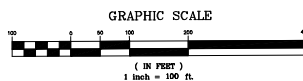


LOCATION MAP
N.T.S.



NOTE:

- (A) RESTRICTED RESERVE "A"
OCCUPIED R.O.W.
± 0.05 ACRES
- (B) RESTRICTED RESERVE "B"
H.O.A. PARK
± 0.32 ACRES
- (C) RESTRICTED RESERVE "C"
H.O.A. PARK
± 0.43 ACRES
- (D) RESTRICTED RESERVE "D"
OPEN SPACE
± 0.58 ACRES
- (E) RESTRICTED RESERVE "E"
H.O.A. PARK
± 0.28 ACRES
- (F) RESTRICTED RESERVE "F"
DRAINAGE/ACCESS
± 0.14 ACRES
- (G) RESTRICTED RESERVE "G"
DRAINAGE/ACCESS
± 0.08 ACRES
- (H) RESTRICTED RESERVE "H"
MARINA/CANAL EASEMENT
± 6.48 ACRES
- (I) RESTRICTED RESERVE "I"
DRAINAGE/ACCESS
± 0.14 ACRES
- (J) RESTRICTED RESERVE "J"
H.O.A. PARK
± 0.28 ACRES
- (K) RESTRICTED RESERVE "L"
OPEN SPACE
± 0.04 ACRES
- (M) RESTRICTED RESERVE "M"
OPEN SPACE
± 0.52 ACRES

BENCHMARKS:
ELEVATIONS SHOWN ARE IN FEET ABOVE
MEAN SEA LEVEL NAVD '83 AS TIED TO
LC-60, A 6 INCH IRON ROD IN EXPANSION
JOINT ALONG ENTERPRISE AVENUE ± 3,050
TELEPHONE (CABLE ETC.) HAVE NOT BEEN DESIGNED, REFERRED NOR APPROVED BY ANY DRY UTILITY PROVIDER. ANY DRY UTILITY ONE-LINES SHOWN
ON THIS PLAN ARE CONCEPTUAL AND BASED SOLELY ON THE LOCATION OF THE PROPOSED DRY UTILITY EASEMENTS LOCATED IN THE LOTS.

LEGEND:

- RES. INDICATES RESTRICTED RESERVE
- R.L. INDICATES BUILDING LINE
- U.E. INDICATES UTILITY EASEMENT
- S.S.E. INDICATES SANITARY SEWER EASEMENT
- STW.S.E. INDICATES STORM SEWER EASEMENT
- W.L.E. INDICATES WATER LINE EASEMENT
- S.W.E. INDICATES SEWAGE EASEMENT
- P.A.E. INDICATES PRIVATE ACCESS EASEMENT
- P.U.E. INDICATES PRIVATE UTILITY EASEMENT
- D.R.G.C. INDICATES DEED RECORDS OF GALVESTON COUNTY
- G.C.M.R. INDICATES GALVESTON COUNTY MAP RECORDS
- G.C.C.A. INDICATES GALVESTON COUNTY CLERK'S FILES
- INDICATES STREET LIGHT LOCATION

DISCLAIMER AND LIMITED WARRANTY

THIS PRELIMINARY SUBDIVISION PLAT HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF THE CITY OF LEAGUE CITY ORDINANCES GOVERNING LAND PLATTING IN EFFECT AT THE TIME THIS PLAT WAS PREPARED, ALONG WITH ANY VARIANCE OR VARIANCES TO THE PROVISIONS OF THE AFORESAID ORDINANCE WHICH ARE SUBSEQUENTLY GRANTED BY THE LEAGUE CITY PLANNING & ZONING COMMISSION. THIS PLAT HAS BEEN PREPARED FOR THE LIMITED PURPOSE OF GUIDANCE IN THE PREPARATION OF ACTUAL ENGINEERING AND DEVELOPMENT PLANS. THIS LIMITED WARRANTY IS MADE IN LIEU OF ALL OTHER WARRANTIES, EXPRESS OR IMPLIED, INCLUDING BUT NOT LIMITED TO, THE WARRANTIES OF MERCHANTABILITY, FITNESS FOR A PARTICULAR PURPOSE, OR NON-INFRINGEMENT. THE ENGINEER, SURVEYOR, OR EMPLOYEES MAKE ANY OTHER WARRANTIES OR REPRESENTATIONS, EXPRESS OR IMPLIED CONCERNING THE DESIGN, LOCATION, QUALITY, CHARACTER OF ACTUAL CONSTRUCTION, SAFETY OR SUITABILITY TO THE PURPOSES INTENDED, OR ANY UTILITIES OR OTHER FACILITIES IN, ON, OVER, OR UNDER THE PREMISES INDICATED IN THE PRELIMINARY SUBDIVISION PLAT. ANY DRY UTILITIES SHOWN ON THIS PLAT (POWER, GAS, TELEPHONE, CABLE, ETC.) HAVE NOT BEEN DESIGNED, REFERRED NOR APPROVED BY ANY DRY UTILITY PROVIDER. ANY DRY UTILITY ONE-LINES SHOWN ON THIS PLAT ARE CONCEPTUAL AND BASED SOLELY ON THE LOCATION OF THE PROPOSED DRY UTILITY EASEMENTS LOCATED IN THE LOTS.

