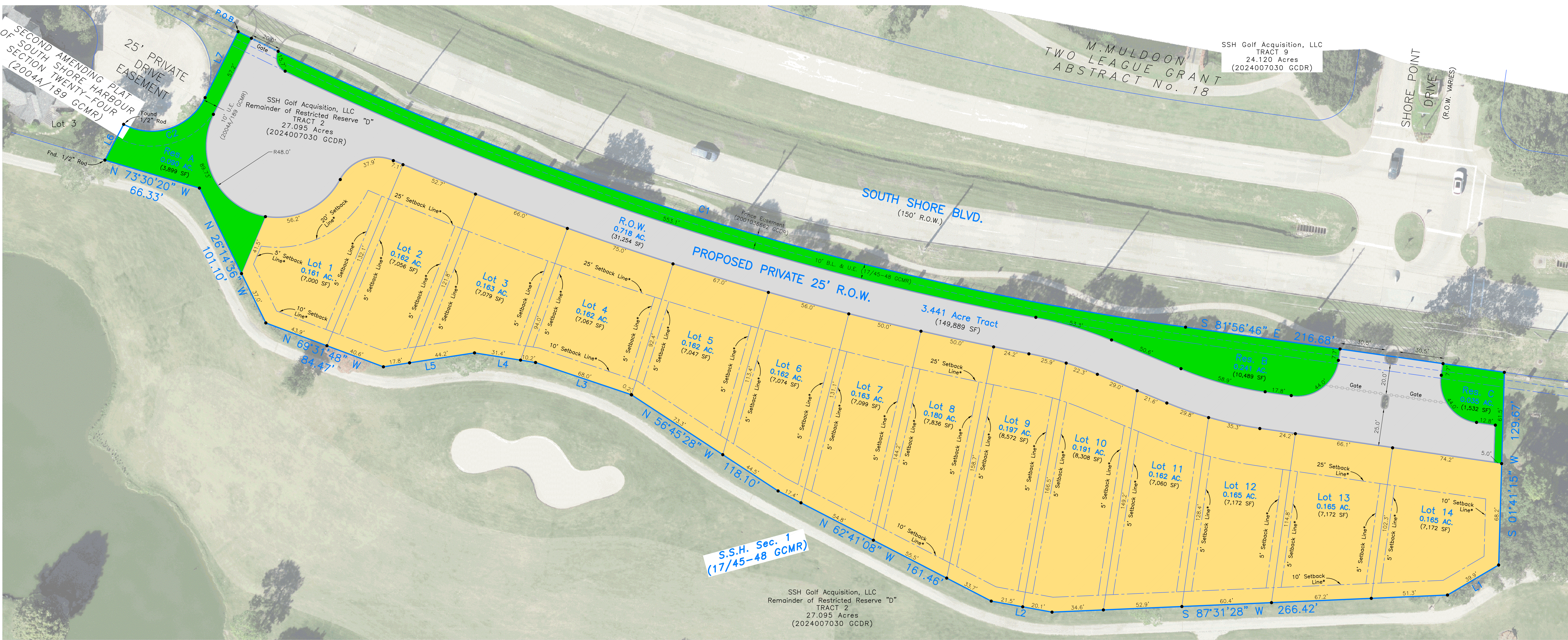
GCDR Galveston County Deed Records
GCMR Galveston County Map Records
P.O.B. Point of Beginning
R.O.W. Right of Way
Sec. Section
S.S.H. South Shore Harbour

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	1,282.63'	198.62'	198.43'	N 25°17'57" E	8°52'22"
C2	25.00'	13.50'	13.33'	S 74°58'25" E	30°56'17"
C3	62.50'	41.72'	40.95'	S 78°37'40" E	38°14'32"
C4	40.00'	64.45'	57.70'	N 71°52'16" E	92°19'04"
C5	2,075.00'	670.83'	667.91'	S 72°41'10" E	18°31'23"
C6	300.00'	138.28'	137.06'	S 24°52'53" W	26°24'34"
C7	500.00'	109.97'	109.75'	N 08°48'22" W	12°36'07"

