

STATE OF TEXAS
COUNTY OF GALVESTON

We, Krupa Properties II, LLC, acting by and through Shan Patel, President, and Kamlesh Patel, Vice President, and Krupa Properties III, LLC, acting by and through Shan Patel, President, and Kamlesh Patel, Vice President, hereinafter referred to as the owners of the 4.5578 acre tract described in the above and foregoing map of HIDDEN LAKES RETAIL 1, do hereby make and establish said subdivision and development plan of said property on behalf of Krupa Properties II, LLC, and Krupa Properties III, LLC according to lines, dedications, restrictions and notations on said maps or plat and hereby dedicate to the use of the public all easements and public places shown thereon 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 abutting property shall not be permitted to drain directly in the easement except by means of an approved drainage structure.

IN TESTIMONY WHEREOF, Krupa Properties II, LLC, has caused these presents to be signed by Shan Patel, President, and Kamlesh Patel, Vice President, thereunto authorized, and its common seal thereunto affixed, this the _____ day of _____, 2015.

Krupa Properties II, LLC

By: Shan Patel, President
By: Kamlesh Patel, Vice President

STATE OF TEXAS
COUNTY OF GALVESTON

BEFORE ME, the undersigned authority, on this day personally appeared Shan Patel, President of Krupa Properties II, LLC, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledgment to me that he executed the same for the purposes and considerations therein expressed, and in the capacity herein stated, and as the act and deed of said corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the _____ day of _____, 2015.

Notary Public in and for the State of Texas

My Commission Expires:

STATE OF TEXAS
COUNTY OF GALVESTON

BEFORE ME, the undersigned authority, on this day personally appeared Kamlesh Patel, Vice President of Krupa Properties II, LLC, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledgment to me that he executed the same for the purposes and considerations therein expressed, and in the capacity herein stated, and as the act and deed of said corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the _____ day of _____, 2015.

Notary Public in and for the State of Texas

My Commission Expires:

IN TESTIMONY WHEREOF, Krupa Properties III, LLC, has caused these presents to be signed by Shan Patel, President, and Kamlesh Patel, Vice President, thereunto authorized, and its common seal thereunto affixed, this the _____ day of _____, 2015.

Krupa Properties III, LLC

By: Shan Patel, President
By: Kamlesh Patel, Vice President

STATE OF TEXAS
COUNTY OF GALVESTON

BEFORE ME, the undersigned authority, on this day personally appeared Shan Patel, President of Krupa Properties III, LLC, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledgment to me that he executed the same for the purposes and considerations therein expressed, and in the capacity herein stated, and as the act and deed of said corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the _____ day of _____, 2015.

Notary Public in and for the State of Texas

My Commission Expires:

STATE OF TEXAS
COUNTY OF GALVESTON

BEFORE ME, the undersigned authority, on this day personally appeared Kamlesh Patel, Vice President of Krupa Properties III, LLC, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledgment to me that he executed the same for the purposes and considerations therein expressed, and in the capacity herein stated, and as the act and deed of said corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the _____ day of _____, 2015.

Notary Public in and for the State of Texas

My Commission Expires:

This is to certify that I, Mike Kurkowski, a Registered Professional Land Surveyor for the State of Texas, Registration No. 5101, 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.



Mike Kurkowski
Registered Professional Land Surveyor
Texas Registration No. 5101

This is to certify that the City Planning and Zoning Commission of the City of League City, Texas, has approved this plat of HIDDEN LAKES RETAIL 1, 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 _____ day of _____, 2015.

By: Erik Froeschner, Chairperson
By: Richard Werbiskis, City Planner
Planning & Zoning Commission
City of League City

I, Dwight D. Sullivan, County Clerk of Galveston County, Texas do hereby certify that this written instrument was filed for record in my office on _____, 2015, at _____ o'clock _____ M., and duly recorded on _____, 2015, at _____ o'clock _____ M., in Plat Record _____, Map Number _____ Galveston County Map Records.

