

MICHAEL C. SHANNON, PE, CFM
COUNTY ENGINEER



ELIZABETH ROBERTSON
PLATTING & RIGHT-OF-WAY AGENT

THE COUNTY OF GALVESTON
Office of the County Engineer
Platting & Right-of-Way Division
722 Moody, Galveston, TX 77550
(409) 770-5399

April 2, 2026

Honorable Judge Henry
and County Commissioners
Galveston County
Galveston, TX

Re: Streets & Drainage in Peninsula Subdivision

Gentlemen,

Streets and drainage facilities in Peninsula Subdivision have been built to county requirements and maintained by the developer for 1 year. It is recommended that you release the Maintenance Bond No. PRF9423650 from Colonial American Casualty and Surety Company in the amount of \$187,500.00 and accept the following streets and drainage facilities into the county maintenance system.

- Grand Parkway – 340.50 LF
- North Loop – 614.32 LF
- West Loop – 1,426.4 LF
- Center – 260 LF
- South Loop – 280.2
- Peninsula Blvd. – 2,165.93 LF

Respectfully,

A handwritten signature in blue ink that reads "ERobertson".

Elizabeth Robertson
Platting & Right-of-Way Agent

Encl.

Cc: Joe Giusti, Commissioner Pct. 2
Zachary Smith, Road & Bridge Administrator

STATE OF TEXAS - COUNTY OF GALVESTON

IN TESTIMONY WHEREOF, THE 1500 HWY 87, L.L.C., HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGER, AND ITS COMMON SEAL HERETO AFFIXED THIS 26th DAY OF AUGUST, 2024, AT GALVESTON, TEXAS.

Signature of Jim Haines, Manager of 1500 HWY 87, L.L.C.

STATE OF TEXAS COUNTY OF GALVESTON

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JIM HAINES, MANAGER OF 1500 HWY 87, L.L.C., KNOWN TO ME TO BE THE OWNER OF A 15.54 ACRES OF LAND KNOWN IN A CALLED 94.728 ACRES TRACT 2, AS RECORDED IN COUNTY CLERK'S FILE NUMBER 2022040990, O.P.R.G.C., AND A CALLED 94.728 ACRES TRACT 2, AS RECORDED IN COUNTY CLERK'S FILE NUMBER 2022040990 OF THE OFFICIAL PUBLIC RECORDS OF GALVESTON COUNTY, TEXAS, AND A CALLED 6.040 ACRES TRACT 2, AS RECORDED IN COUNTY CLERK'S FILE NUMBER 2021060595, O.P.R.G.C., AND A CALLED 6.040 ACRES TRACT 2, AS RECORDED IN COUNTY CLERK'S FILE NUMBER 2021060595 OF THE OFFICIAL PUBLIC RECORDS OF GALVESTON COUNTY, TEXAS, SITUATED IN THE JONES SHAW SURVEY, ABSTRACT 179, GALVESTON COUNTY, TEXAS. DO HEREBY MAKE SUBDIVISION OF SAID PROPERTY ACCORDING TO THE LINES, LOTS, BUILDING LINES, STREETS, EASEMENTS, AND FRONT OF WAY SHOWN HEREON, AND DESIGNATE SAID SUBDIVISION AS PENINSULA PHASE 1, SECTION 1.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 26 DAY OF August, 2024.

NOTARY PUBLIC STATE OF TEXAS FERNANDO GONZALEZ My Notary # 13460780 Expires June 9, 2027

L. DWIGHT D. SULLIVAN, COUNTY CLERK, OF GALVESTON COUNTY, TEXAS DO HEREBY CERTIFY THAT THE WRITTEN INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE ON September 4, 2024 at 10:41:33 AM. IN DOCUMENT NUMBER 2024040195.

WITNESS MY HAND AND SEAL OF OFFICE, AT GALVESTON COUNTY, TEXAS, THE DAY AND THE DAY LAST WRITTEN ABOVE.

DWIGHT D. SULLIVAN, COUNTY CLERK GALVESTON COUNTY, TEXAS

I, MICHAEL SHANNON, COUNTY ENGINEER OF GALVESTON COUNTY, DO HEREBY CERTIFY THAT THE PLAN OF THIS SUBDIVISION COMPLETES WITH ALL OF THE EXISTING RULES AND REGULATIONS OF THIS OFFICE AS ADOPTED BY THE GALVESTON COUNTY COMMISSIONERS COURT.

