

THE STATE OF TEXAS •
 • KNOW ALL MEN BY THESE PRESENTS
COUNTY OF GALVESTON •

THAT TownHarbour Estates Development, LP, a Texas limited partnership, owner of the property subdivided in the above and foregoing plot of TownHarbour Estates Phase 1, a Subdivision in the City of League City, Galveston County, Texas, do hereby make and establish said Subdivision according to the lines, lots, building lines, streets, reserves, notations and easements thereon shown and designate said Subdivision as TownHarbour Estates Phase 1, do hereby dedicate to the City of League City the use of all streets, drives, lanes, water mains, wastewater mains, storm sewer distribution systems, courts, easements, and rights-of-way, do hereby reserve, save, except and hold privately all parks, all water courses, all drainage facilities (including detention ponds), and all common areas as shown hereon forever; do hereby waive any claims for damages occasioned by the grades approved for the streets, or occasioned by the alteration of the surface of any portion of the streets to conform to such grades, and; do hereby bind ourselves, our successors, and assigns to warrant and forever defend the title to the land so dedicated.

FURTHER, TownHarbour Estates Development, LP, a Texas limited partnership, owner of the property Subdivided in the above and foregoing plot of TownHarbour Estates Phase 1, do hereby acknowledge that the dedications and/or exactions made herein are proportional to the impact of the subdivision upon the public services required in order that the development will comport with the present and future growth needs of the City of League City.

FURTHER, TownHarbour Estates Development, LP, a Texas limited partnership, owner of the property Subdivided in the above and foregoing plot of TownHarbour Estates Phase 1, do hereby bind ourselves, our successors and assigns to warrant and forever defend the title to the land so dedicated and to waive any claim, damage or cause of action that we may have as a result of the dedications or exactions made herein.

FURTHER, TownHarbour Estates Development, LP, a Texas limited partnership, owner of the property Subdivided in the above and foregoing plot of TownHarbour Estates Phase 1, have complied with, or will comply with, the existing regulations heretofore on file and adopted by the City of League City, Galveston County, Texas.

FURTHER, TownHarbour Estates Development, LP, a Texas limited partnership, owner of the property Subdivided in the above and foregoing plot of TownHarbour Estates Phase 1, does hereby grant drainage rights to the City of League City through all the detention Ponds of TownHarbour Estates Phase 1 for the purpose of the conveyance of storm water runoff.

WITNESS my hand in the County of Galveston, Texas, this 13 day of November, 2025.

TownHarbour Estates Development, LP,
a Texas limited partnership

By: TownHarbour Estates Management, LLC,
a Texas limited liability company,
Its General Partner

By: Joseph L. Watson
Joseph L. Watson, President

STATE OF TEXAS
COUNTY OF GALVESTON

BEFORE ME, the undersigned authority, on this day personally appeared Joseph L. Watson, President of TownHarbour Estates Management, LLC, a Texas limited liability company, General Partner of TownHarbour Estates Development, LP, a Texas limited partnership, 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 and in the capacity therein and herein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 12 day of November, 2025.

Garrett E. Bryce
Garrett E. Bryce
My Notary ID # 13262273
Expires November 22, 2027

Notary Public in and for
the State of Texas

My commission expires: 11/22/2027

We, First Continental Investment Co., Ltd., a Texas limited partnership, owner and holder of liens against the property described in the plat known as TownHarbour Estates Phase 1, said liens being evidenced by instruments of record in the Clerk's File Nos. 2021069939, 2021069940, 2021069943, 2021070196, 2021086493, 2023047878, 2024000453, 2024000454, 2024000455, 2025050457, 2025050458, and 2025050459 of the Official Public Records of Galveston County, Texas, do hereby in all things subordinate our interests in said property to the purposes and effects of said plat and the dedications and restrictions shown herein to said subdivision plat and we hereby confirm that we are the present owners of said liens and have not assigned the same nor any part thereof.

By: Linda DeCarlo
Name: Linda DeCarlo
Title: Vice President

STATE OF TEXAS
COUNTY OF Harris

BEFORE ME, the undersigned authority, on this day personally appeared Linda DeCarlo, Vice President of First Continental Investment Co., Ltd., a Texas limited partnership, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 13 day of November, 2025.

Enedina Reyna
Enedina Reyna
Notary ID #10820524
My Commission Expires
December 23, 2025

Notary Public in and for
the State of Texas

My commission expires: 12/08/25

This is to certify that I, Kyle B. Duckett, a Registered Professional Land Surveyor for the State of Texas, Registration #6340, 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.

GBI Partners

Kyle B. Duckett
Kyle B. Duckett
Registered Professional Land Surveyor
Texas Registration No. 6340



This is to certify that the City Planner for the City of League City, Galveston County, Texas, has approved this plat TownHarbour Estates Phase 1, in conformity with the laws of the State of Texas and the Ordinances of the City of League City and has authorized the recording of said Plat this _____ day of _____, 2025.