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. APPROVAL
OF THIS DOCUMENT IS VALID FOR ONE (1)
YEAR ONLY.

SURVEYOR:
GBI PARTNERS
4724 VISTA ROAD
PASADENA, TEXAS 77505
CONTACT: KYLE B. DUCKETT, R.P.L.S. No. 6340
TEL: 281-499-4539 www.gbisurvey.com

ENGINEER:
DEC ENGINEERING EXCELLENCE
CONTACT: JOHN A. CARTER, P.E.

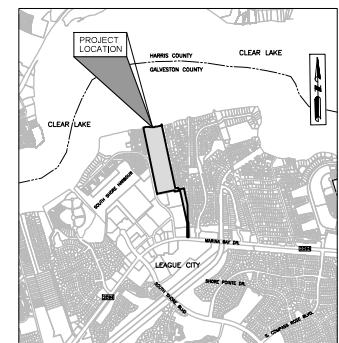
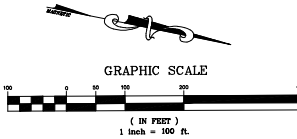
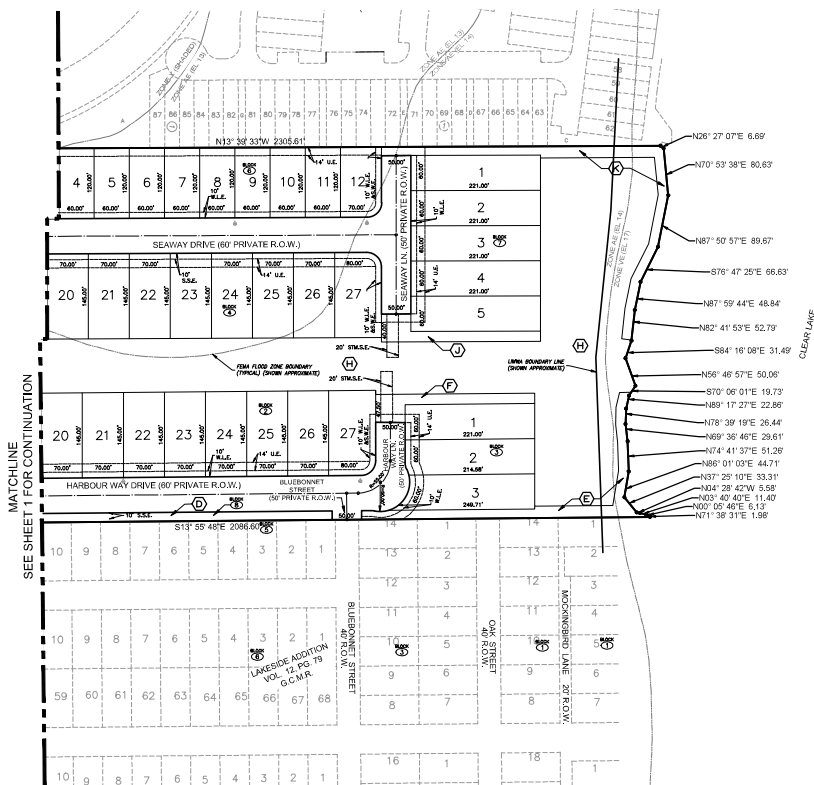
PRELIMINARY PLAT OF TOWNHARBOUR ESTATES

