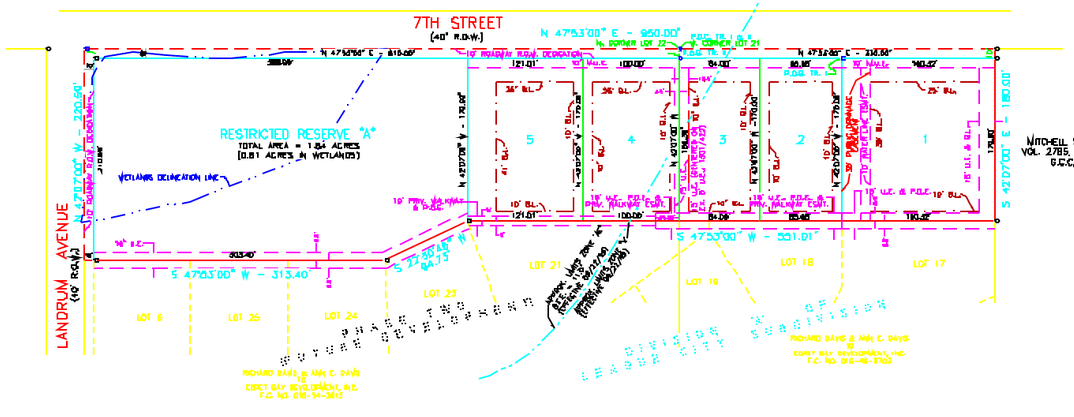
THE PARK ON EGRET BAY, PHASE ONE

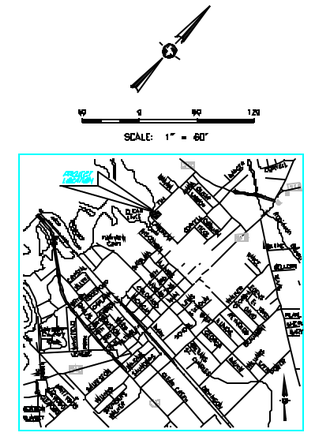
A SUBDIVISION OUT OF

LOTS 21 AND 22
DIVISION 'A' OF
LEAGUE CITY SUBDIVISION

CITY OF LEAGUE CITY
GALVESTON COUNTY, TEXAS

4.26 ACRES
5 LOTS, 1 RESERVE





DEVELOPERS: EGRET BAY DEVELOPMENT
P.O. BOX 980634
HOUSTON, TEXAS 77258

RICHARD W. DAVIS, JR.
ANN ELIZABETH DAVIS
P.O. BOX 980634
HOUSTON, TEXAS 77258

SURVEYOR: DoucetWorks, LLC
P.O. BOX 248
LEAGUE CITY, TEXAS 77574

PROPERTY DESCRIPTION

Tract 1 - Lot 1

FIELD NOTES of a 0.84 acre tract of land being that of land a part of Lot 21 of DIVISION 'A' of LEAGUE CITY, an unrecorded subdivision of part of (40 Sections) F. AUSTIN LEAGUE, Abstract No. 9 and the W. MULBERRY 2 LEAGUE GRANT, Abstract No. 18, Galveston County, Texas, according to the map or plat thereof prepared in 1962 by R.W. Lustrat, C.E., for J.C. League and recorded in Volume 1, Page 1 of the Official Public Records of Real Property of Galveston County, Texas; said 0.84 acre tract of land being more particularly described by metes and bounds as follows:

COMMENCE at the Northwest corner of said Lot 21 at (Division "A" of League City);

THENCE S 42°07'00" E, with the Southwest line of said Lot 21, a distance of 10.00 feet to a point being located in the apparent Southerly right-of-way line of 7th Street, a 50 foot wide dedicated roadway;

THENCE N 47°53'00" E, parallel with the Northwesterly line of said Lot 21 and being 10.00 feet perpendicular to the Northwesterly line of said lot 21; at 185.05 feet pass the Southwesterly line of said Warren, Inc. tract of land, and continuing for a total distance of 198.05 feet to a found 1/2 inch iron rod with cap for the most distant corner of this tract of land and being the POINT OF BEGINNING;

THENCE N 47°53'00" E, with the Northwesterly line of this tract of land and parallel with the Northwesterly line of said Lot 21 and being 10.00 feet perpendicular to the Northwesterly line of said Lot 21, a distance of 160.31 feet to a found 5/8 inch iron rod for the North corner of this tract of land and being in the Northwesterly line of said Warren, Inc. tract of land;

THENCE S 42°07'00" E, with the Northeasterly line of this tract of land and the Northwesterly line of said Warren, Inc. tract of land, a distance of 179.00 feet to a found 1/2 inch iron rod with cap for the East corner of this tract of land;

THENCE S 47°53'00" W, with the Southeasterly line of this tract of land, a distance of 160.31 feet to a found 1/2 inch iron rod with cap for the South corner of this tract of land;

THENCE N 42°07'00" W, with the Southwesterly line of this tract of land, a distance of 179.00 feet to the POINT OF BEGINNING containing within said boundaries a calculated area of 0.82 acres of land.

