

JARBOE ADDITION
LOT 2 BLOCK 3
(UNRECORDED SUBDIVISION)

JARBOE ADDITION
LOT 1 BLOCK 3
(UNRECORDED SUBDIVISION)

JARBOE ADDITION
LOT 2 BLOCK 3
(UNRECORDED SUBDIVISION)

VR South Shore Holdings
(2014026796 GCDR)

Drainage Easement
EXP-MUD #3

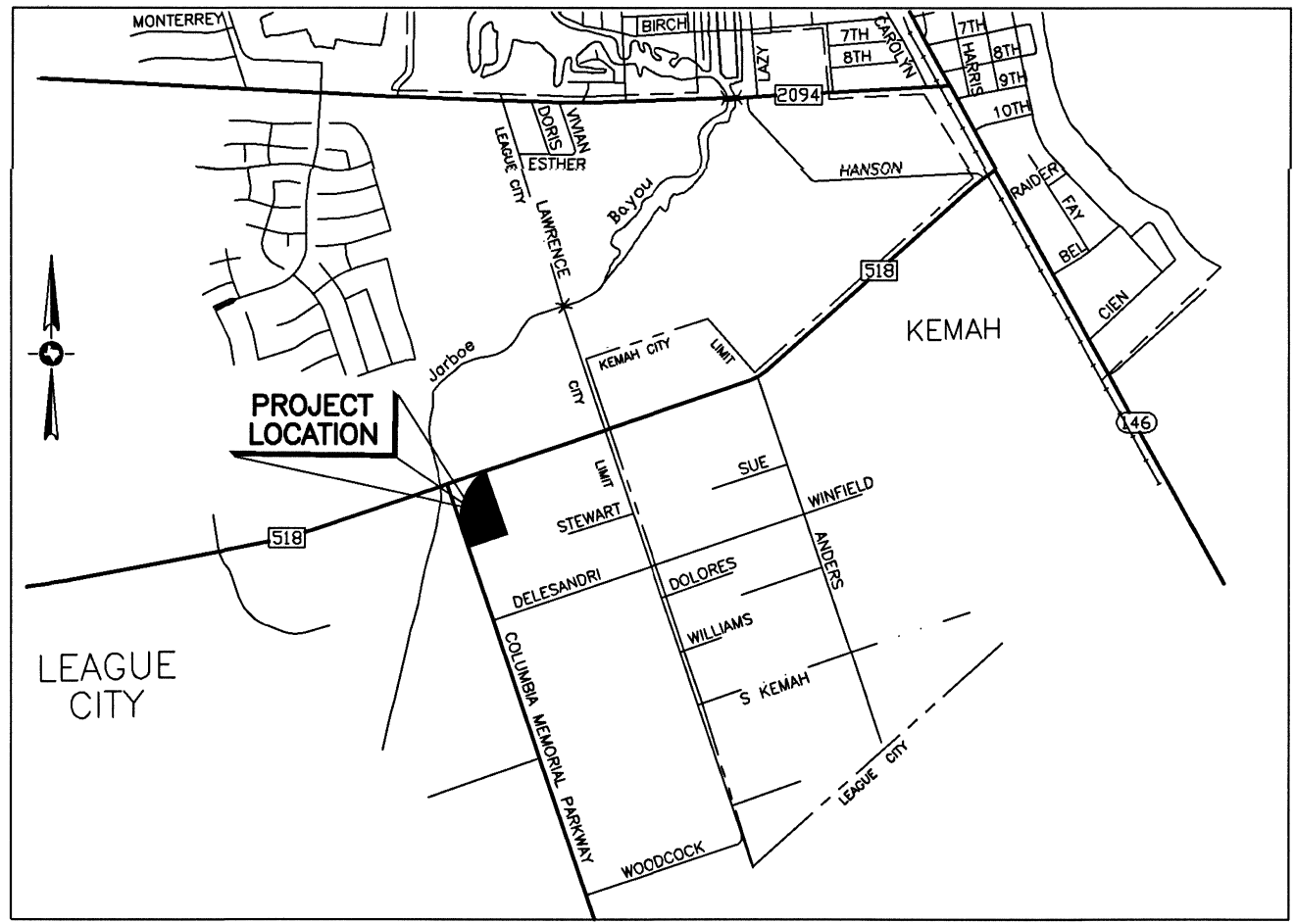
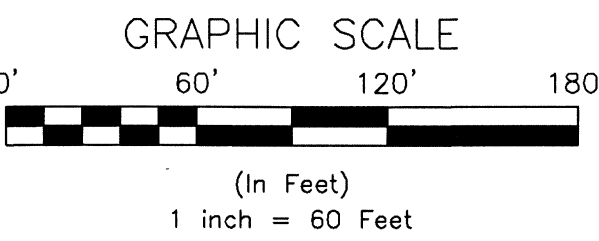
VR South Shore Holdings
(2014026796 GCDR)