Signature of Michael Shannon, County Engineer

APPROVED FOR FILING, WHEREIN GALVESTON COUNTY ASSUMES NO OBLIGATION FOR DRAINAGE, STREETS, ROADS OR MAKING ANY OTHER IMPROVEMENTS IN SAID SUBDIVISION

COMMISSIONER, PRECINCT NO. 2 MARK HENRY COUNTY JUDGE

THE ABOVE SUBDIVISION TITLE PENINSULA PHASE 1 AS MAPPED, APPROVED BY THE COMMISSIONERS COURT OF GALVESTON COUNTY, TEXAS, BY ORDER DATED September 3, 2024.

DWIGHT D. SULLIVAN, COUNTY CLERK GALVESTON COUNTY, TEXAS

Signature of Brandy Chapman, Deputy

SO SHANNON, L.L.C., A TEXAS LIMITED LIABILITY COMPANY, IS OWNER AND HOLDER OF A LIEN AGAINST THE PROPERTY DESCRIBED IN THE PLAN KNOWN AS THE PENINSULA PHASE 1, SECTION 1, SAID LIEN EVIDENCED BY INSTRUMENT OF RECORD UNDER CLERK'S FILE NO. 2023487995 OF GALVESTON COUNTY, TEXAS, DOES HEREBY SUBORDINATE ITS LIEN TO THE DEDICATIONS AND RESTRICTIONS SHOWN ON SAID PLAN. OWNER HEREBY CONFIRMS IT IS THE PRESENT OWNER OF SAID LIEN AND HAS NOT ASSIGNED THE LIEN OR ANY PART THEREOF.

Signature of Mark Henry, County Judge

STATE OF TEXAS COUNTY OF GALVESTON

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED AN TURNER, KNOWN TO ME TO BE THE UNDERSIGNED OF A 15.54 ACRES TRACT OF LAND SITUATED IN THE JONES SHAW SURVEY, ABSTRACT 179, GALVESTON COUNTY, TEXAS, AND PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 26 DAY OF August, 2024.

NOTARY PUBLIC STATE OF TEXAS FERNANDO GONZALEZ My Commission Expires June 9, 2027

STATE OF TEXAS COUNTY OF GALVESTON

I, TIMOTHY J. HELLESTAD, A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, DO HEREBY CERTIFY THAT I HAVE PLATED THE ABOVE SUBDIVISION FROM A SURVEY MADE ON THE GROUND, AND ALL LOTS ARE PROPERLY MARKED WITH SURVEY MONUMENTS WITH A CAP LABELED "TIMOTHY HELLESTAD ENGINEERING FIRM 10194501", AND THIS REFLECT CORRECTLY REPRESENTS A SURVEY MADE UNDER MY SUPERVISION AND CONTROL.

Signature of Timothy J. Hellestad, Registered Professional Land Surveyor



2024040195

STATE OF TEXAS

COUNTY OF GALVESTON

IN TESTIMONY WHEREOF, THE 1500 HWY 87, L.L.C., HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGER OF THE 15.54 ACRES TRACT DESCRIBED IN THE ABOVE AND FOREGOING MAP OF PENINSULA PHASE 1, SECTION 1, OF THE JONES SHAW SURVEY, ABSTRACT 179, GALVESTON COUNTY, TEXAS, AND HEREBY DEDICATE TO THE USE OF THE PUBLIC, ALL STREETS, ALLEYS, PARKS, DRAINS, EASEMENTS AND PUBLIC PLACES SHOWN HEREON FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED, AND DO HEREBY BIND MYSELF, MY HEIRS, SUCCESSORS AND ASSIGNS TO WARRANT AND DEFEND THE TITLE TO THE LAND SO DEDICATED.

FURTHER, OWNERS DO HEREBY COVENANT AND AGREE THAT ALL PARCELS OF LAND DESIGNATED AS LOTS ON THIS PLAN ARE ORIGINALLY INTENDED FOR THE CONSTRUCTION OF RESIDENTIAL DWELLING UNITS. THEREON SHALL BE RESTRICTED FOR THE SAME UNDER THE TERMS AND CONDITIONS OF SUCH RESTRICTIONS IF FILED SEPARATELY.

FURTHER, OWNERS DO HEREBY COVENANT AND AGREE THAT ALL OF THE PROPERTY WITHIN THE BOUNDARIES OF THIS PLAN SHALL BE RESTRICTED TO PREVENT THE DRAINAGE OF ANY SEPTIC TANKS INTO ANY PUBLIC OR PRIVATE STREET, ROAD, ALLEY OR ANY DRAINAGE DITCH, EITHER DIRECTLY OR INDIRECTLY.