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

Dwight D. Sullivan
County Clerk of Galveston County, Texas

By: Deputy

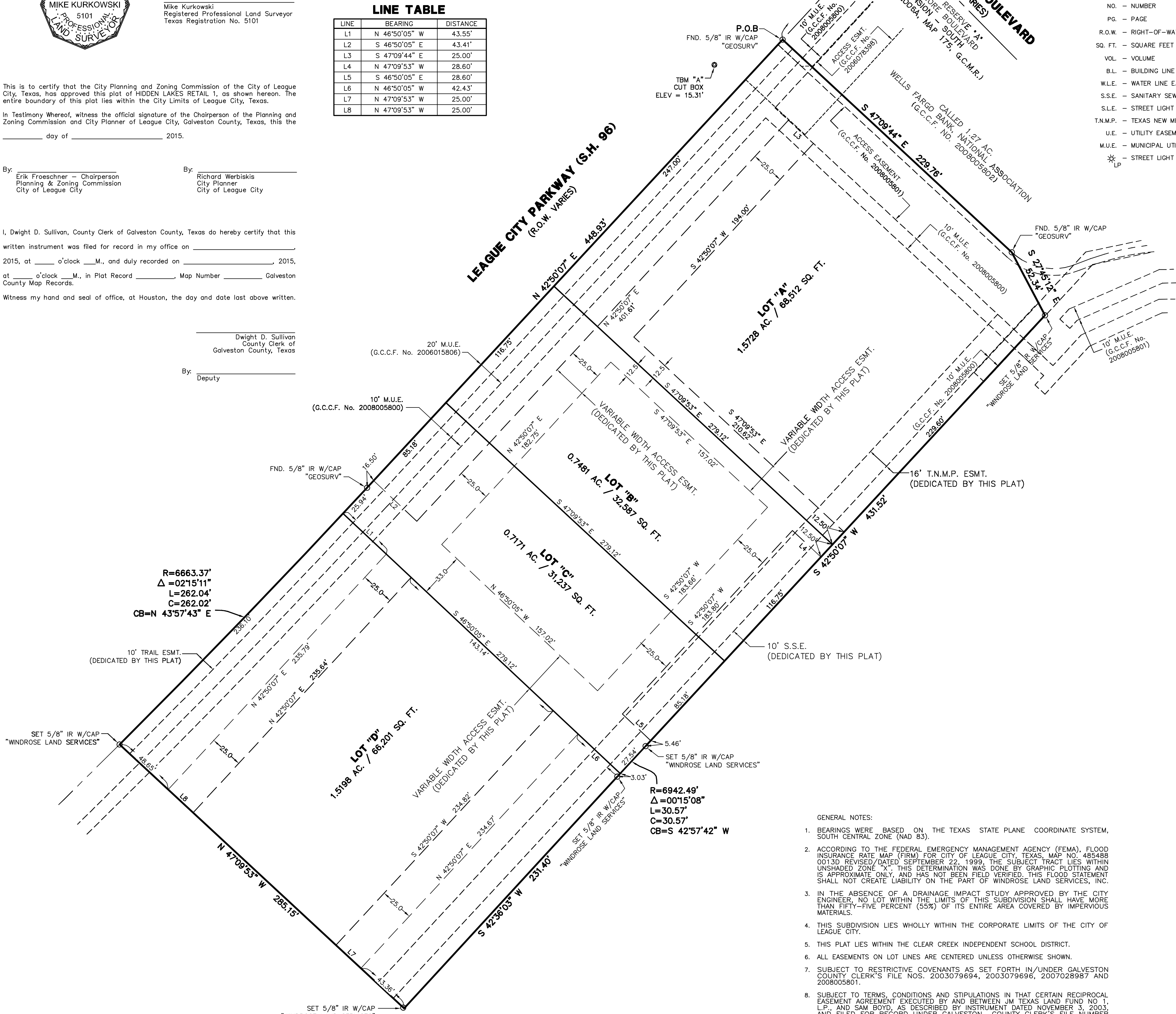
BENCHMARK PUBLISHED ELEVATION - 19.48'

CITY OF LEAGUE CITY REFERENCE MARK NO. LC-2005-136; STEEL ROD IN CASING LOCATED 39 WEST OF THE CENTER LINE OF TUSCAN LAKES BLVD. APPROXIMATELY 0.1 MILE NORTH OF F.M. HIGHWAY NO. 646 (NAVD 1988, 1991 ADJUSTMENT).

TEMPORARY BENCHMARK "A" ELEVATION - 15.31'

