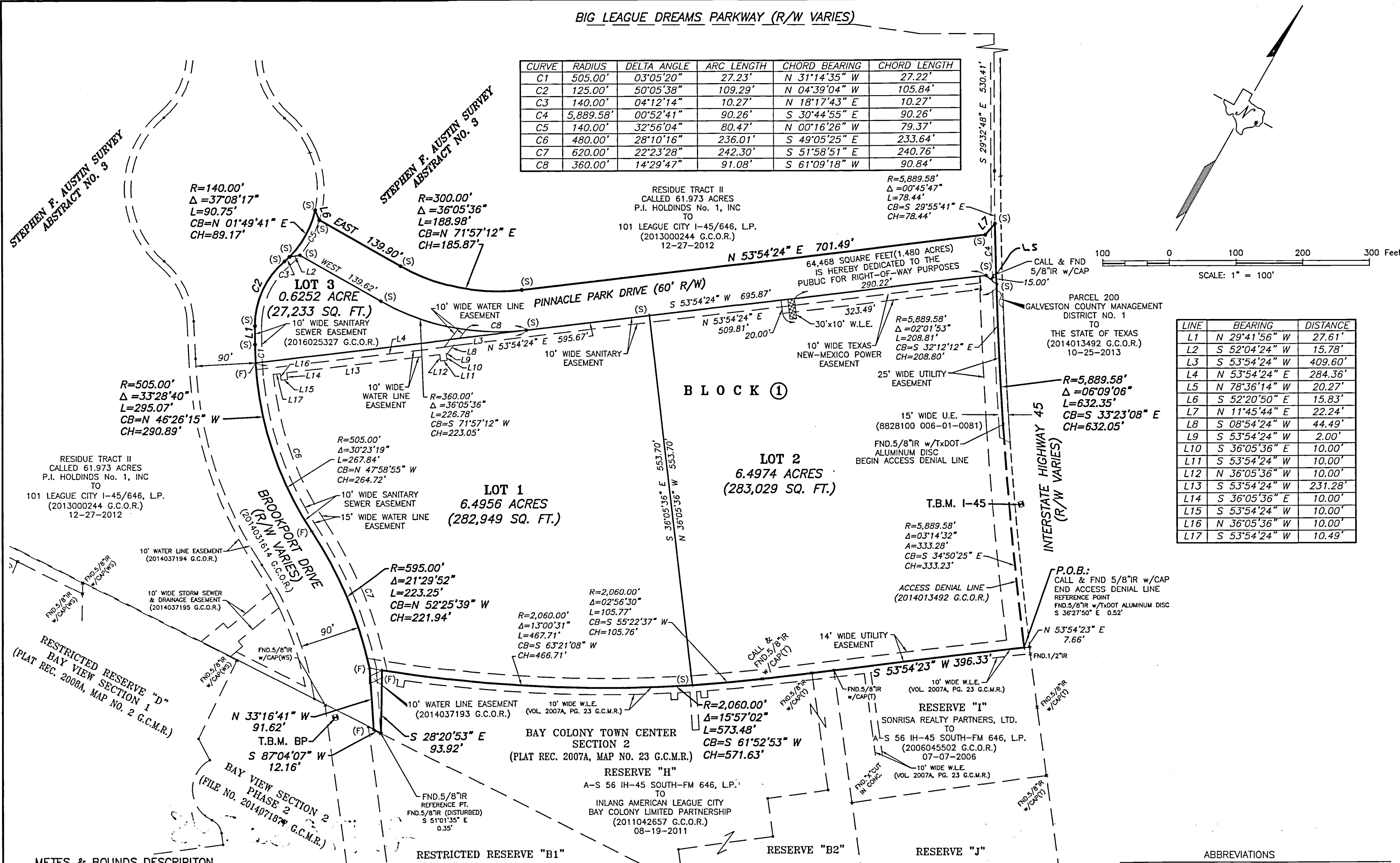


## BIG LEAGUE DREAMS PARKWAY (R/W VARIES)

STATE OF TEXAS  
COUNTY OF GALVESTON

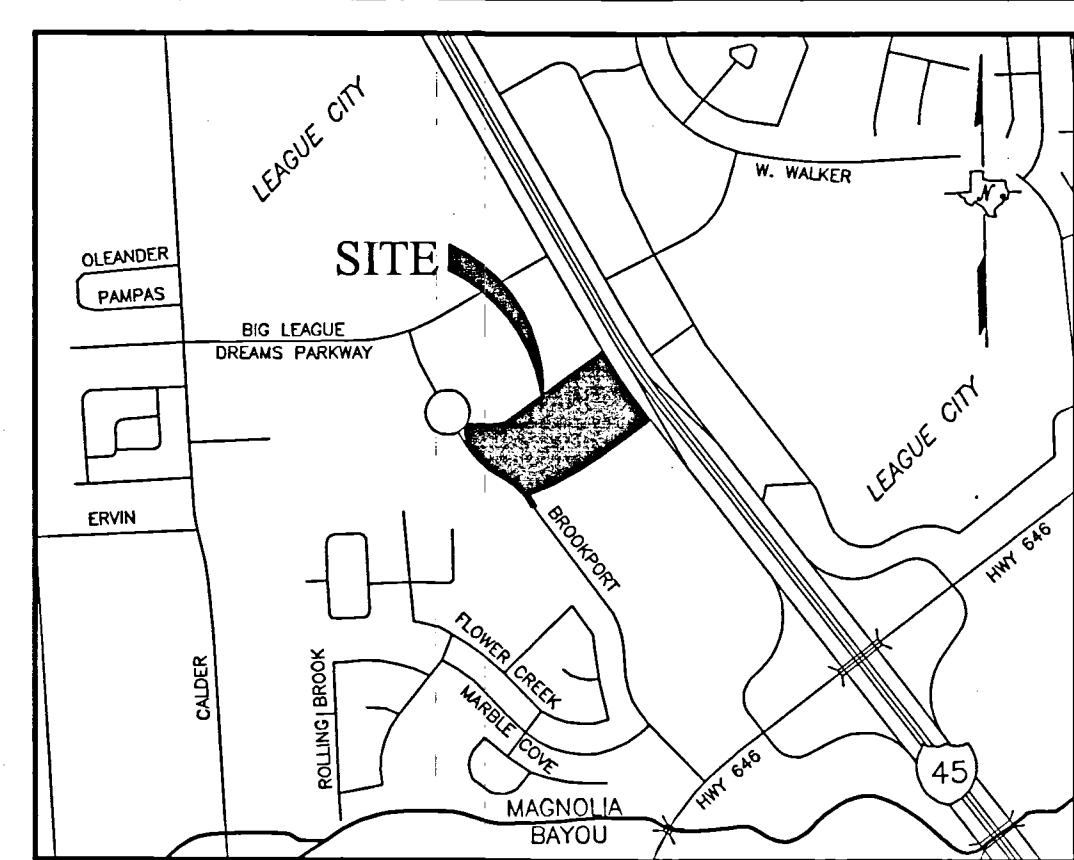
We, Memorial Hermann Health System acting by and through Kirk Gulanshah, Vice President Real Estate Officer of Memorial Hermann Health System and 101 LEAGUE CITY I-45/646, L.P., a Texas limited partnership, acting by and through John G. Meador, Jr., Partner, hereinafter referred to as the owners of the 15.0982 acres tract described in the above and foregoing map of PRELIMINARY/FINAL PLAT OF PINNACLE PARK-MH, do hereby make and establish said subdivision and development plan of said property on behalf of Memorial Hermann Health System, 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 to 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 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 obstructions shall not be permitted to drain directly in the easement except by means of an approved drainage structure.

IN TESTIMONY WHEREOF, Memorial Hermann Health System has caused these presents to be signed by Marshall Heins, Chief Facilities Services Officer, thereunto authorized, and 101-LEAGUE CITY I-45/646, L.P., a Texas limited partnership has caused these presents to be signed by John G. Meador, Jr., Partner, thereunto authorized, this the 29th day of April, 2020.

Memorial Hermann Health System  
By: *Kirk Gulanshah*  
Kirk Gulanshah  
Vice President Real Estate Officer

101 League City I-45/646, L.P.  
By: *John G. Meador, Jr.*  
John G. Meador, Jr.  
Partner



## VICINITY MAP

SCALE: 1" = 1,320'  
KEY MAP: 658-Z

This is to certify that the City Planning and Zoning Commission of the City of League City, Texas, has approved this plat of PRELIMINARY/FINAL PLAT OF PINNACLE PARK-MH, 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 28th day of September, 2017.