FURTHER, OWNERS DO HEREBY COVENANT AND AGREE THAT ALL OF THE UTILITY EASEMENTS WITHIN THE BOUNDARIES OF THIS PLAN SHALL BE RESTRICTED TO LANDSCAPE USE THAT DOES NOT EXCEED A HEIGHT OF 20 FEET FROM GROUND LEVEL.

FURTHER, OWNERS DO HEREBY COVENANT AND AGREE THAT ALL OF THE UTILITY EASEMENTS WITHIN THE BOUNDARIES OF THIS PLAN SHALL BE RESTRICTED TO LANDSCAPE USE THAT DOES NOT EXCEED A HEIGHT OF 20 FEET FROM GROUND LEVEL.

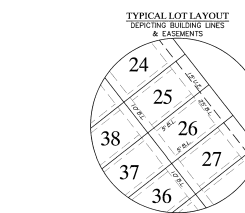
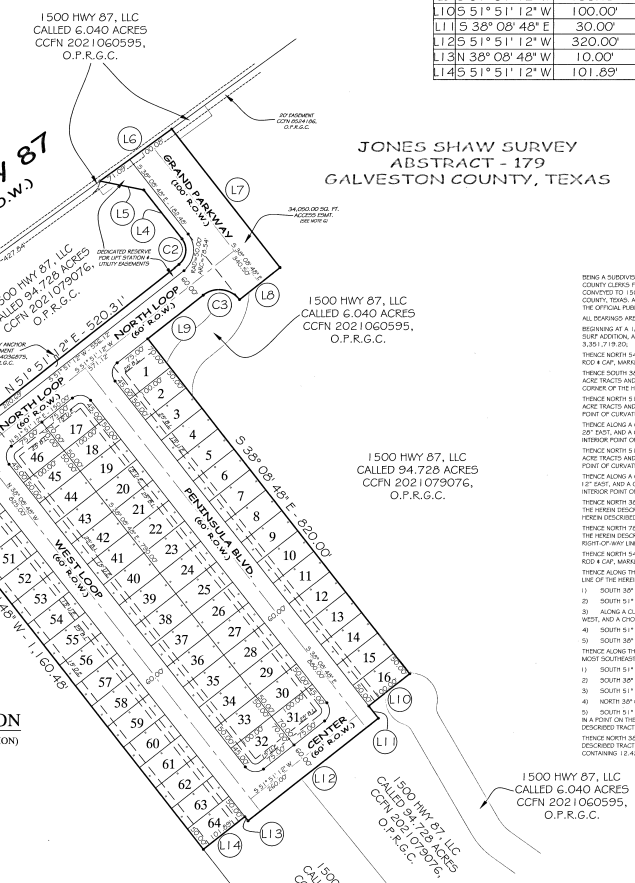
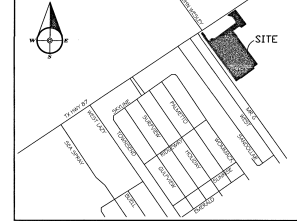
FURTHER, OWNERS DO HEREBY COVENANT AND AGREE THAT ALL OF THE UTILITY EASEMENTS WITHIN THE BOUNDARIES OF THIS PLAN SHALL BE RESTRICTED TO LANDSCAPE USE THAT DOES NOT EXCEED A HEIGHT OF 20 FEET FROM GROUND LEVEL.

Signature of Jim Haines

BOUNDARY CURVE TABLE with columns: #, RADIUS, ARC LEN., CHORD BEARING, CHORD LENGTH. Rows C1, C2, C3.

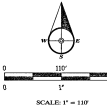
CENTERLINE CURVE TABLE with columns: #, RADIUS, ARC LEN., CHORD BEARING, CHORD LENGTH. Row C1.

LINE TABLE with columns: #, BEARING, DISTANCE. Rows L1 through L14.