A SUBDIVISION OF ±37.58 ACRES
CONTAINING 8 BLOCKS - 105 LOTS - 11 RESERVES
LOCATED IN MICHAEL MULDOON TWO LEAGUE GRANT, A-18
GALVESTON COUNTY, TEXAS
BEING A RE-PLAT OF LOTS 32-35, IN BLOCK 5 AND LOTS 1-16, IN BLOCK 9 OF LAKESIDE ADDITION, A SUBDIVISION AS
RECORDED IN VOL. 12, PG. 79 G.C.M.R.
(REASON FOR RE-PLAT: TO RECONFIGURE 20 EXISTING LOTS INTO 14 LOTS, 3 RESERVES TOWNHARBOUR LANE, A VARIABLE
WIDTH PUBLIC R.O.W. AND/OR 60' WIDE PRIVATE R.O.W. AND A PORTION OF LAKESIDE DRIVE FROM 50' TO 60')

GRAPHIC SCALE IN FEET 1" = 100'
JULY, 2023

OWNER:
TOWNHARBOUR ESTATES DEVELOPMENT, LP
BY: TOWNHARBOUR ESTATES MANAGEMENT, LLC
CONTACT (INFO):
JOSEPH WATSON
916 HERKIMER STREET
HOUSTON, TEXAS 77008
PHONE: (281)932-4143

SEE SHEET 2 FOR CONTINUATION



VICINITY MAP
N.T.S.

- GENERAL NOTES
1. ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP (FIRM) NOS. 4816700037G AND 4816700041G, MAPS REVISED AUGUST 15, 2019, A PORTION OF THE PROPERTY WITHIN THE BOUNDARY OF THIS PRELIMINARY PLAT LIES WITHIN ZONE X (SHADED), ZONE AE (EL. 13), ZONE AE (EL. 14) AND ZONE VE (EL. 17). FLOOD ZONE BOUNDARY LINES SHOWN HEREON ARE BASED ON FEMA URBAN SHARP FILES AND SHOULD BE CONSIDERED APPROXIMATE. IT HAS THE EFFECT FOR THE LIMIT OF MODERATE WAVE ACTION (LWMA) FROM COASTAL ZONE A.
 2. THE HEREIN SUBDIVIDED TRACT OR PARCEL OF LAND LIES ENTIRELY WITHIN THE INCORPORATED LIMITS OF THE CITY OF LEAGUE CITY, TEXAS.
 3. THE HEREIN SUBDIVIDED TRACT OR PARCEL OF LAND LIES WITHIN THE CLEAR CREEK INDEPENDENT SCHOOL DISTRICT.
 4. IN THE ABSENCE OF A DRAINAGE STUDY APPROVED BY THE CITY OF LEAGUE CITY, TEXAS, NO LOTS WITHIN THE LIMITS OF THIS SUBDIVISION SHALL HAVE MORE THAN 10% OF ITS DRAINAGE AREA COVERED BY IMPERVIOUS MATERIALS.
 5. ALL BUILDING LINES SHALL BE AS PER CITY OF LEAGUE CITY UNIFIED DEVELOPMENT CODE.
 6. 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.
 7. ALL SEWERLINES 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.
 8. NO PRE- OR POST-DEVELOPED STORM WATER FLOWS SHALL BE DIVERTED ONTO ADJACENT PROPERTIES AND ANY HISTORICAL FLOW SHALL BE ACCOMMODATED.
 9. ALL LANDSCAPING AND STRUCTURES, INCLUDING FENCES, AT INTERSECTIONS SHALL CONFORM TO THE CITY OF LEAGUE CITY AND ASSOCIATED DISTANCE REQUIREMENTS FOR MOTORISTS.
 10. DRIVEWAY REQUIREMENTS FOR THE LOCATION, WIDTH 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.
 11. THERE ARE NO EXISTING NOR PROPOSED PIPELINES LOCATED WITHIN THE BOUNDS OF THIS PLAT.
 12. ALL STREETS WILL BE PAVED WITH CONCRETE AND BE CURB AND GUTTER STREETS WITH STORM SEWERS.
 13. ALL STREET INTERSECTION RIGHT-OF-WAY RETURN RADIUS ARE 25 FEET UNLESS OTHERWISE NOTED. ALL STREETS SHALL COMPLY WITH THE MINIMUM STANDARDS SET FORTH IN SECTION 102-5, RIGHTS-OF-WAY, PRIVATE STREETS AND ACCESS GENERAL DESIGN REQUIREMENTS.
 14. THE DEVELOPER SHALL PLACE SIDEWALKS ACROSS ALL RESTRICTED RESERVES THAT ARE RESTRICTED TO LANDSCAPE, OPEN SPACE, RECREATION CENTER OR PARKS UNLESS A TRAILS MASTER PLAN SPECIFIES OTHERWISE.
 15. ALL RESTRICTED RESERVES WILL BE MAINTAINED BY THE HOMEOWNERS' ASSOCIATION.
 16. PLANTINGS, FLOWERS, TREES, OR OTHER LANDSCAPING IS NOT PERMITTED WITHIN SIDE LOT DRAINAGE OR DETENTION CATCHMENTS.
 17. ALL LIMESTONE AND VINYL BULKHEAD WALLS ASSOCIATED WITH BOTH WATERFRONT BUILDING AS WELL AS LANDSCAPING ARE TO BE MAINTAINED AND MONITORED BY THE HOME OWNERS ASSOCIATION OF TOWNHARBOR ESTATES DEVELOPMENT, LP. SEE SECTION 20 OF THE DECLARATIONS AND COVENANTS FOR MORE INFORMATION.
 18. (IF APPLICABLE) THERE IS HEREBY DEDICATED AN UNRESTRICTED AERIAL EASEMENT 5 FEET WIDE UPWARD FROM A PLANE 20 FEET ABOVE THE GROUND ADJACENT TO ALL UTILITY EASEMENTS, EXCEPT AS OTHERWISE SHOWN. HEREON EASEMENTS MAY BE FENCED BY THE BUILDER, APPLICANT OR SUBSEQUENT PROPERTY OWNER. PLANTINGS, LANDSCAPING AND FENCING ARE ONLY PERMITTED IN PUBLIC UTILITY EASEMENTS. THE CITY OF LEAGUE CITY COMMUNITY SHALL HAVE THE RIGHT TO REMOVE AND PLANTINGS, LANDSCAPING OR FENCING FOR THE PURPOSES OF INSTALLATION, OPERATION, AND MAINTENANCE INTO THE EASEMENTS, AND SHALL NOT BEAR THE RESPONSIBILITY FOR REPLACEMENT.
 19. A STORM WATER QUALITY (SWQ) PERMIT MUST BE OBTAINED BEFORE ISSUANCE OF ANY CONSTRUCTION PERMITS FOR A 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 42-54 OF THE LEAGUE CITY CODE OF ORDINANCES HAVE BEEN MET.
 20. THIS PLAT DOES NOT ATTEMPT TO AVOID OR REMOVE ANY COVENANTS OR RESTRICTIONS.
 21. BENCHMARKS ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM OF (NAD83) SOUTH. CENTRAL ZONE, BASED ON GPS OBSERVATIONS. DISTANCES ARE SURFACE VALUES AND MAY BE CONVERTED TO GRID BY APPLYING THE COMBINED ADJUSTMENT FACTOR SUBSEQUENTLY.
 22. THE MAINTENANCE RESPONSIBILITY OF ANY VEGETATIVE AREAS WITHIN RIGHTS-OF-WAY ADJACENT TO, OR WITHIN THIS PLAT, SHALL BE THE SOLE RESPONSIBILITY OF THE HOA OR PROPERTY OWNER (WHICHEVER APPLICABLE) UPON FILING OF THIS PLAT.
 23. THERE ARE NO FEDERALLY PROTECTED AREAS (WETLANDS) WITHIN THIS PROPERTY. ALL SPECIAL GLO/USACE PERMITS WILL BE PROVIDED WITH THE PHASE 1 GRADING PLANS.