Kris Carpenter
Kris Carpenter, AICP
Director of Planning
City of League City

I, Dwight Sullivan, County Clerk of Galveston County, Texas, do hereby certify that the within instrument was filed for record in my office on _____ 20____ at _____ o'clock ____M., and duly recorded on _____ 20____ at _____ o'clock ____M., in instrument Number _____ of the Official Public Records of Galveston County for said County.

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

Dwight Sullivan
Dwight Sullivan
County Clerk of
Galveston County, Texas

By: _____
Deputy

NOTES:

1. Bearings are referenced to the Texas Coordinate System of 1983 (NAD83), South Central Zone, based on GPS observations. Distances are surface values and may be converted to grid by applying the combined adjustment factor 0.99987404254.

2. This property lies in Zones X (shaded), AE (EL 13), AE (EL 14) and VE (EL 17) as scaled from Flood Insurance Rate Map (FIRM) Nos. 48167C0037G and 48167C0041G, maps revised August 15, 2019. Limits of Moderate Wave Action (LIMA) shown represents the approximate landward limit of the 1.5 foot breaking wave. LIMA and Zone Boundary lines shown hereon are based on FEMA Digital Flood Insurance Rate Map (DFIRM) Shape Files and should be considered approximate.

3. The herein subdivided tract or parcel of land lies entirely within the incorporated limits of the City of League City, Texas.

4. The herein subdivided tract or parcel of land lies within the Clear Creek Independent School District.

5. 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 55% of its entire area covered by impervious materials.

6. All building lines shall be as per City of League City Unified Development Code (U.D.C.).

7. 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.

8. 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.

9. No pre or post developed Storm Water Flows shall be diverted onto adjacent properties and any historical flow shall be accommodated.

10. All Landscaping and Structures, including fences, at intersections shall conform to the City of League City and ASHTO Site Distance Requirements for Motorists.

11. 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.

12. A Storm Water Quality (SWQ) permit must be obtained before issuance of any construction permit for structures. 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.

13. All street intersection right-of-way return radii are 25 feet unless otherwise noted.

14. All Reserves contained within this plat are intended for the benefit of and will be maintained by the Homeowner's Association (HOA). The developer shall place sidewalks across all reserves that are restricted to landscape, open space and recreation center or parks unless a trails master plan stipulates otherwise.

15. This plot does not attempt to amend or remove any covenants or restrictions.

16. Upon recordation of the plat, maintenance of vegetative areas within or adjacent to rights-of-way shall be the responsibility of the immediately adjacent property owner(s), except for median areas, rear of lots, parks, open spaces or reserves, which shall be the responsibility of the Homeowners Association (HOA).

17. There are 7 street lights proposed on this plat.

18. Minimum Finished Floor (Min. F.F.) elevations shown hereon are based on the Site Grading Plan for TownHarbour Estates prepared by DEC and approved by City of League City.

19. Elevations are shown in feet above NAVD88 as tied to League City GPS Control Survey Monument 60.

20. All easements shown within TownHarbour Estates Phases 2 and 3 (future development) outside the boundaries of TownHarbour Estates Phase 1 are for reference only and may be subject to change at such time as Phases 2 and 3 are approved and recorded.

21. Lots 1-5, in Block 7 are staked where the side Lot lines intersect the 8' Canal Easement for reference. Rear Lot corners are not staked.

22. All Lot corners in Block 4 are marked by 5/8 inch capped iron rod stamped "GBI Partners", except where certain Lot corners may be located on concrete and are marked by "X" cut scribed on concrete.

23. This portion of the right-of-way was renamed from "West Road" to "TownHarbour Lane" as part of Ordinance No. 2021-31.

24. There are no existing nor proposed pipelines located within the bounds of this plat.

25. Plat is subject to restrictive covenants recorded under G.C.C.F. Nos. 2021069941 and 2021086494.

BENCHMARK:

League City GPS Monument #60.
Published Elevation=16.01' NAVD88
Description: 5/8" iron rod in expansion joint along Enterprise Avenue, ±3,050 feet north of Marina Bay Drive (F.M. 2094).

FIELD NOTES FOR 23.68 ACRES

Being a tract containing 23.68 acres of land located in the M. Muldoon Two League Grant, A-18, in the City of League City, Galveston County, Texas. Said 23.68 acres being comprised of a portion of a call 37.256 acre tract of land recorded in the name of TownHarbour Estates Development, LP under Galveston County Clerk's File (G.C.C.F.) No. 2021069939 and a portion of Lots 1-16, Block 9 and Lots 34-35, Block 5, Lakeside, a subdivision in Galveston County, Texas, according to the map or plat thereof recorded in Volume 12, Page 79 of the Galveston County Map Records (G.C.M.R.). Said 23.68 acres being more particularly described by metes and bounds as follows (bearings are referenced to the Texas Coordinate System of 1983, South Central Zone, based on GPS observations):