SURF ADDITION (UNRECORDED SUBDIVISION)

- NOTES: 1) ALL DRAINAGE EASEMENTS AND RIGHT OF WAY SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, FOUNDATIONS, PLANTINGS AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY. 2) THE "FLOOD INSURANCE RATE MAP", COMMUNITY PANEL NO. 49167030995, EFFECTIVE DATE AUGUST 15, 2019, AS PUBLISHED BY FEDERAL EMERGENCY MANAGEMENT AGENCY, INDICATES THAT THIS PARCEL OF LAND LIES WITHIN ZONE AE & VE, WHICH ARE "AREAS OF SPECIAL FLOOD HAZARD". 3) ALL PROPERTY CORNERS WERE SET WITH A 5/8-INCH IRON ROD SET, # A PLASTIC CAP MARKED "COBALT ENGINEERING FIRM 10194501". 4) BEARINGS & COORDINATES ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM SOUTH CENTRAL ZONE (NAD 83). 5) BUILDING SETBACK LINES ARE AS FOLLOWS 25' ALONG THE FRONT (ADJACENT TO RIGHT OF WAY LINES), 25' ALONG THE SIDE STREET, 5' ALONG THE INTERIOR LOT LINE (OR SIDE LOT LINES), AND 10' ALONG THE REAR. 6) A 34,020 SQUARE FOOT ACCESS EASEMENT IS PROVIDED FOR INGRESS/EGRESS TO ADJOINING PARCELS OF THIS PROJECT. 7) ALL INTERIOR BLOCK CORNERS SHOWN ABOVE WITH A CURVE HAVE A RADIUS OF 25 FEET.



PENINSULA, SECTION 1 BEING A SUBDIVISION OF A 1.423 ACRES TRACT OUT OF A CALLED 15.54 ACRES TRACT, TRACT 2, AS CONVEYED TO 1500 HWY 87, L.L.C. AS RECORDED IN COUNTY CLERK'S FILE NUMBER 2022040990 OF THE OFFICIAL PUBLIC RECORDS OF GALVESTON COUNTY, TEXAS, AND A CALLED 94.728 ACRES TRACT CONVEYED TO 1500 HWY 87, L.L.C., AS RECORDED IN COUNTY CLERK'S FILE NUMBER 2021079076 OF THE OFFICIAL PUBLIC RECORDS OF GALVESTON COUNTY, TEXAS, AND A CALLED 6.040 ACRES TRACT CONVEYED TO 1500 HWY 87, L.L.C., AS RECORDED IN COUNTY CLERK'S FILE NUMBER 2021060595 OF THE OFFICIAL PUBLIC RECORDS OF GALVESTON COUNTY, TEXAS, SITUATED IN THE JONES SHAW SURVEY, ABSTRACT 179, GALVESTON COUNTY, TEXAS

STATE OF TEXAS - COUNTY OF GALVESTON

IN TESTIMONY WHEREOF, THE 1500 HWY 87, LLC., HAS CAUSED THESE PRESENTS TO BE SIGNED BY JW TURNER, ITS MANAGER, AND ITS COMMON SEAL HEREUNTO AFFIXED THIS DAY OF _____, 2026. OF A 7.873 ACRES (342,934.00 SQUARE FEET) ACRE TRACT OUT OF A CALLED 15.54 ACRE TRACT, TRACT 2, AS CONVEYED TO 1500 HWY 87, LLC., AS RECORDED IN COUNTY CLERKS FILE NUMBER 2022040990 OF THE OFFICIAL PUBLIC RECORDS OF GALVESTON COUNTY, TEXAS, AND A CALLED 94.728 ACRE TRACT CONVEYED TO 1500 HWY 87, LLC., AS RECORDED IN COUNTY CLERKS FILE NUMBER 2021079076 OF THE OFFICIAL PUBLIC RECORDS OF GALVESTON COUNTY, TEXAS, AND A CALLED 6.04 ACRE TRACT CONVEYED TO 1500 HWY 87, LLC., AS RECORDED IN COUNTY CLERKS FILE NUMBER 2021060595 OF THE OFFICIAL PUBLIC RECORDS OF GALVESTON COUNTY, TEXAS, SITUATED IN THE JONES SHAW SURVEY, ABSTRACT 179, GALVESTON COUNTY, TEXAS, DO HEREBY MAKE SUBDIVISION OF SAID PROPERTY ACCORDING TO THE LINES, LOTS, BUILDING LINES, STREETS, EASEMENTS, AND RIGHT-OF-WAY SHOWN HEREON, AND DESIGNATE SAID SUBDIVISION AS PENINSULA, SECTION 2.