LINE	BEARING	DISTANCE
L1	N 88°34'48" E	86.81'
L2	N 37°34'48" E	150.00'
L3	S 67°27'31" E	119.27'
L4	N 02°23'55" E	143.09'
L5	N 78°55'12" W	62.03'
L6	N 41°36'45" E	71.15'
L7	N 18°34'21" E	92.87'
L8	N 69°08'19" W	120.00'
L9	S 88°30'23" E	11.81'
L10	N 73°30'20" E	145.53'
L11	N 27°40'14" E	27.17'
L12	N 28°34'45" E	49.62'
L13	S 35°08'00" E	13.72'
L14	N 46°53'07" W	1.71'
L15	S 84°40'03" W	21.13'
L16	N 64°59'53" W	93.51'
L17	N 67°48'56" W	53.34'
L18	N 79°09'31" W	9.62'
L19	S 87°05'50" W	9.95'
L20	S 89°28'26" W	10.32'
L21	S 81°23'48" W	49.85'
L22	N 76°54'08" W	51.07'
L23	N 61°30'25" W	14.13'
L24	N 73°04'14" W	23.48'
L25	S 86°48'20" W	16.27'
L26	S 76°45'54" W	15.47'
L27	S 60°01'45" W	16.65'
L28	S 58°09'51" W	20.78'
L29	S 56°49'21" W	52.47'
L30	S 51°54'53" W	52.43'
L31	S 22°30'58" W	23.95'
L32	S 49°36'54" W	14.28'
L33	S 67°41'54" W	175.67'
L34	N 67°00'57" E	35.97'
L35	S 81°37'07" W	15.15'
L36	S 70°30'20" W	30.57'
L37	S 70°27'12" W	28.94'
L38	S 22°26'45" E	3.09'
L39	S 87°01'02" W	50.68'
L40	S 08°04'54" W	31.65'
L41	N 65°50'42" W	35.97'
L42	S 86°04'48" W	210.00'
L43	S 52°04'48" W	180.00'
L44	S 75°13'22" W	0.67'
L45	N 15°08'05" W	45.21'
L46	S 74°53'26" W	46.57'

NOTES:

- 1) This property lies in Zone "X", defined by FEMA as areas that do not lie within the 100 Year Flood Plain, and Zone "X" (shaded), defined by FEMA as areas of 0.2% Annual Chance Flood Hazard. Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile. Community-Panel Numbers 4816700041G and 4816700043G, with effective date of August 15, 2019.
- 2) This property is subject to any restrictions of record as established by the City, Plat, or Subdivision Covenants and Restrictions; may also be subject to easements and setbacks for utility services and power lines as individually recorded or established by OSHA (call your power company).
- 3) The Coordinates, Bearings and Distances shown are based on the Texas State Coordinate System of 1983, South Central Zone, and are referenced to N.G.S. Monument HGS05 57 (AN5489).
- 4) Fences and walls adjoining subject tract not shown for clarity.
- 5) Surveyed without benefit of a Title Report.



METES AND BOUNDS

Description of a 3.441 acre tract, being part of a 27.095 acre tract called TRACT 2 according deed conveyed to SSH Golf Acquisition, LLC filed under Clerk's File No. 2024007030 of the Deed Records in the Office of the County Clerk of Galveston County, Texas, same being the remainder of Restricted Reserve "D" of SOUTH SHORE HARBOUR, SECTION 1, a subdivision in Galveston County, Texas, according to the map or plat thereof recorded in Plat Record 17, Map No(s). 45-48, of the Map Records in the Office of the County Clerk of Galveston County, Texas, and being more particularly described as follows:

BEGINNING at the Northeast corner of SECOND AMENDING PLAT OF SOUTH SHORE HARBOUR SECTION TWENTY-FOUR, a subdivision in Galveston County, Texas, according to the map or plat thereof record in Plat Record 2004A, Page 189, of the Map Records in the Office of the County Clerk of Galveston County, Texas, same being the Northwest corner of the herein described tract, said point also lying in the Southerly line of South Shore Boulevard, being a 150 foot right-of-way;

THENCE in a Southeast direction, along the Southerly line of said South Shore Boulevard and a curve to the left (C1), said curve having a radius of 2,075.00 feet, a chord bearing and distance of South 27°41'10" East, 667.91 feet, and an arc length of 670.83 feet to a point of tangency;

THENCE South 81°56'46" East, along the Southerly line of said South Shore Boulevard, a distance of 216.68 feet to a point for corner;

THENCE over and across said remainder of Restricted Reserve "D" the following courses and distances:

South 01°41'15" West, a distance of 129.67 feet to a point for corner;

South 59°35'11" West, a distance of 41.59 feet (L1) to a point for corner;

South 87°31'28" West, a distance of 266.42 feet to a point for corner;

North 79°42'21" West, a distance of 41.59 feet (L2) to a point for corner;

North 62°41'08" West, a distance of 161.46 feet to a point for corner;

METES AND BOUNDS CONTINUED

North 56°45'28" West, a distance of 118.10 feet to a point for corner;