| BLOCK 1 | | |
|---------|----------|---------|
| LOT NO. | FRONTAGE | SQ. FT. |
| 1 | 76' | 8,143 |
| 2 | 67' | 8,100 |
| 3 | 61' | 8,100 |
| 4 | 60' | 8,100 |
| 5 | 60' | 8,100 |
| 6 | 60' | 8,100 |
| 7 | 60' | 8,100 |
| 8 | 60' | 8,100 |
| 9 | 60' | 8,100 |
| 10 | 60' | 8,100 |
| 11 | 60' | 8,100 |
| 12 | 60' | 8,155 |

| BLOCK 2 | | |
|---------|----------|---------|
| LOT NO. | FRONTAGE | SQ. FT. |
| 1 | 60' | 8,675 |
| 2 | 60' | 8,700 |
| 3 | 60' | 8,700 |
| 4 | 60' | 8,700 |
| 5 | 60' | 8,700 |
| 6 | 60' | 8,700 |
| 7 | 60' | 8,700 |
| 8 | 60' | 8,700 |
| 9 | 60' | 8,700 |
| 10 | 60' | 8,700 |
| 11 | 60' | 8,700 |
| 12 | 60' | 8,700 |
| 13 | 60' | 8,700 |
| 14 | 60' | 8,700 |
| 15 | 60' | 8,700 |
| 16 | 60' | 8,700 |
| 17 | 70' | 10,150 |
| 18 | 70' | 10,150 |
| 19 | 70' | 10,150 |
| 20 | 70' | 10,150 |
| 21 | 70' | 10,150 |
| 22 | 70' | 10,150 |
| 23 | 70' | 10,150 |
| 24 | 70' | 10,150 |
| 25 | 70' | 10,150 |
| 26 | 70' | 10,150 |
| 27 | 80' | 11,467 |