BY MANAGER, JW TURNER

STATE OF TEXAS
COUNTY OF GALVESTON

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JW TURNER, MANAGER OF 1500 HWY 87, LLC., KNOWN TO ME TO BE THE OWNER OF A 7.873 ACRES OF LAND KNOWN IN A CALLED 94.728, 15.54 (TRACT 2), AND 6.04 ACRE TRACTS OF LAND OUT OF THE JONES SHAW SURVEY, A-179, IN GALVESTON COUNTY, TEXAS, AND PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2026.

NOTARY PUBLIC, STATE OF TEXAS.
MY COMMISSION EXPIRES _____.

I, DWIGHT D. SULLIVAN, COUNTY CLERK, OF GALVESTON COUNTY, TEXAS DO HEREBY CERTIFY THAT THE WRITTEN INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE RECORDED ON _____, 20____ AT _____ O'CLOCK ____M. AND DULY WITNESSED BY MY HAND AND SEAL OF OFFICE, AT GALVESTON COUNTY, TEXAS, THE DAY AND LAST WRITTEN ABOVE.

DWIGHT D. SULLIVAN, COUNTY CLERK
GALVESTON COUNTY, TEXAS

BY: _____ DEPUTY

I, _____, COUNTY ENGINEER OF GALVESTON COUNTY, DO HEREBY CERTIFY THAT THE PLAN OF THIS SUBDIVISION COMPLIES WITH ALL OF THE EXISTING RULES AND REGULATIONS OF THIS OFFICE AS ADOPTED BY THE GALVESTON COUNTY COMMISSIONERS' COURT.

COUNTY ENGINEER

APPROVED FOR FILING, WHEREIN GALVESTON COUNTY ASSUMES NO OBLIGATION FOR DRAINAGE, STREETS, ROADS OR MAKING ANY OTHER IMPROVEMENTS IN SAID SUBDIVISION

JOE GIUSTI, COMMISSIONER, PRECINCT NO. 2
MARK HENRY, COUNTY JUDGE

THE ABOVE SUBDIVISION TITLED PENINSULA SECTION 2 AS MAPPED, APPROVED BY THE COMMISSIONERS COURT OF GALVESTON COUNTY, TEXAS, BY ORDER DATED _____, 20____.

DWIGHT D. SULLIVAN, COUNTY CLERK
GALVESTON COUNTY, TEXAS

BY: _____ DEPUTY

STATE OF TEXAS
COUNTY OF GALVESTON

SOGNATORE, LLC, A TEXAS LIMITED LIABILITY COMPANY, IS OWNER AND HOLDER OF A LIEN AGAINST THE PROPERTY DESCRIBED IN THE PLAN KNOWN AS THE PENINSULA, SECTION 2 SAID LIEN EVIDENCED BY INSTRUMENT OF RECORD UNDER CLERKS FILE NO. 2023049795 OF GALVESTON COUNTY, TEXAS, DOES HEREBY SUBORDINATE ITS LIEN TO THE DEDICATIONS AND RESTRICTIONS SHOWN ON SAID PLAN. OWNER HEREBY CONFIRMS IT IS THE PRESENT OWNER OF SAID LIEN AND HAS NOT ASSIGNED THE LIEN OR ANY PART THEREOF.

JW TURNER, MANAGER

STATE OF TEXAS
COUNTY OF GALVESTON

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JW TURNER, KNOWN TO ME TO BE THE MANAGER OF SOGNATORE LLC, LIENHOLDER OF A 7.873 ACRE TRACT OF LAND SITUATED IN THE SAMUEL PARK SURVEY, ABSTRACT 162, IN GALVESTON COUNTY, TEXAS, AND PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2026.

NOTARY PUBLIC, STATE OF TEXAS.
MY COMMISSION EXPIRES _____.

STATE OF TEXAS
COUNTY OF GALVESTON

I, JAMES M. POWERS, A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, DO HEREBY CERTIFY THAT I HAVE PLATTED THE ABOVE SUBDIVISION FROM A SURVEY MADE ON THE GROUND, AND ALL LOTS ARE PROPERLY MARKED WITH 5/8" IRON RODS SET WITH A CAP LABELED "COBALT ENGINEERING FIRM 10194581", AND THIS REPLAT CORRECTLY REPRESENTS A SURVEY MADE UNDER MY SUPERVISION.