North 71°25'16" West, a distance of 68.00 feet (L3) to a point for corner;

North 81°03'18" West, a distance of 41.59 feet (L4) to a point for corner;

South 81°18'00" West, a distance of 62.01 feet (L5) to a point for corner;

North 69°31'48" West, a distance of 84.47 feet to a point for corner;

North 26°14'36" West, a distance of 101.10 feet to a point for corner;

North 73°30'20" West, a distance of 66.33 feet to a 1/2 inch rod found at the Southeast corner of Lot 3, of said SECOND AMENDING PLAT OF SOUTH SHORE HARBOUR SECTION TWENTY-FOUR;

THENCE North 27°40'14" East, along the East line of said Lot 3, of SECOND AMENDING PLAT OF SOUTH SHORE HARBOUR SECTION TWENTY-FOUR, a distance of 27.17 feet to a 1/2 inch rod found at the Northeast corner of said Lot 3, of SECOND AMENDING PLAT OF SOUTH SHORE HARBOUR SECTION TWENTY-FOUR, said point also lying in the Southerly line of a cul-de-sac, having a 40 foot radius and being part of a 25' Private Drive Easement;

THENCE in a Northeast Direction, along said cul-de-sac of 25' Private Drive Easement and a curve to the left, said curve having a radius of 40 feet, a chord bearing and distance of North 71°52'18" East, 57.70 feet, and an arc length of 64.45 feet to a point of tangency;

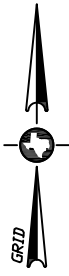
THENCE North 26°34'45" East, along said SECOND AMENDING PLAT OF SOUTH SHORE HARBOUR SECTION TWENTY-FOUR, a distance of 49.62 feet to the POINT OF BEGINNING of the herein described tract, and containing 3.441 acres (149,889 Sq. Ft.) of land, more or less.

I hereby certify that on the below date, the herein described property, together with improvements located thereon, was surveyed on the ground and under my direction, and that this map, together with dimensions as shown hereon, accurately represents the facts as found on the ground this date.

AREA TABLE	
	LOT AREA - ±2.3 ACRES (102,714.51 Sq. Ft.)
	RESERVES - ±0.4 ACRES (15,920.20 Sq. Ft.)
	R.O.W./PAVED AREA - ±0.7 ACRES (31,186.39 Sq. Ft.)
TOTAL SITE - ±3.4 ACRES (149,889.16 Sq. Ft.)	
	PAVED AREA OUTSIDE BOUNDARY - ±0.1 ACRES (2,872.58 Sq. Ft.)
TOTAL PAVED AREA - ±0.8 ACRES (34,058.97 Sq. Ft.)	

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	2,075.00'	670.83'	667.91'	S 72°41'10" E	18°31'23"
C2	40.00'	64.45'	57.70'	N 71°52'16" E	92°19'04"

LINE	BEARING	DISTANCE
L1	S 59°35'11" W	39.92'
L2	N 79°42'21" W	41.59'
L3	N 71°25'16" W	68.00'
L4	N 81°03'18" W	41.59'
L5	S 81°18'00" W	62.01'
L6	N 27°40'14" E	27.17'
L7	N 26°34'45" E	49.62'



SCALE: 1" = 30'

* Set Backs shown per current City of League City zoning ordinance for Residential Single Family 7 (RSF-7).

LEGEND	
B.L.	Building Line
GCDR	Galveston County Deed Records
GCMR	Galveston County Map Records
P.O.B.	Point of Beginning
R.O.W.	Right of Way
Sec.	Section
S.S.H.	South Shore Harbour
U.E.	Utility Easement

PROPOSED RSF-7 SUBDIVISION

±3.4 ACRES OF LAND

LEAGUE CITY, GALVESTON COUNTY, TEXAS

CURRENTLY ZONED

PS - PUBLIC AND SEMI PUBLIC

14 - 50' LOTS

3 - RESERVES



LEAGUE CITY OFFICE
Registration Number: 10193855
(281) 554-7739 www.hightidelandsurveying.com
200 HOUSTON AVE, SUITE B | LEAGUE CITY, TX 77573
Mailing | P.O. BOX 16142 | GALVESTON, TX 77552

REVISED: JUNE 23, 2025
SURVEY DATE: JANUARY 15, 2025
FILE NO.: 6645-0000-0000-006
DRAFTING: RWB
JOB NO.: 25-0022

PRELIMINARY
THIS DOCUMENT SHALL NOT BE
RECORDED FOR ANY PURPOSE AND
SHALL NOT BE USED OR VIEWED OR RELIED
UPON AS A FINAL SURVEY DOCUMENT