Texas Dept. Of
Transportation
(2008018106 GCDR)

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	470.90	641.32	592.89	N 22°08'23" E	78°01'51"
C2	420.90	507.89	301.06	N 12°03'06" E	41°54'39"
C3	450.90	612.00	566.10	N 22°00'28" E	77°46'01"

LINE	BEARING	DISTANCE
L1	N 16°52'13" W	112.00'
L2	N 73°07'46" E	111.68'
L3	S 73°08'48" W	35.89'
L4	S 16°52'13" E	40.00'
L5	N 73°08'48" E	20.47'
L6	N 73°08'48" E	150.43'

STATE F.M. HIGHWAY 518
(120' R.O.W.)



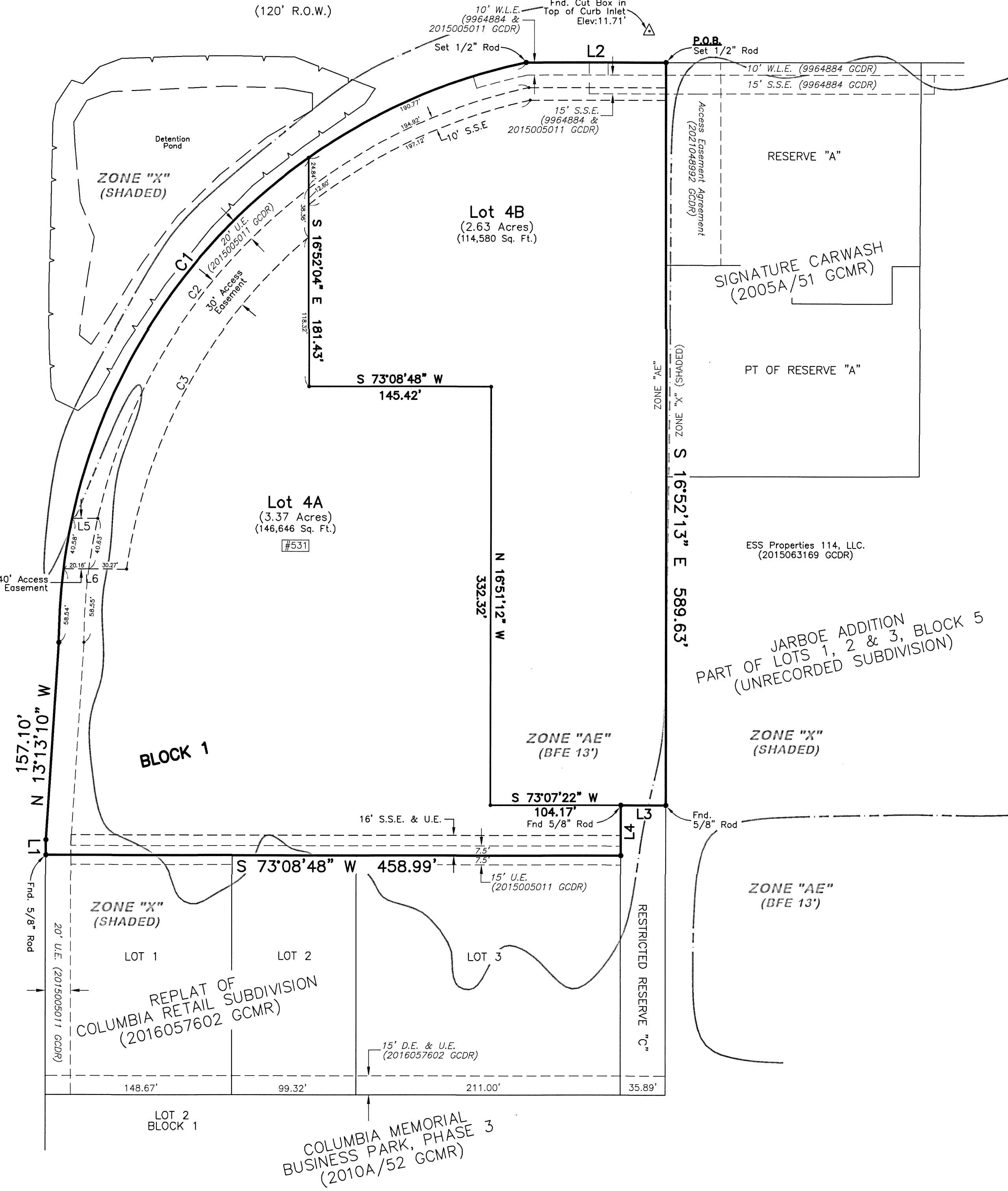
VICINITY MAP
SCALE: N.T.S.