| BLOCK 3 | | |
|---------|----------|---------|
| LOT NO. | FRONTAGE | SQ. FT. |
| 1 | 60' | 13,260 |
| 2 | 60' | 13,260 |
| 3 | 60' | 13,247 |

| BLOCK 4 | | |
|---------|----------|---------|
| LOT NO. | FRONTAGE | SQ. FT. |
| 1 | 60' | 8,677 |
| 2 | 60' | 8,700 |
| 3 | 60' | 8,700 |
| 4 | 60' | 8,700 |
| 5 | 60' | 8,700 |
| 6 | 60' | 8,700 |
| 7 | 60' | 8,700 |
| 8 | 60' | 8,700 |
| 9 | 60' | 8,700 |
| 10 | 60' | 8,700 |
| 11 | 60' | 8,700 |
| 12 | 60' | 8,700 |
| 13 | 60' | 8,700 |
| 14 | 60' | 8,700 |
| 15 | 60' | 8,700 |
| 16 | 70' | 10,150 |
| 17 | 70' | 10,150 |
| 18 | 70' | 10,150 |
| 19 | 70' | 10,150 |
| 20 | 70' | 10,150 |
| 21 | 70' | 10,150 |
| 22 | 70' | 10,150 |
| 23 | 70' | 10,150 |
| 24 | 70' | 10,150 |
| 25 | 70' | 10,150 |
| 26 | 70' | 10,150 |
| 27 | 80' | 11,465 |

| BLOCK 5 | | |
|---------|----------|---------|
| LOT NO. | FRONTAGE | SQ. FT. |
| 1 | 60' | 7,716 |
| 2 | 60' | 7,222 |
| 3 | 60' | 7,200 |
| 4 | 60' | 7,200 |
| 5 | 60' | 7,200 |
| 6 | 60' | 7,200 |
| 7 | 60' | 7,200 |
| 8 | 60' | 7,200 |
| 9 | 60' | 7,200 |
| 10 | 60' | 7,200 |
| 11 | 60' | 7,200 |
| 12 | 60' | 7,200 |
| 13 | 60' | 7,200 |
| 14 | 60' | 7,200 |
| 15 | 60' | 7,200 |
| 16 | 60' | 7,200 |
| 17 | 70' | 8,267 |

| BLOCK 6 | | |
|---------|----------|---------|
| LOT NO. | FRONTAGE | SQ. FT. |
| 1 | 70' | 8,264 |
| 2 | 60' | 7,200 |
| 3 | 60' | 7,200 |
| 4 | 60' | 7,200 |
| 5 | 60' | 7,200 |
| 6 | 60' | 7,200 |
| 7 | 60' | 7,200 |
| 8 | 60' | 7,200 |
| 9 | 60' | 7,200 |
| 10 | 60' | 7,200 |
| 11 | 60' | 7,200 |
| 12 | 70' | 8,267 |

| BLOCK 7 | | |
|---------|----------|---------|
| LOT NO. | FRONTAGE | SQ. FT. |
| 1 | 60' | 13,260 |
| 2 | 60' | 13,260 |
| 3 | 60' | 13,260 |
| 4 | 60' | 13,260 |
| 5 | 60' | 13,260 |

| BLOCK 9 | | |
|---------|----------|---------|
| LOT NO. | FRONTAGE | SQ. FT. |
| 1 | 60' | 6,900 |
| 2 | 60' | 6,900 |

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GRAPHIC SCALE IN FEET 1" = 100'
JUNE, 2023
OWNER:
TOWNHARBOR ESTATES DEVELOPMENT, LP
BY: TOWNHARBOR ESTATES MANAGEMENT, LLC
CONTACT INFO:
JOSEPH WATSON
916 HERKIMER STREET
HOUSTON, TEXAS 77008
PHONE: (281)932-4143

SURVEYOR:
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ENGINEER:
DEC ENGINEERING EXCELLENCE
CONTACT: JOHN A. CARTER, P.E.