Tract 2 - Lots 2-5 and Restricted Res. "A"

FIELD NOTES of a 3.37 acre tract of land being that of land a part of DIVISION 'A' of LEAGUE CITY, an unrecorded subdivision of part of the STEPHEN F. AUSTIN LEAGUE, Abstract No. 9 and the W. MULBERRY 2 LEAGUE GRANT, Abstract No. 18, Galveston County, Texas, according to the map or plat thereof prepared in 1962 by R.W. Lustrat, C.E., for J.C. League and recorded in Volume 1, Page 1 of the Official Public Records of Real Property of Galveston County, Texas; said 3.37 acre tract also being out of and a part of those certain tracts or parcels of land conveyed by Richard W. Davis, Jr. and Ann Elizabeth Davis to Egret Bay Development, Inc. by Warranty Deed with Vendor's Lien, dated August 1, 2001, as recorded in Film Code Number 015-46-1702 and by Warranty Deed with Vendor's Lien, dated February 1, 2002, as recorded in Film Code Number 016-54-3815, both being of record in the Official Records of Real Property of Galveston County, Texas; said being more particularly described by metes and bounds as follows:

COMMENCE at a 5/8 inch iron rod found for the most Westerly corner of said Lot 21, the same being the most Northerly corner of Lot 22, said point further being on the Southeasterly right-of-way line of Bayside Street, a 40 foot public roadway right-of-way;

THENCE S 42°07'00" E, with the Southwest line of said Lot 21 a distance of 10.00 feet to the POINT OF BEGINNING at the herein described tract of land, said point being located in the apparent Southerly right-of-way line of 7th Street, a 50 foot dedicated roadway;

THENCE N 47°53'00" E, parallel with the Northwesterly line of said Lot 21 and being 10.00 feet perpendicular to the Northwesterly line of said lot 21; a distance of 185.05 feet to a found 1/2 inch iron rod with cap for the most Westerly corner of said Lot 21;

THENCE S 42°07'00" E, parallel with the Southwesterly line of said Lot 21, a distance of 179.00 feet to a found 1/2 inch iron rod with cap for the Southeast corner of this tract of land;

THENCE S 47°53'00" W, parallel with the Northwesterly line of said Lots 21 and 22 and with the Southeasterly line of said Bayside Street, a distance of 200.00 feet to a set 1/2 inch iron rod with cap for angle in the land;

THENCE S 42°07'00" E, a distance of 30.73 feet to a set 1/2 inch iron rod with cap for angle in the right;

THENCE S 47°53'00" W, parallel with the Northwesterly line of said Lot 22 and with the Southeasterly line of said Bayside Street, a distance of 206.40 feet to a set 1/2 inch iron rod with cap for the Southeast corner of the herein described tract of land, said point being 10 feet perpendicular to the Northwesterly right-of-way line of Landrum Avenue, a 40 foot public roadway right-of-way;

THENCE N 42°07'00" W, parallel with and 10 feet perpendicular to said Northwesterly right-of-way line of Landrum Avenue, a distance of 310.53 feet to a set 1/2 inch iron rod with cap for the Northeast corner of the herein described tract of land, said point being located in the apparent Southerly right-of-way line of 7th Street and also being 10 feet perpendicular to the Northwesterly line of said lot 22a;

THENCE N 47°53'00" E, parallel with the Northwesterly line of said Lot 22 and also being 10.00 feet perpendicular to the Northwesterly line of said lot 22, 20.00 feet to the POINT OF BEGINNING containing within said boundaries a calculated area of 3.37 acres of land.

NOTES:

1) This property lies within the 100 Year flood Plain as determined by FEMA and as shown on FIRM 48167C0085, Zone D, partially within Zone AE, Base Flood Elevation 11.0, and partially within shaded Zone X, dated September 22, 1983.

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) Reserve 'A' is restricted in development and use as a private park for the benefit of those lots within THE PARK ON EGRET BAY, PHASE ONE or adjacent thereto or also within the EGRET BAY, as they are developed in the future.