BEGINNING at a 5/8 inch capped iron rod found at the upper southwest corner of said 37.256 acres, the southeast corner of Unrestricted Reserve "D" of South Shore Harbour Section Two, a subdivision recorded in Volume 17, Pages 154-157 of the G.C.M.R., and being on the northerly line of Unrestricted Reserve "E-4-A" of South Shore Harbour Section Eighteen, a subdivision recorded in Volume 18, Page 758 of the G.C.M.R.;

THENCE, with the westerly line of said 37.256 acres, the easterly line of said Unrestricted Reserve "D" and the easterly line of Veranda Townhomes, Phase One, a subdivision recorded at Plat Record 2014A, Map No. 85-87 of the G.C.M.R., North 13 degrees 39 minutes 33 seconds East, a distance of 2,305.61 feet to the northwest corner of said 37.578 acres, the lower northeast corner of said Veranda Townhomes, Phase One, and being on the call meander line of Mean Higher High Water (MHHW) along Clear Lake as located on April 14, 2005 (by others) and filed with the Texas General Land Office (GLO);

THENCE, with said meander line of MHHW along Clear Lake and the northerly line(s) of said 37.256 acres, the following nine (9) courses:

- 1.) North 26 degrees 27 minutes 07 seconds East, a distance of 6.69 feet;
- 2.) North 70 degrees 53 minutes 38 seconds East, a distance of 80.63 feet;
- 3.) North 87 degrees 50 minutes 57 seconds East, a distance of 89.67 feet;
- 4.) South 76 degrees 47 minutes 25 seconds East, a distance of 66.63 feet;
- 5.) North 87 degrees 59 minutes 44 seconds East, a distance of 48.84 feet;
- 6.) North 82 degrees 41 minutes 53 seconds East, a distance of 52.79 feet;
- 7.) South 84 degrees 16 minutes 08 seconds East, a distance of 31.49 feet;
- 8.) North 56 degrees 46 minutes 57 seconds East, a distance of 50.06 feet;
- 9.) South 70 degrees 06 minutes 01 seconds East, a distance of 13.36 feet;

THENCE, through and across said 37.256 acres, the following fourteen (14) courses:

- 1.) South 13 degrees 55 minutes 48 seconds East, a distance of 19.77 feet;
- 2.) North 89 degrees 17 minutes 27 seconds East, a distance of 25.88 feet;
- 3.) North 78 degrees 39 minutes 19 seconds East, a distance of 29.37 feet;
- 4.) North 69 degrees 36 minutes 46 seconds East, a distance of 30.20 feet;
- 5.) North 74 degrees 41 minutes 37 seconds East, a distance of 48.82 feet;
- 6.) North 86 degrees 01 minutes 03 seconds East, a distance of 60.06 feet;
- 7.) South 13 degrees 55 minutes 48 seconds East, a distance of 133.37 feet;
- 8.) South 76 degrees 35 minutes 38 seconds West, a distance of 192.51 feet;
- 9.) South 13 degrees 55 minutes 48 seconds East, a distance of 271.01 feet;
- 10.) South 76 degrees 35 minutes 38 seconds West, a distance of 8.00 feet;
- 11.) South 13 degrees 55 minutes 48 seconds East, a distance of 1,740.07 feet to a 5/8 inch capped iron rod stamped "GBI Partners" set;
- 12.) North 76 degrees 35 minutes 38 seconds East, a distance of 140.37 feet to a 5/8 inch capped iron rod stamped "GBI Partners" set at the beginning of a non-tangent curve to the left;
- 13.) 16.32 feet along the arc of said curve having a radius of 25.00 feet, a central angle of 37 degrees 23 minutes 38 seconds and a chord which bears North 04 degrees 46 minutes 01 seconds East, 16.03 feet to a 5/8 inch capped iron rod stamped "GBI Partners" set;

14.) North 78 degrees 13 minutes 22 seconds East, a distance of 60.04 feet to a 5/8 inch capped iron rod stamped "GBI Partners" set at the beginning of a non-tangent curve to the left;

THENCE, through and across said 37.256 acres and aforesaid Lot 34, 36.94 feet along the arc of said curve having a radius of 25.00 feet, a central angle of 84 degrees 40 minutes 02 seconds and a chord which bears South 56 degrees 15 minutes 49 seconds East, 33.67 feet to a 5/8 inch capped iron rod stamped "GBI Partners" set at a point of reverse curvature;

THENCE, through and across said Lot 34, the following three (3) courses:

- 1.) 16.84 feet along the arc of said reverse curve having a radius of 330.00 feet, a central angle of 02 degrees 55 minutes 23 seconds and a chord which bears North 82 degrees 51 minutes 52 seconds East, 16.83 feet to a 5/8 inch capped iron rod stamped "GBI Partners" set at a point of tangency;
- 2.) North 84 degrees 19 minutes 33 seconds East, a distance of 47.51 feet to a 5/8 inch capped iron rod stamped "GBI Partners" set at a point of curvature to the left;
- 3.) 42.87 feet along the arc of said curve having a radius of 25.00 feet, a central angle of 98 degrees 15 minutes 21 seconds and a chord which bears North 35 degrees 11 minutes 53 seconds East, 37.81 feet to a 5/8 inch capped iron rod stamped "GBI Partners" set on the east line of said Lot 34 and west Right-of-Way (R.O.W.) line of West Drive (50 feet wide) as dedicated by plot of aforesaid Lakeside;