JAMES M. POWERS, RPLS
REGISTERED PROFESSIONAL LAND SURVEYOR
LICENSE NO. 5593

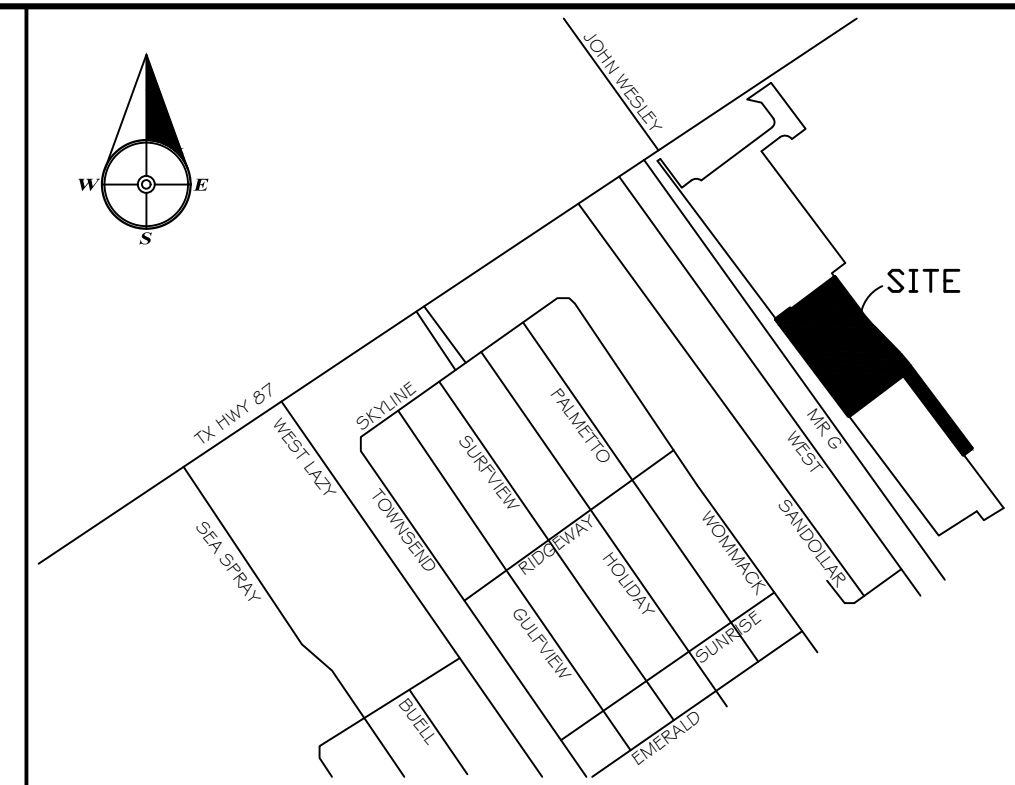
JOB # 21-0365
DRAWN BY: JSM

BOUNDARY LINE TABLE with columns: #, BEARING, DISTANCE, #, BEARING, DISTANCE. Rows L1-L6 and L7-L11.

BOUNDARY CURVE TABLE with columns: #, RADIUS, ARC LEN., CHORD BEARING, CHORD LENGTH. Rows C1, C2.

ROAD CENTERLINE CURVE TABLE with columns: #, RADIUS, ARC LEN., CHORD BEARING, CHORD LENGTH. Rows C1, C2, C3.

ACREAGE TABLE with columns: LOT #, SQ. FT., ACRE. Rows 1-25, RES. A, RES. B, R.O.W.



VICINITY MAP
SCALE: 1" = 1000'

STATE OF TEXAS

COUNTY OF GALVESTON

IN TESTIMONY WHEREOF, THE 1500 HWY 87, LLC., HAS CAUSED THESE PRESENTS TO BE SIGNED BY JW TURNER, ITS MANAGER OF THE 7.873 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING MAP OF "PENINSULA, SECTION 2" DO HEREBY MAKE AND ESTABLISH SAID SUBDIVISION AND DEVELOPMENT PLAN OF SAID PROPERTY ACCORDING TO ALL LINES, DEDICATIONS, RESTRICTIONS AND NOTATIONS ON SAID MAPS OR PLAT AND HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER, ALL STREETS (EXCEPT THOSE STREETS DESIGNATED AS PRIVATE STREETS), ALLEYS, PARKS, DRAINAGE, EASEMENTS AND PUBLIC PLACES SHOWN THEREON FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED; AND DO HEREBY BIND MYSELF, MY HEIRS, SUCCESSORS AND ASSIGNS TO WARRANT AND DEFEND THE TITLE TO THE LAND SO DEDICATED.