By: *Douglas Turner*  
Douglas Turner - Chairperson  
Planning & Zoning Commission  
City of League City

By: *Kris Carpenter*  
Kris Carpenter  
Parson Manager  
City of League City

State of Texas  
County of Galveston

BEFORE ME, the undersigned authority on this day personally appeared, Kirk Gulanshah, Vice President Real Estate Officer of Memorial Hermann Health System, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 29th DAY OF April, 2020.

NOTARY PUBLIC IN AND FOR THE  
STATE OF TEXAS.Printed Name of Notary *De'Andra*My Commission Expires: *February 29, 2020*State of Texas  
County of Galveston

BEFORE ME, the undersigned authority on this day personally appeared, John G. Meador, Jr., Partner of 101 League City I-45/646, L.P., known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 25th DAY OF August, 2017.

NOTARY PUBLIC IN AND FOR THE  
STATE OF TEXAS.Printed Name of Notary *Angela Strahlman*My Commission Expires: *April 29, 2020*

We, CommunityBank of Texas, N.A., owner and holder of liens against the property described in the plat known as PRELIMINARY/FINAL PLAT OF PINNACLE PARK-MH, said liens being evidenced by instruments of record in the Clerk's File No.'s 2015014014, 2013000244 and 2013000245 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 owner of said liens and have not assigned the same nor any part thereof.

By: *Jonathan Beverly*  
Jonathan Beverly, Senior Vice President  
CommunityBank of Texas, N.A.

State of Texas  
County of Galveston

BEFORE ME, the undersigned authority on this day personally appeared, Jonathan Beverly, Senior Vice President CommunityBank of Texas, N.A., known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 1st DAY OF September, 2017.

NOTARY PUBLIC IN AND FOR THE  
STATE OF TEXAS.Printed Name of Notary *Angela Strahlman*My Commission Expires: *April 29, 2020*OWNER:  
101 LEAGUE CITY I-45/646, L.P.

6108 BRITTMORE ROAD  
HOUSTON, TEXAS 77041  
CONTACT: JOHN G. MEADOR, JR.  
713-944-2224

PRELIMINARY/FINAL PLAT OF  
PINNACLE PARK-MH

SUBDIVISION OF 15.0982 ACRES OUT OF  
STEPHEN F. AUSTIN SURVEY, ABSTRACT NO. 3  
CITY OF LEAGUE CITY, GALVESTON COUNTY, TEXAS

1 BLOCK 3 LOTS  
AUGUST, 2017

OWNER:  
MEMORIAL HERMANN HEALTH SYSTEM  
929 GESSNER ROAD, SUITE 2600  
HOUSTON, TEXAS 77024  
CONTACT: KIRK GULANSHAH  
VICE PRESIDENT REAL ESTATE OFFICER  
713-242-2790

SURVEYOR:  
C.L. DAVIS & CO.  
LAND SURVEYING  
1500 WINDING WAY  
FRIENDSWOOD, TEXAS 77546  
281-482-9490; FAX 281-482-1294  
FIRM NO. 10082000  
CONTACT: C.L. DAVIS, R.P.L.S.

## METES &amp; BOUNDS DESCRIPTION

All that certain 15.0982 acres being out of Stephen F. Austin Survey, Abstract 3, League City, Galveston County, Texas and being all of that certain called 12.9956 acre tract as described in a deed dated 10-07-2015 from 101 League City I-45/646, L.P. to Memorial Hermann Health System as filed in Official Records of Real Property of Galveston County at Clerk's File Number 2015063854 and being out of that certain called 61.973 acre tract as described in a deed dated 12-27-2012 from P.J. Holdings No. 1, Inc. to 101 League City I-45/646, L.P. as filed in Official Records of Real Property of Galveston County at Clerk's File Number 2013000244 and being more particularly described by metes and bounds as follows (Bearings based on Texas Coordinate System of 1983, South Central Zone):