THENCE, with said west R.O.W. line, said east line and the east line of aforesaid Lot 35, South 13 degrees 55 minutes 48 seconds East, a distance of 85.61 feet to a 5/8 inch capped iron rod stamped "GBI Partners" set at the southeast corner of said Lot 35, a re-entrant corner on said R.O.W. and being on a northerly line of aforesaid 37.256 acres;

THENCE, with said north line, the south R.O.W. line of said West Drive and north line of aforesaid Block 9, North 76 degrees 35 minutes 38 seconds East, a distance of 185.64 feet to a cut "X" scribed on concrete set at the northeast corner of said Lot 1 and being at the intersection of said West Drive and Lakeside Drive (width varies) as dedicated by plat of aforesaid Lakeside;

THENCE, with the east line of said 37.256 acres, aforesaid Block 9, and the west R.O.W. line of said Lakeside Drive, the following two (2) courses:

- 1.) South 13 degrees 54 minutes 39 seconds East, a distance of 580.34 feet to a 5/8 inch capped iron rod stamped "GBI Partners" set;
- 2.) South 02 degrees 52 minutes 38 seconds East, a distance of 78.33 feet to a 5/8 inch capped iron rod stamped "GBI Partners" set at the beginning of a non-tangent curve to the left;

FIELD NOTES FOR 23.68 ACRES (CONTINUED)

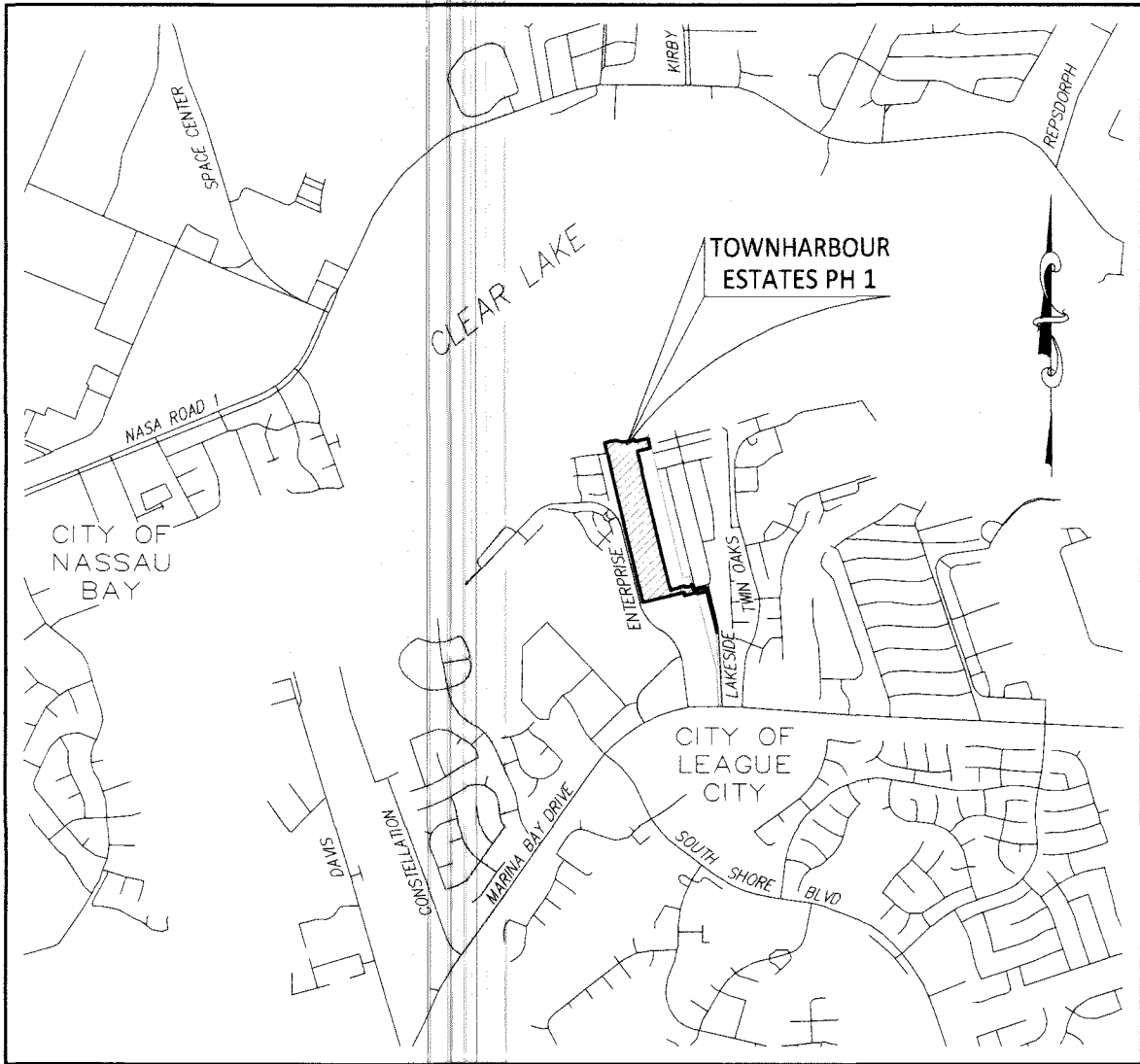
THENCE, through and across said 37.256 acres and said Block 9, the following four (4) courses:

- 1.) 51.99 feet along the arc of said curve having a radius of 270.00 feet, a central angle of 11 degrees 02 minutes 01 seconds and a chord which bears North 08 degrees 23 minutes 39 seconds West, 51.91 feet to a 5/8 inch capped iron rod stamped "GBI Partners" set at a point of tangency;
- 2.) North 13 degrees 54 minutes 39 seconds West, a distance of 542.74 feet to a 5/8 inch capped iron rod stamped "GBI Partners" set at a point of curvature to the left;
- 3.) 5.83 feet along the arc of said curve having a radius of 25.00 feet, a central angle of 13 degrees 21 minutes 29 seconds and a chord which bears North 20 degrees 35 minutes 24 seconds West, 5.82 feet to a 5/8 inch capped iron rod stamped "GBI Partners" set;
- 4.) South 75 degrees 58 minutes 20 seconds West, a distance of 134.84 feet to a 5/8 inch capped iron rod stamped "GBI Partners" set on the westerly line of said 37.256 acres and easterly line of Unrestricted Reserve "E-4-B" of aforesaid South Shore Harbour Section Eighteen, North 14 degrees 01 minutes 40 seconds West, a distance of 13.59 feet to a 5/8 inch capped iron rod stamped "Clark Geogram" found at the lower northeast corner of said Unrestricted Reserve "E-4-B";

THENCE, with the southerly line of said 37.256 acres and northerly line of said Unrestricted Reserve "E-4-B", South 76 degrees 35 minutes 38 seconds West, a distance of 183.00 feet to a 5/8 inch iron rod found;

THENCE, with a westerly line of said 37.256 acres and an easterly line of said Unrestricted Reserve "E-4-B", North 14 degrees 01 minutes 40 seconds West, a distance of 45.00 feet to the upper northeast corner of said Unrestricted Reserve "E-4-B", from which point a found 1/2 inch iron rod bears South 62 degrees 51 minutes 52 seconds East, 0.82 foot;

THENCE, with the upper southerly line of said 37.256 acres and the northerly line of said South Shore Harbour Section Eighteen, South 76 degrees 35 minutes 38 seconds West, a distance of 600.36 feet to the POINT OF BEGINNING and containing 23.68 acres of land.



VICINITY MAP
SCALE: 1" = 1/2 MILE

PLAT-25-0088
Document # 2025054636
Recorded - November 19, 2025

FINAL PLAT

TOWNHARBOUR ESTATES PHASE 1

BEING A SUBDIVISION OF 23.68 ACRES OF LAND LOCATED IN THE M. MULDOON TWO LEAGUE GRANT, A-18, CITY OF LEAGUE CITY, GALVESTON COUNTY, TEXAS, & BEING A PARTIAL REPLAT OF LOTS 34-35, IN BLOCK 5 & LOTS 1-16, IN BLOCK 9, LAKESIDE, A SUBDIVISION RECORDED IN VOLUME 12, PAGE 79 OF THE GALVESTON COUNTY MAP RECORDS.

61 LOTS 5 RESERVES 4 BLOCKS

REASON FOR PARTIAL REPLAT: TO RECONFIGURE ALL OR PART OF 18 EXISTING LOTS IN ORDER TO CREATE TOWNHARBOUR WAY AND WIDEN LAKESIDE DRIVE

NOVEMBER 12, 2025

OWNER:
TOWNHARBOUR ESTATES DEVELOPMENT, LP,
A TEXAS LIMITED PARTNERSHIP
BY TOWNHARBOUR ESTATES MANAGEMENT, LLC,
A TEXAS LIMITED LIABILITY COMPANY
916 HERKIMER STREET
HOUSTON, TEXAS 77008
CONTACT: JOSEPH L. WATSON

ENGINEER:
GFT
T.B.P.E.L.S. FIRM REGISTRATION #392
3100 W. ALABAMA
HOUSTON, TEXAS 77098
CONTACT: JOHN A. CARTER, P.E.