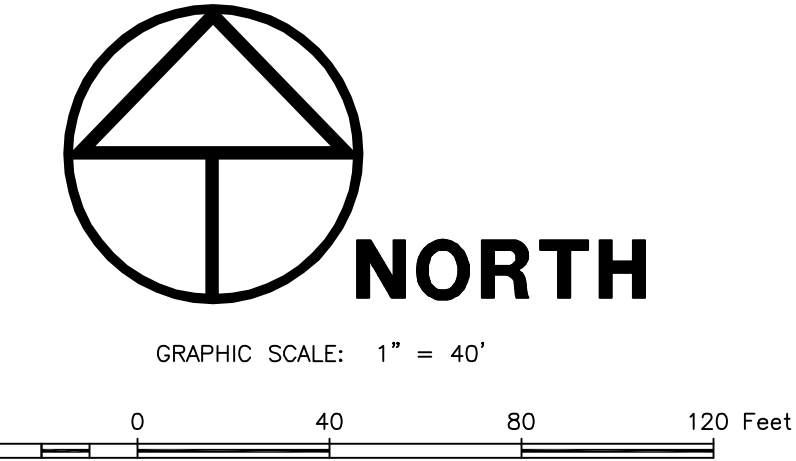
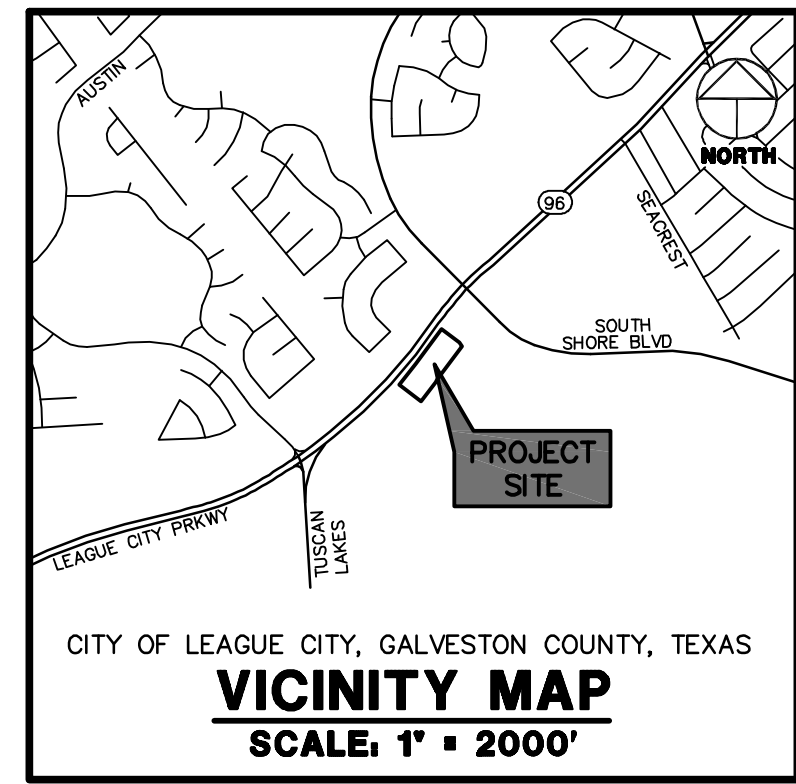
TEMPORARY BENCHMARK "B" IS A CUT BOX ON CONCRETE CULVERT. (SHOWN HEREON)

LINE TABLE with columns: LINE, BEARING, DISTANCE. Rows 1.1 through 1.8.



REMAINDER OF 22.75 ACRES,
SOUTH SHORE/HWY 96, LTD
(G.C.C.F. NO. 2008009430)

- ABBREVIATIONS: FND - FOUND, G.C.C.F. - GALVESTON COUNTY CLERK FILE, G.C.D.R. - GALVESTON COUNTY DEED RECORDS, G.C.M.R. - GALVESTON COUNTY MAP RECORDS, IP - IRON PIPE, IR - IRON ROD, NO. - NUMBER, PG. - PAGE, R.O.W. - RIGHT-OF-WAY, SQ. FT. - SQUARE FEET, VOL. - VOLUME, B.L. - BUILDING LINE, W.L.E. - WATER LINE EASEMENT, S.S.E. - SANITARY SEWER EASEMENT, S.L.E. - STREET LIGHT EASEMENT, T.N.M.P. - TEXAS NEW MEXICO POWER, U.E. - UTILITY EASEMENT, M.U.E. - MUNICIPAL UTILITY EASEMENT, LP - STREET LIGHT