- Thence the following 4 courses with the northerly line of said Bay Colony Town Center Section 2;
- Thence S 53° 54' 23" W - 398.33' to a call and found 5/8" iron rod with cap (stamped TEAM 281-491-2525) marking the beginning of a curve to the right having a radius of 2,050.00' and a central angle of 15° 57' 02";
- Thence with said curve an arc distance of 573.48' and a chord bearing and distance of S 61° 52' 53" W - 571.63' to a call and found 5/8" iron rod with cap (stamped C. L. Davis RPLS 4464) for corner;
- Thence S 28° 20' 53" E - 93.92' to a found 5/8" iron rod for corner from which a found 5/8" iron rod (disturbed) bears S 51° 01' 35" E - 0.35' from said point;
- Thence S 87° 04' 07" W - 12.16' to a call and found 5/8" iron rod with cap (stamped C. L. Davis RPLS 4464) for corner;
- Thence the following 6 courses with the easterly right-of-way line of Brookport Drive (width varies) as established by that certain Right-of-Way deed as filed in Official Records of Real Property of Galveston County at Clerk's File Number 2014031614;
- Thence N 33° 16' 41" W - 91.62' to a call and found 5/8" iron rod with cap (stamped C. L. Davis RPLS 4464) marking a point on a curve to the left having a radius of 595.00' and a central angle of 21° 29' 52";
- Thence with said curve an arc distance of 223.25' and a chord bearing and distance of N 52° 25' 39" W - 221.94' to a call and found 5/8" iron rod with cap (stamped C. L. Davis RPLS 4464) marking the point of tangency;
- Thence with said curve an arc distance of 295.07' and a chord bearing and distance of N 46° 26' 15" W - 290.89' to a set 5/8" iron rod with cap (stamped C. L. Davis RPLS 4464) marking the point of tangency;
- Thence N 29° 41' 56" W - 27.61' to a set 5/8" iron rod with cap (stamped C.L. Davis RPLS 4464) marking the beginning of curve to the right having a radius of 125.00' and a central angle of 50° 05' 38";
- Thence with said curve an arc distance of 109.29' and a chord bearing and distance of N 04° 39' 04" W - 105.84' to a set 5/8" iron rod with cap (stamped C. L. Davis RPLS 4464) marking the point of reverse curve to the left having a radius of 140.00' and a central angle of 37° 08' 17";
- Thence with said curve an arc distance of 90.75' and a chord bearing and distance of N 01° 49' 41" E - 89.17' to a set 5/8" iron rod with cap (stamped C. L. Davis RPLS 4464) for corner;
- Thence S 52° 20' 50" E - 15.83' to a set 5/8" iron rod with cap (stamped C. L. Davis RPLS 4464) for corner;
- Thence due EAST - 139.90' to a set 5/8" iron rod with cap (stamped C. L. Davis RPLS 4464) marking the beginning of curve to the left having a radius of 300.00' and a central angle of 36° 05' 36";
- Thence with said curve an arc distance of 188.98' and a chord bearing and distance of N 71° 57' 12" E - 185.87' to a set 5/8" iron rod with cap (stamped C. L. Davis RPLS 4464) for marking the point of tangency;
- Thence N 53° 54' 24" E - 701.49' to a set 5/8" iron rod with cap stamped (C.L. Davis RPLS 4464) for corner;
- Thence N 11° 45' 44" E - 22.24' to a set 5/8" iron rod with cap stamped (C.L. Davis RPLS 4464) for corner and marking a point on a curve to the left having a radius of 5,889.58' and a central angle of 06° 09' 06";
- Thence with said curve and the westerly right-of-way line of said Interstate Highway 45 on arc distance of 632.35' and a chord bearing and distance of S 33° 23' 08" E - 632.05' to the POINT OF BEGINNING and containing 15.0982 acres (657,676 square feet) of land more or less.