LEGEND

U.E.	UTILITY EASEMENT
M.U.E.	MUNICIPAL UTILITY EASEMENT
P.D.E.	PRIVATE DRAINAGE EASEMENT
W.L.E.	WATER LINE EASEMENT
B.L.	BUILDING LINE
ESMT.	EASEMENT
R.O.W.	RIGHT-OF-WAY
G.C.D.R.	GALVESTON COUNTY DEED RECORDS
G.C.M.R.	GALVESTON COUNTY MAP RECORDS
B.F.E.	BASE FLOOD ELEVATION
PRIV.	PRIVATE

AREA TABLE

LOTS	AREA (Sq. Ft.)	AREA (ACRES)	USAGE
1	37,254	0.63	RESIDENTIAL
2	14,548	0.33	RESIDENTIAL
3	14,280	0.32	RESIDENTIAL
4	17,400	0.39	RESIDENTIAL
5	20,572	0.47	RESIDENTIAL
RES. "A"	80,178	1.84	PRIVATE PARK

This is to certify that I, Dale L. Hardy, a Registered Professional Land Surveyor for the State of Texas, Registration #4641, have plotted the above and foregoing subdivision from an actual survey made on the ground and under my direction; that the plat correctly represents the facts as found by that survey made by me; and, that all corners have been, or will be, properly monumented.

Dale L. Hardy
Registered Professional
Land Surveyor #4641

This is to certify that the City Planning and Zoning Commission of the City of League City, Galveston County, Texas, has approved the Plat of the THE PARK ON EGRET BAY, PHASE ONE as shown hereon in accordance with the laws of the State of Texas and the Ordinances of the City of League City as numbered, approved and on file with the City of League City, and has authorized the recording of said Plat this ___day of _____, 2002.

_____ Chairman
Planning & Zoning Commission
City of League City

_____ Director
Director of Planning & Development
City of League City

STATE OF TEXAS :
COUNTY OF GALVESTON :

I, Patricia Nichols, County Clerk, Galveston County, Texas, do hereby certify that this written instrument was filed for record in my office on _____, 2002, at___o'clock, ___m., and duly recorded on _____, 2002, at___o'clock, ___m., in PLAT RECORD _____, VOL/FOLIO _____, Galveston County Map Records.

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

Patricia Nichols
County Clerk
Galveston County, Texas
By: _____, Deputy

STATE OF TEXAS :
COUNTY OF GALVESTON :

I, (Name)_____ (Title)_____ Warren, Inc., a Texas corporation, owner and holder of a lien against the property described hereon as Lots 2 & 3 of THE PARK ON EGRET BAY, PHASE ONE, as evidenced by that certain Deed of Trust to Galveston Independent Mortgage Company, filed for record 2002 in the Official Public Records of Real Property of Galveston County, Texas, do hereby in all things subordinate to the purposes and effects of said plat said lien and hereby confirm that Warren, Inc. is the present owner of said lien and has not assigned the same nor any part thereof.

By: _____
(Name)_____
(Title)_____
Warren, Inc.

STATE OF TEXAS :
COUNTY OF GALVESTON :

Before me, the undersigned authority, on this day personally appeared (Name)_____ (Title)_____ Warren, Inc., a Texas corporation, known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed and in the capacity therein and herein set forth.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this ___day of _____, 2002.

_____
Notary Public for the
State of Texas
My Commission Expires___

STATE OF TEXAS :
COUNTY OF GALVESTON :

I, (Name)_____ (Title)_____ Union Planters Bank, N.A., formerly Mercantile Bank, owner and holder of a lien against the property described hereon on Lots 4 & 5 and Restricted Reserve "A" of THE PARK ON EGRET BAY, PHASE ONE, as evidenced by that certain Warranty Deed with Vendor's Lien recorded under Film Code Number 016-54-3813 in the Official Public Records of Real Property of Galveston County, Texas, do hereby in all things subordinate to the purposes and effects of said plat said lien and hereby confirm that Union Planters Bank, N.A. is the present owner of said lien and has not assigned the same nor any part thereof.

By: _____
(Name)_____
(Title)_____
Union Planters Bank, N.A.

STATE OF TEXAS :
COUNTY OF GALVESTON :

Before me, the undersigned authority, on this day personally appeared (Name)_____ (Title)_____ Mercantile Bank, N.A., known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed and in the capacity therein and herein set forth.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this ___day of _____, 2002.

_____
Notary Public for the
State of Texas
My Commission Expires___

THE STATE OF TEXAS :
COUNTY OF GALVESTON :

KNOW ALL MEN BY THESE PRESENTS:

That Egret Bay Development, acting by and through Richard W. Davis, Jr., President, owner of the property to be platted as Lots 2, 3, 4, and 5 and Restricted Reserve "A" as conveyed by those certain instruments of record in Film Code Number 016-46-1702, as to Lots 2 and 3, and Film Code Number 016-54-3813, as to Lots 3, 4 and Restricted Reserve "A", both in the Official Public Records of Real Property of Galveston County, Texas, and Richard W. Davis, Jr. and Ann Elizabeth Davis, owners of the property to be platted as Lot 1, owners of the property subdivided in the plat and foregoing map of THE PARK ON EGRET BAY, PHASE ONE, do hereby make subdivision of said property according to the lines, lots, building lines, easements and streets as shown and designated on the THE PARK ON EGRET BAY, PHASE ONE, and do hereby dedicate to the public and perpetual use the streets and easements shown thereon and that Lots 21 and 22, Division "A" of LEAGUE CITY SUBDIVISION, an unrecorded subdivision in part of the STEPHEN F. AUSTIN LEAGUE, Abstract No. 9 and the W. MULBERRY 2 LEAGUE GRANT, Abstract No. 18, Galveston County, Texas, subsequent to the erection of said Egret Bay Development in 1962 by R.W. Lustrat, C.E., for J.C. League and that no drainage was developed and no hereby dedicate to the use of the public, as such, all easements that do hereby find certain, our successors and assigns to forever and forever defend the title to the land so designated.

Further, owners do hereby certify that, except as indicated hereon, Egret Bay Development, Inc. and Richard W. Davis, Jr. and Ann Elizabeth Davis are the current owners of all property immediately adjacent to the boundaries of the above and foregoing map of THE PARK ON EGRET BAY, PHASE ONE, and that we do hereby make and establish that certain five (5) foot portion of the ten (10) foot WALKWAY and DRAINAGE EASEMENT and that certain eight (8) foot portion of the fifteen (15) foot UTILITY and DRAINAGE EASEMENT as shown hereon and to be established outside the boundaries of the above and foregoing plat.

Further, Egret Bay Development, acting by and through Richard W. Davis, Jr., President, and Richard W. Davis and Ann Elizabeth Davis, owners of the property subdivided in the above and foregoing plat of THE PARK ON EGRET BAY, PHASE ONE, have complied with, or will comply with, the existing regulations heretofore on file and adopted by the City of League City, Galveston County, Texas.

WITNESS our hands in the City of League City, Galveston County, Texas, this ___ day of _____, 2002.

EGRET BAY DEVELOPMENT

BY: _____
Richard W. Davis, Jr.
President
(As to Lots 2-5 of Rest. Res. "A")

ATTEST: _____
Ann Elizabeth Davis
Secretary
(As to Lots 2-5 of Rest. Res. "A")

_____
Richard W. Davis, Jr.
(As to Lot 1)

_____
Ann Elizabeth Davis
(As to Lot 1)

THE STATE OF TEXAS :
COUNTY OF GALVESTON :

Before me, the undersigned authority, on this day personally appeared Richard W. Davis, Jr., and Ann Elizabeth Davis, President and Secretary, respectively, of Egret Bay Development, Inc., known to me to be the persons whose names are subscribed to the above and foregoing instrument and acknowledged to me that they executed the same for the purposes and consideration therein expressed and in the capacity therein and herein set forth, and as an act and deed of said Corporation.

WITNESS MY HAND AND SEAL OF OFFICE this___day of_____, 2002.

_____
Notary Public for the
State of Texas
My Commission Expires ___

THE STATE OF TEXAS :
COUNTY OF GALVESTON :

Before me, the undersigned authority, on this day personally appeared Richard W. Davis, Jr., and Ann Elizabeth Davis, known to me to be the persons whose names are subscribed to the above and foregoing instrument and acknowledged to me that they executed the same for the purposes and consideration therein expressed.

WITNESS MY HAND AND SEAL OF OFFICE this___day of_____, 2002.

_____
Notary Public for the
State of Texas
My Commission Expires ___

STATE OF TEXAS :
COUNTY OF GALVESTON :

I, (Name)_____ (Title)_____ First Property Bank-28, owner and holder of a lien against the property described hereon on Lot 1 of THE PARK ON EGRET BAY, PHASE ONE, as evidenced by that certain instrument recorded under County Clerk's File No. 015-42-2848 in the Official Public Records of Real Property of Galveston County, Texas, do hereby in all things subordinate to the purposes and effects of said plat said lien and hereby confirm that First Property Bank-28 is the present owner of said lien and has not assigned the same nor any part thereof.

By: _____
(Name)_____
(Title)_____
First Property Bank-28
100 West Medical Center Blvd.
Webster, TX 77598

STATE OF TEXAS :
COUNTY OF GALVESTON :

Before me, the undersigned authority, on this day personally appeared (Name)_____ (Title)_____ First Property Bank-28, known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed and in the capacity therein and herein set forth.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this ___day of_____, 2002.

_____
Notary Public for the
State of Texas
My Commission Expires ___

Dale L. Hardy
GeoSurv
Registered Professional Land Surveyors
P.O. Box 248, League City, Texas 77574
281-554-7739 409-765-9030 Fax: 281-554-6826