SURVEYOR:



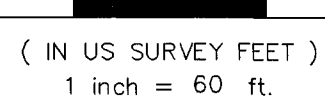
GBI PARTNERS

4724 VISTA ROAD TBP&LS FIRM #10130300
PASADENA, TX 77505 GBSurvey@GBISurvey.com
PHONE: 281-499-4539 www.GBISurvey.com
CONTACT: KYLE B. DUCKETT, HPLS

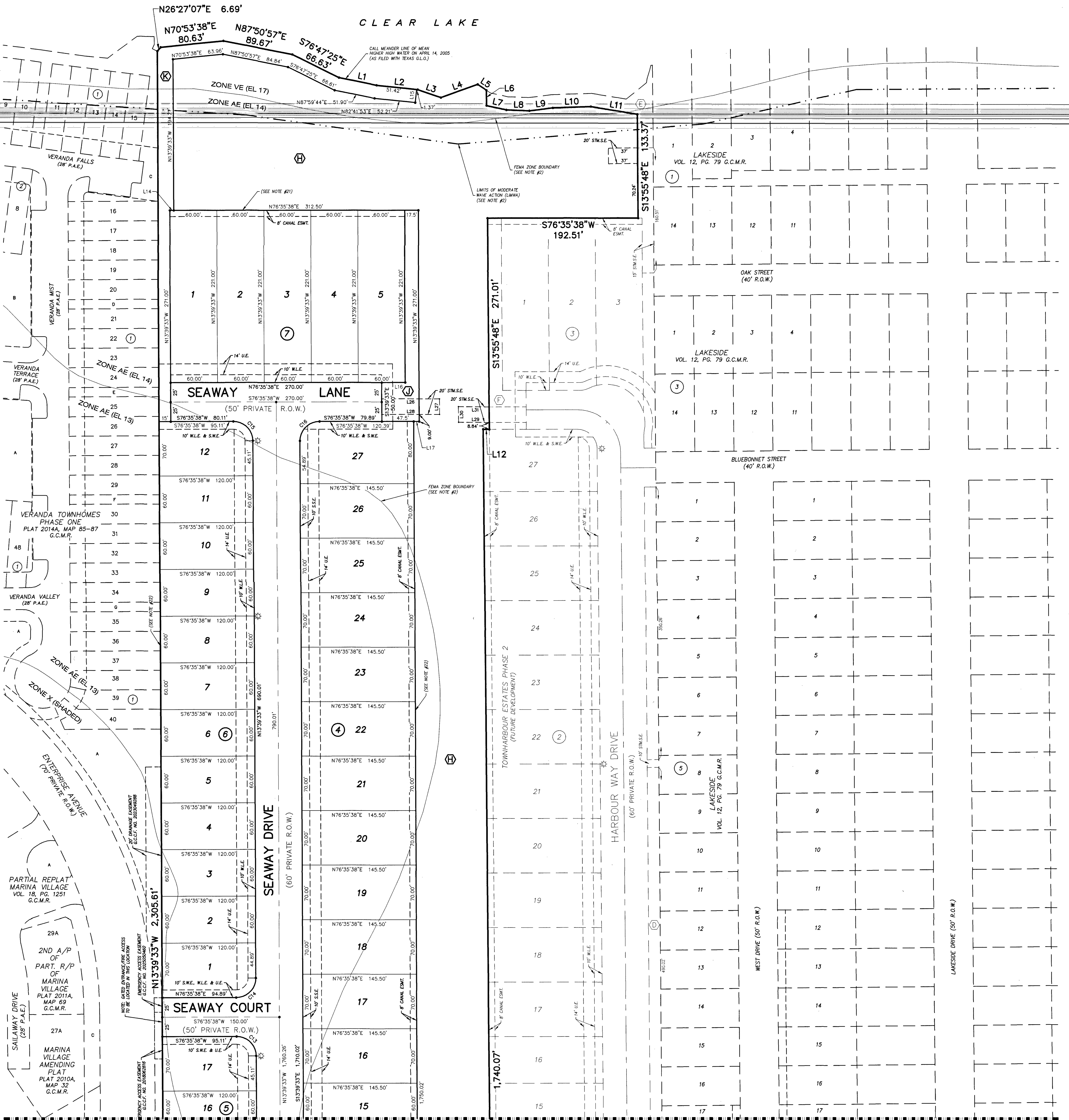


TOWNHARBOUR ESTATES PHASE 1

SHEET 3 OF 4



LEGEND	
A.F.	AERIAL EASEMENT
C.I.R.	CAPPED IRON ROD
D.E.	DRAINAGE EASEMENT
ESMT.	EASEMENT
FND.	FOUND
G.C.C.F.	GALVESTON COUNTY CLERKS FILE
G.C.D.R.	GALVESTON COUNTY DEED RECORDS
G.C.M.R.	GALVESTON COUNTY MAP RECORDS
I.R.	IRON ROD
M.E.	MAINTENANCE EASEMENT
M.U.E.	MUNICIPAL UTILITY EASEMENT
P.O.B.	POINT OF BEGINNING
R.O.W.	RIGHT-OF-WAY
S.S.E.	SANITARY SEWER EASEMENT
S.W.	SIDEWALK EASEMENT
STM.S.E.	STORM SEWER EASEMENT
U.E.	UTILITY EASEMENT
W.L.E.	WATER LINE EASEMENT
☆	STREET LIGHT