## NOTES:

- BEARINGS ARE BASED ON TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE 4204.
- ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), FLOOD INSURANCE RATE MAP (FIRM) FOR CITY OF LEAGUE CITY, TEXAS, MAP NO. 4854880030 E REVISED/DATED SEPTEMBER 22, 1999, THE SUBJECT TRACT LIES WITHIN ZONE "X" UNSHADED, THIS DETERMINATION WAS DONE BY GRAPHIC PLOTTING AND IS APPROXIMATE ONLY, AND HAS NOT BEEN FIELD VERIFIED.
- 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 PLAT LIES WITHIN THE CLEAR CREEK INDEPENDENT SCHOOL DISTRICT.
- ALL EASEMENTS ON LOT LINES ARE CENTERED UNLESS OTHERWISE SHOWN.
- THERE IS HEREBY DEDICATED AN UNSTRUCTURED AERIAL EASEMENT 5 FEET WIDE UPWARD FROM A PLANE 20 FEET ABOVE THE GROUND ADJACENT TO ALL EXISTING UTILITY EASEMENTS, 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 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.
- 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 FUTURE UTILITIES SHALL BE LOCATED UNDERGROUND IN ACCORDANCE WITH SECTION 102-6(S) OF THE SUBDIVISION AND DEVELOPMENT REGULATIONS.
- ALL CAPPED RODS STAMPED "C.L. DAVIS, RPLS 4464", UNLESS OTHERWISE NOTED.
- NO PRE- OR POST- DEVELOPED STORM WATER FLOWS SHALL BE DIVERTED ONTO ADJACENT PROPERTIES WITHOUT APPROVAL. ANY PRE-EXISTING CONDITIONS SHALL BE ACCOMMODATED.
- LOT 3 WILL NOT HAVE DIRECT ACCESS TO BROOKPORT DRIVE AND DIRECT ACCESS TO PINNACLE PARK DRIVE WILL NOT BE ALLOWED WITHIN 150' OF BROOKPORT DRIVE.

## ABBREVIATIONS

B.L.	BUILDING LINE
D.E.	DRAINAGE EASEMENT
E.E.	ELECTRIC EASEMENT
ESMT	EASEMENT
F.C.M.	FLM CODE NUMBER
G.C.O.R.	GALVESTON COUNTY OFFICIAL RECORDS
G.C.D.R.	GALVESTON COUNTY DEED RECORDS
G.C.M.R.	GALVESTON COUNTY MAP RECORDS
IR	IRON ROD
P.O.B.	POINT OF BEGINNING
R/W	RIGHT-OF-WAY
ST&S.E.	STORM SEWER EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
TEMP D.E.	TEMPORARY DRAINAGE EASEMENT
TxDOT	TEXAS DEPARTMENT OF TRANSPORTATION
W.E.	WATER EASEMENT
W.L.E.	WATER LINE EASEMENT
W/CAP(T)	WITH CAP STAMPED
W/CAP(W)	WITH CAP STAMPED
W/CAP(HA)	WITH CAP STAMPED
W/CAP(HV)	WITH CAP STAMPED
(S)	"HALFF & ASSOC INC."
(S-X)	"HOVIS SURVEYING CO."
(F)	SET 5/8" IRON ROD WITH CAP
	STAMPED "C.L. DAVIS, RPLS 4464"
	SET "X" CUT IN CONCRETE
	CALL AND FOUND 5/8" IRON ROD WITH CAP
	STAMPED "C.L. DAVIS, RPLS 4464"

## CONTROL BENCHMARK

HARRIS COUNTY FLOODPLAIN REFERENCE MARK NUMBER 010065 (HGCCSD 57 1986) NEAR NEVADA STREET AND TERMINI STREET INTERSECTION APPROXIMATELY 43.5' NORTHEAST OF CENTERLINE OF NEVADA AND 53' NORTHWEST OF CENTERLINE OF TERMINI.

ELEVATION 12.18 (NAVD 88, 2001 ADJ.)

## T.B.M. BP

CHISELED SQUARE ON TOP CURB OF C-INLET LOCATED ON WEST SIDE OF I-45 FRONTAGE ROAD AND APPROXIMATELY 1,450' SOUTH OF THE INTERSECTION OF BIG LEAGUE PARKWAY AND I-45 FRONTAGE ROAD (EXACT LOCATION SHOWN ON SURVEY).

ELEVATION 17.05 (NAVD 88, 2001 ADJ.)

## T.B.M. 145

CHISELED SQUARE ON TOP CURB OF C-INLET LOCATED ON WEST SIDE OF I-45 FRONTAGE ROAD AND APPROXIMATELY 1,075' SOUTH OF THE INTERSECTION OF BIG LEAGUE PARKWAY AND I-45 FRONTAGE ROAD (EXACT LOCATION SHOWN ON SURVEY).

ELEVATION 20.72 (NAVD 88, 2001 ADJ.)