UNRESTRICTED RESERVE "A"
ISD-Clear Creek
(009-68-1904 GCDR)

SOUTH SHORE VILLAGE
SECTION 5
(18/482 GCMR)

COLUMBIA MEMORIAL PARKWAY
(60' R.O.W. - TX-DOJ PROJECT NO. L-976-5-1)
(A.K.A. F.M. 1266)

HARBOUR PARK
SECTION EIGHT
(18/639 GCMR)



ABBREVIATIONS

- Fnd. Found
- D.E. Drainage Easement
- GCMR Galveston County Map Records
- GCDR Galveston County Deed Records
- R.O.W. Right of Way
- P.O.B. Point of Beginning
- TBM Temporary Benchmark
- S.S.E. Sanitary Sewer Easement
- U.E. Utility Easement
- W.L.E. Water Line Easement
- TBM Temporary Benchmark
- #xxxx Address Number

PROPERTY DESCRIPTION

All that certain 6.00 acres of land, situated in the M. MULDOON 2 LEAGUE GRANT, ABSTRACT NO. 18, more particularly described as being all of Lot 4, of Replat of COLUMBIA RETAIL SUBDIVISION, a subdivision in the City of League City, Galveston County, Texas, according to the map or plat thereof recorded in Clerk's File Number 2016057602, of the Galveston County Map Records; said 6.00 acres of land being more fully described by metes and bounds as follows:

BEGINNING at a point on the South line of F.M. 518, being a 120.00 foot right of way, same being the Northeast corner of aforesaid Lot 4 and the Northwest corner of Reserve "A" of SIGNATURE CARWASH, a subdivision recorded in Plat Record 2005A, Map Number 51 of the Galveston County Map Records, furthermore said point being the Northeast corner of the herein described tract;

THENCE S 16°52'13" E, along the East line of said Lot 4, a distance of 589.63 feet to a point at the Northeast corner of Restricted Reserve "C", of said Replat of COLUMBIA RETAIL SUBDIVISION;

THENCE, along the common line of said Lot 4, and of Lots 1, 2, 3 and Reserve "C" of said Replat of COLUMBIA RETAIL SUBDIVISION, the following three (3) courses and distances:

S 73°08'48" W, a distance of 35.89 feet to a point for corner;

S 16°52'13" E, a distance of 40.00 feet to a point for corner;

S 73°08'48" W, a distance of 458.99 feet to a point on the East line of Columbia Memorial Parkway, also known as F.M. 1266, and being a variable width right of way, said point also being the Southwest corner of the herein described tract;

THENCE, along and with the East line of said Columbia Memorial Parkway, the following three (3) courses and distances:

N 16°52'13" W, a distance of 12.00 feet to a point for corner

N 13°13'10" W, a distance of 157.10 feet to a point at the beginning of a non-tangent curve to the right;

Northeasterly, along said curve to the right having a radius of 470.90 feet, an arc length of 641.32 feet and a chord bearing of N 22°08'23" E, a distance of 592.89 feet, to a point at the end of said curve;

THENCE, N 73°07'46" E, along the South line of said F.M. 518, a distance of 111.68 feet to the **POINT OF BEGINNING** and containing a calculated area of 6.00 acres of land.