MATCH LINE - SEE SHEET 3 OF 4

LEGEND

- A.E. AERIAL EASEMENT
- C.I.R. CAPPED IRON ROD
- D.E. DRAINAGE EASEMENT
- E.S.M.T. EASEMENT
- F.N.D. FOUND
- G.C.C.F. GALVESTON COUNTY CLERKS FILE
- G.C.D.R. GALVESTON COUNTY DEED RECORDS
- G.C.M.R. GALVESTON COUNTY MAP RECORDS
- I.R. IRON ROD
- M.E. MAINTENANCE EASEMENT
- M.U.E. MUNICIPAL UTILITY EASEMENT
- P.O.B. POINT OF BEGINNING
- R.O.W. RIGHT-OF-WAY
- S.S.E. SANITARY SEWER EASEMENT
- S.W.E. SIDEWALK EASEMENT
- STM.S.E. STORM SEWER EASEMENT
- U.E. UTILITY EASEMENT
- W.L.E. WATER LINE EASEMENT
- ★ STREET LIGHT

RESERVE	USE	AREA
Ⓒ	H.O.A. PARK	0.4308 ACRE / 18,767 SQ.FT.
Ⓓ	H.O.A. PARK/DRAINAGE	0.0840 ACRE / 3,659 SQ.FT.
Ⓗ	MARINA/CANAL EASEMENT	6.4535 ACRES / 281,113 SQ.FT.
Ⓙ	H.O.A. PARK/DRAINAGE/ACCESS	0.1433 ACRE / 6,243 SQ.FT.
Ⓚ	H.O.A. PARK	0.3147 ACRE / 13,709 SQ.FT.

FINAL PLAT
**TOWNHARBOUR
ESTATES PHASE 1**

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CONTACT: KYLE B. DUCKETT, RPLS

GRAPHIC SCALE



(IN US SURVEY FEET)
1 inch = 60 ft.

GRAPHIC SCALE

(IN US SURVEY FEET)
1 inch = 60 ft.

LEGEND

A.E. AERIAL EASEMENT
C.I.R. CAPPED IRON ROD
D.E. DRAINAGE EASEMENT
ESMT. EASEMENT
FND. FOUND
G.C.C.F. GALVESTON COUNTY CLERKS FILE
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R.O.W. RIGHT-OF-WAY
S.S.E. SANITARY SEWER EASEMENT
S.W.E. SIDEWALK EASEMENT
S.W.S.E. STORM SEWER EASEMENT
U.E. UTILITY EASEMENT
W.L.E. WATER LINE EASEMENT
STREET LIGHT

LINE TABLE

LINE	BEARING	DISTANCE
L1	N87°59'44"E	48.84'
L2	N82°41'53"E	52.79'
L3	S84°16'08"E	31.49'
L4	N56°46'57"E	50.06'
L5	S70°06'01"E	13.36'
L6	S13°55'48"E	19.77'
L7	N89°17'27"E	25.88'
L8	N78°39'19"E	29.37'
L9	N69°36'46"E	30.20'
L10	N74°41'37"E	48.82'
L11	N86°01'03"E	60.06'
L12	S76°35'38"W	8.00'
L13	S31°28'03"W	5.61'
L14	N78°35'38"E	5.00'
L15	N07°18'07"W	17.00'
L16	S76°35'38"W	30.00'
L17	S76°35'38"W	7.00'
L18	N76°49'01"E	17.00'
L19	N13°24'22"W	15.87'
L20	S13°24'22"E	15.76'
L21	N76°49'01"E	88.50'
L22	N05°40'27"W	5.37'
L23	N13°24'38"W	55.67'

LINE TABLE

LINE	BEARING	DISTANCE
L24	N76°35'24"E	25.00'
L25	S13°24'36"E	55.67'
L26	N76°35'38"E	73.69'
L27	S13°39'33"E	20.00'
L28	S76°35'38"W	73.69'
L29	S76°35'38"W	39.37'
L30	N13°55'48"W	20.00'
L31	N76°35'38"E	39.37'

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	CHD. BEARING	CHD. LENGTH
C1	25.00	16.32	37°23'38"	N04°46'01"E	16.03
C2	25.00	36.94	84°40'02"	S56°15'49"E	33.67
C3	330.00	16.84	2°55'23"	N82°51'52"E	16.83
C4	25.00	42.87	98°15'21"	N35°11'53"E	37.81
C5	270.00	51.99	11°02'01"	N08°23'39"W	51.91
C6	25.00	5.83	13°21'29"	N20°35'24"W	5.82
C7	300.00	40.48	7°43'55"	S80°27'36"W	40.45
C8	55.00	86.15	89°44'49"	N58°31'57"W	77.61
C9	25.00	33.18	76°03'09"	S51°56'14"E	30.80
C10	200.00	19.93	5°42'38"	N87°10'53"E	19.93
C11	270.00	36.44	7°43'55"	S80°27'36"W	36.41
C12	50.00	78.32	89°44'49"	S58°31'57"E	70.55
C13	25.00	39.16	89°44'49"	N58°31'57"W	35.28
C14	25.00	39.38	90°15'11"	N31°28'03"E	35.43
C15	25.00	39.16	89°44'49"	N58°31'57"W	35.28
C16	25.00	39.38	90°15'11"	S31°28'03"W	35.43
C17	25.00	39.16	89°44'49"	S58°31'57"E	35.28
C18	25.00	39.50	90°31'26"	N31°19'55"E	35.52