LEGAL DESCRIPTION: A TRACT OR PARCEL CONTAINING 4.5578 ACRES OR 198,537 SQUARE FEET OF LAND SITUATED IN THE RAFAEL BASQUEZ SURVEY, ABSTRACT 32, BEING THE SAME TRACT OF LAND CALLED 3.059 ACRES CONVEYED TO KRUPA PROPERTIES II, LLC, AS RECORDED IN GALVESTON COUNTY CLERK'S FILE NO. 2014029947, AND BEING A PORTION OF THE CALLED 1.947 ACRES CONVEYED TO KRUPA PROPERTIES III, LLC, AS RECORDED IN GALVESTON COUNTY CLERK'S FILE NO. 2014049483, BEING DESCRIBED AS FOLLOWS WITH ALL BEARINGS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD83. BEGINNING AT A CAPPED 5/8 INCH IRON ROD STAMPED "GEOSURV" FOUND AT THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF LEAGUE CITY PARKWAY (S.H. 96) (R.O.W. VARIES) MARKING THE WEST CORNER OF A CALLED 1.27 ACRES, 3.059 ACRES AND HEREIN DESCRIBED TRACT, SOUTH 47 DEGREES 09 MINUTES 44 SECONDS EAST A DISTANCE OF 229.76 FEET TO A CAPPED 5/8 IRON ROD STAMPED "GEOSURV" FOUND MARKING AN ANGLE POINT; THENCE, SOUTH 27 DEGREES 45 MINUTES 12 SECONDS EAST A DISTANCE OF 52.34 FEET TO A CAPPED 5/8 IRON ROD STAMPED "WINDROSE LAND SERVICES" SET MARKING THE EAST CORNER OF THE HEREIN DESCRIBED TRACT; THENCE, SOUTH 42 DEGREES 50 MINUTES 07 SECONDS WEST, A DISTANCE OF 431.52 FEET TO A CAPPED 5/8 IRON ROD STAMPED "WINDROSE LAND SERVICES" SET MARKING A POINT OF CURVATURE; THENCE, WITH A CURVE TO THE RIGHT, HAVING A RADIUS OF 6,942.49 FEET, A CENTRAL ANGLE OF 60 DEGREES 15 MINUTES 08 SECONDS, AN ARC LENGTH OF 30.57 FEET, A CHORD BEARING OF SOUTH 42 DEGREES 07 MINUTES 42 SECONDS WEST, A DISTANCE OF 30.57 FEET, TO A CAPPED 5/8 IRON ROD STAMPED "WINDROSE LAND SERVICES" SET MARKING THE SOUTH CORNER OF THE HEREIN DESCRIBED TRACT; THENCE, SOUTH 42 DEGREES 36 MINUTES 03 SECONDS WEST A DISTANCE OF 231.40 FEET TO A CAPPED 5/8 IRON ROD STAMPED "WINDROSE LAND SERVICES" SET MARKING THE SOUTH CORNER OF THE HEREIN DESCRIBED TRACT; THENCE, NORTH 47 DEGREES 9 MINUTES 53 SECONDS WEST, A DISTANCE OF 285.15 FEET TO A CAPPED 5/8 IRON ROD STAMPED "WINDROSE LAND SERVICES" SET ON SAID SOUTHEASTERLY RIGHT-OF-WAY LINE OF LEAGUE CITY PARKWAY (S.H. 96) AND MARKING THE WEST CORNER OF THE HEREIN DESCRIBED TRACT; THENCE, ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE OF LEAGUE CITY PARKWAY (S.H. 96) ON A CURVE TO THE LEFT, HAVING A RADIUS OF 6,663.37 FEET, A CENTRAL ANGLE OF 02 DEGREES 15 MINUTES 11 SECONDS, AN ARC LENGTH OF 262.04 FEET, A CHORD BEARING AND DISTANCE OF NORTH 43 DEGREES 57 MINUTES 43 SECONDS EAST A DISTANCE OF 262.02 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "GEOSURV" FOUND MARKING A POINT OF TANGENCY; THENCE, ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE OF LEAGUE CITY PARKWAY (S.H. 96), NORTH 42 DEGREES 50 MINUTES 07 SECONDS EAST, A DISTANCE OF 448.93 FEET TO THE PLACE OF BEGINNING CONTAINING 4.5578 ACRES OR 198,537 SQUARE FEET OF LAND, JOB NO. 52006-3.0586-AC PREPARED BY WINDROSE LAND SERVICES, INC.

PRELIMINARY/FINAL PLAT
HIDDEN LAKES RETAIL 1
A SUBDIVISION OF
4.5578 AC. / 198,537 SQ. FT. OF LAND, SITUATED IN THE
RAFAEL BASQUEZ SURVEY, ABSTRACT NO. 32,
CITY OF LEAGUE CITY,
GALVESTON COUNTY, TEXAS.

1 BLOCKS 0 RESERVES 4 LOTS
FEBRUARY 2015
Owners
Krupa Properties II, LLC
2327 Melton Drive
League City, TX 77573
Phone: (281) 948-5352
Krupa Properties III, LLC
2327 Melton Drive
League City, TX 77573
Phone: (281) 948-5352

Surveyor
Windrose Land Services, Inc.
3200 Wilcrest, Suite 325
Houston, Texas 77042
Phone (713) 458-2281 Fax (713) 461-1151
Professional Development Consultants
Land Surveying, Platting, Project Management and GIS Services
Firm Registration No. 10108800

\\WESSRV03\PROJECTDATA\PROJECTS\52006-SOUTH SHORE RETAIL\PLATTING\TRACT 2 & 3\DRAWINGS\HIDDEN LAKES RETAIL 1 - 52006 - 150212(2).