GENERAL NOTES:

- This property lies in Zone "AE" (B.F.E. 13'), defined by FEMA as areas of Base Flood Elevations determined and in Zone "X" (Shaded), defined by FEMA as areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood, as scaled from Flood Insurance Rate Map Community-Panel Numbers 48167C0043G with effective date of August 15, 2019.
- The herein subdivided tract or parcel of land lies entirely within the incorporated limits of the City of League City, Texas.
- The herein subdivided tract or parcel of land lies within the Clear Creek Independent School District.
- 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.
- 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.
- A SWQ (Storm Water Quality) permit must be obtained before issuance of any construction permit 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 43-54 of the League City Code of Ordinances have been met.
- All sidewalks shall be installed such that a minimum of one foot (1') clearance is maintained from any utility structure accessible form ground level such as manhole lids, water valves, cleanouts, power poles, meters, etc.
- No pre or post developed Storm Water Flows shall be diverted onto adjacent properties and any historical flow shall be accommodated.
- Bearings are based on recorded replat of COLUMBIA RETAIL SUBDIVISION, a subdivision in Galveston County, Texas, according to the map or plat thereof recorded in Instrument Number 2016057602 of the Map Records in the office of the County Clerk of Galveston.
- Temporary Benchmark: Cut Box on Top of Curb Inlet on the South right of way line of F.M. 518. Elevation: 11.71 feet. Based on NGS Monument HGSD 57, NAVD '88.
- All Landscaping and Structures, including fences, at intersections shall conform to the City of Based League City Reference Monument #10, Elevation 20.06', NGVD 1929, 1987 adjustment. League City and ASSHTO Site Distance Requirements for Motorists.
- 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.
- There is hereby dedicated an unobstructed 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. 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.
- This Plat does not attempt to amend or remove any covenants or restrictions.
- There was no evidence of pipeline markers when field survey was performed on the surface of subject property.
- The purpose of this Replat is to create Lots 4A and 4B.

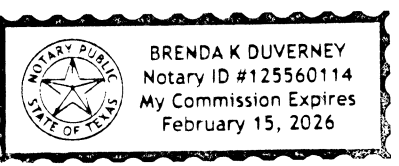
THE STATE OF TEXAS
COUNTY OF GALVESTON

I, Dwight Sullivan, County Clerk, Galveston County, Texas, do hereby certify that this written instrument was filed for record in my office on July 8th, 2022, at 8:52 o'clock, A.M., and duly recorded on July 8th, 2022, at 8:52 o'clock, A.M., in Instrument Number 2022045950 Galveston County Map Records.

WITNESS MY HAND AND SEAL OF OFFICE at Galveston, Texas, the day and date last above written.

Dwight Sullivan, County Clerk,
Galveston County, Texas.

By Jacob Clark Deputy



Brenda K. DuVernay
Notary Public in and for
the State of Texas
My Commission Expires: 2-15-26

REPLAT
COLUMBIA RETAIL
SUBDIVISION
LOTS 4A AND 4B

BEING ALL OF LOT 4, OF REPLAT OF
COLUMBIA RETAIL SUBDIVISION

ACCORDING TO THE MAP OR PLAT THEREOF
RECORDED IN INSTRUMENT 2016057602 OF THE
GALVESTON COUNTY MAP RECORDS,
SITUATED IN THE

M. MULDOON 2 LEAGUE GRANT,
ABSTRACT NO. 18
CITY OF LEAGUE CITY
GALVESTON COUNTY, TEXAS

2 LOTS, 1 BLOCK, 6.00 ACRES

SUBMITTAL DATE: SEPTEMBER 28, 2021

This is to certify that the City Planning and Zoning Commission of the City of League City, Galveston County, Texas, has approved this Replat of COLUMBIA RETAIL SUBDIVISION LOTS 4A AND 4B, as shown hereon in accordance with the laws of the State of Texas and the Ordinances of the City of League City as heretofore adopted and on file with the City of League City, and has authorized the recording of said Replat this 5 day of July, 2022.

Annette Ramirez - Chairperson
Planning & Zoning Commission
City of League City

Kris Carpenter
Planning Manager
City of League City

This is to certify that I, Stephen C. Blaskey, A Registered Professional Land Surveyor of the State of Texas, have plotted the above subdivision from an actual survey on the ground, and that all corners are properly marked and that this plot correctly represents that survey made under my direction.



Stephen C. Blaskey
Registered Professional
Land Surveyor No. 5856



LEAGUE CITY OFFICE
Registration Number: 10194549
(281) 254-1710 www.hightidelandsurveying.com
200 HOUSTON AVE, SUITE B (LEAGUE CITY, TX 77573)
Mailing P.O. BOX 16142 (GALVESTON, TX 77552)

REVISED: MAY 11, 2022
SURVEY DATE: SEPTEMBER 10, 2020
FILE NO.: 2787-0000-004-000
DRAWING: ECM/JMH/JTK
JOB NO.: 20-0458

2022045950