LOT AREA TABLE

BLOCK 4			
LOT	ACRES	SQ.FT.	FF ELEV
1	0.1999	8,707	15.0'
2	0.2004	8,730	15.0'
3	0.2004	8,730	15.0'
4	0.2004	8,730	15.0'
5	0.2004	8,730	15.0'
6	0.2004	8,730	15.0'
7	0.2004	8,730	15.0'
8	0.2004	8,730	15.0'
9	0.2004	8,730	15.0'
10	0.2004	8,730	16.0'
11	0.2004	8,730	16.0'
12	0.2004	8,730	16.0'
13	0.2004	8,730	16.0'
14	0.2004	8,730	16.0'
15	0.2004	8,730	16.0'
16	0.2338	10,185	16.0'
17	0.2338	10,185	16.0'
18	0.2338	10,185	16.0'
19	0.2338	10,185	15.0'
20	0.2338	10,185	15.0'
21	0.2338	10,185	15.0'
22	0.2338	10,185	15.0'
23	0.2338	10,185	15.0'
24	0.2338	10,185	15.0'
25	0.2338	10,185	15.0'
26	0.2338	10,185	15.0'
27	0.2641	11,505	16.0'

LOT AREA TABLE

BLOCK 5			
LOT	ACRES	SQ.FT.	FF ELEV
1	0.1775	7,731	15.0'
2	0.1653	7,200	15.0'
3	0.1653	7,200	15.0'
4	0.1653	7,200	15.0'
5	0.1653	7,200	15.0'
6	0.1653	7,200	15.0'
7	0.1653	7,200	15.0'
8	0.1653	7,200	15.0'
9	0.1653	7,200	15.0'
10	0.1653	7,200	15.0'
11	0.1653	7,200	15.0'
12	0.1653	7,200	15.0'
13	0.1653	7,200	15.0'
14	0.1653	7,200	15.0'
15	0.1653	7,200	15.0'
16	0.1653	7,200	15.0'
17	0.1898	8,267	15.0'

LOT AREA TABLE

BLOCK 6			
LOT	ACRES	SQ.FT.	FF ELEV
1	0.1897	8,265	15.0'
2	0.1653	7,200	15.0'
3	0.1653	7,200	15.0'
4	0.1653	7,200	15.0'
5	0.1653	7,200	15.0'
6	0.1653	7,200	15.0'
7	0.1653	7,200	15.0'
8	0.1653	7,200	15.0'
9	0.1653	7,200	15.0'
10	0.1653	7,200	15.0'
11	0.1653	7,200	15.0'
12	0.1898	8,267	15.0'

LOT AREA TABLE

BLOCK 7			
LOT	ACRES	SQ.FT.	FF ELEV
1	0.3044	13,260	18.0'
2	0.3044	13,260	18.0'
3	0.3044	13,260	18.0'
4	0.3044	13,260	18.0'
5	0.3044	13,260	18.0'

FINAL PLAT
**TOWNHARBOUR
ESTATES PHASE 1**

BEING A SUBDIVISION OF 23.68 ACRES OF LAND
LOCATED IN THE M. MULDOON TWO LEAGUE GRANT,
A-18, CITY OF LEAGUE CITY, GALVESTON COUNTY,
TEXAS, & BEING A PARTIAL REPLAT OF LOTS 34-35,
IN BLOCK 5 & LOTS 1-16, IN BLOCK 9,
LAKESIDE, A SUBDIVISION RECORDED IN VOLUME 12,
PAGE 79 OF THE GALVESTON COUNTY MAP RECORDS.

61 LOTS 5 RESERVES 4 BLOCKS

REASON FOR PARTIAL REPLAT: TO RECONFIGURE ALL OR PART OF 18 EXISTING
LOTS IN ORDER TO CREATE TOWNHARBOUR WAY AND WIDEN LAKESIDE DRIVE

NOVEMBER 12, 2025

OWNER:
TOWNHARBOUR ESTATES DEVELOPMENT, LP,
A TEXAS LIMITED PARTNERSHIP
BY TOWNHARBOUR ESTATES MANAGEMENT, LLC,
A TEXAS LIMITED LIABILITY COMPANY
916 HERKIMER STREET
HOUSTON, TEXAS 77008
CONTACT: JOSEPH L. WATSON

ENGINEER:
GFI
T.B.P.E.L.S. FIRM REGISTRATION #392
3100 W. ALABAMA
HOUSTON, TEXAS 77098
CONTACT: JOHN A. CARTER, P.E.

SURVEYOR:



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