FURTHER, OWNERS DO HEREBY DECLARE THAT ALL PARCELS OF LAND DESIGNATED AS LOTS ON THIS PLAN ARE ORIGINALLY INTENDED FOR THE CONSTRUCTION OF RESIDENTIAL DWELLING UNITS THEREON AND SHALL BE RESTRICTED FOR THE SAME UNDER THE TERMS AND CONDITIONS OF SUCH RESTRICTIONS IF FILED SEPARATELY.

FURTHER, OWNERS DO HEREBY COVENANT AND AGREE THAT ALL OF THE PROPERTY WITHIN THE BOUNDARIES OF THIS PLAT SHALL BE RESTRICTED TO PREVENT THE DRAINAGE OF ANY SEPTIC TANKS INTO ANY PUBLIC OR PRIVATE STREET, ROAD, ALLEY OR ANY DRAINAGE DITCH, EITHER DIRECTLY OR INDIRECTLY.

FURTHER, OWNERS 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 WAYS SHALL HEREBY BE RESTRICTED TO KEEP SUCH DRAINAGE WAYS AND EASEMENTS CLEAR OF FENCES, BUILDINGS, PLANTING AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY AND THAT SUCH PROPERTY ABUTTING SHALL NOT BE PERMITTED TO DRAIN DIRECTLY INTO THIS EASEMENT EXCEPT BY MEANS OF AN APPROVED DRAINAGE STRUCTURE.

FURTHER, OWNERS DO HEREBY COVENANT AND AGREE THAT ALL OF THE PROPERTY WITHIN THE BOUNDARIES OF THIS PLAT SHALL BE RESTRICTED TO PROVIDE THAT DRAINAGE STRUCTURES UNDER PRIVATE DRIVEWAYS SHALL HAVE A NET DRAINAGE AREA OF SUFFICIENT SIZE TO PERMIT THE FREE FLOW OF WATER WITHOUT BACKWATER AND IN NO INSTANCE HAVE A DRAINAGE OPENING OF LESS THAN ONE AND THREE QUARTERS (1-3/4) SQUARE FEET (1 1/8" DIAMETER) WITH CULVERTS AND BRIDGES TO BE PROVIDED FOR ALL PRIVATE DRIVEWAYS OR WALKWAYS CROSSING SUCH DRAINAGE FACILITIES.

FURTHER, OWNERS DO HEREBY COVENANT AND AGREE THAT ALL OF THE UTILITY EASEMENTS WITHIN THE BOUNDARIES OF THIS PLAT SHALL BE RESTRICTED TO LANDSCAPE USE THAT DOES NOT EXCEED A HEIGHT OF 20 FEET FROM GROUND LEVEL.

FURTHER, OWNERS CERTIFY AND COVENANT THAT THEY HAVE COMPLIED WITH OR WILL COMPLY WITH THE EXISTING GALVESTON COUNTY REGULATIONS HERETOFORE ON FILE WITH THE GALVESTON COUNTY ENGINEER AND ADOPTED BY THE COMMISSIONERS' COURT OF GALVESTON COUNTY.

BY 1500 HWY 87, LLC, MANAGER

BEING A TRACT OF LAND CONTAINING 7.873 ACRES OUT OF A CALLED 15.54 ACRE TRACT CONVEYED TO 1500 HWY 87, LLC AS RECORDED IN COUNTY CLERKS FILE NUMBER 2022040990 OF THE OFFICIAL PUBLIC RECORDS OF GALVESTON COUNTY, TEXAS, AND OUT OF A CALLED 94.728 ACRE TRACT CONVEYED TO 1500 HWY 87, LLC, AS RECORDED IN COUNTY CLERKS FILE NUMBER 2021079076 OF THE OFFICIAL PUBLIC RECORDS OF GALVESTON COUNTY, TEXAS, AND OUT OF A CALLED 6.04 ACRE TRACT CONVEYED TO 1500 HWY 87, LLC, AS RECORDED IN COUNTY CLERKS FILE NUMBER 2021060595 OF THE OFFICIAL PUBLIC RECORDS OF GALVESTON COUNTY, TEXAS, SITUATED IN THE JONES SHAW SURVEY, ABSTRACT 179, GALVESTON COUNTY, TEXAS.

ALL BEARINGS & COORDINATES ARE BASED ON TEXAS STATE PLANE COORDINATES, SOUTH CENTRAL ZONE, NAD 83 COMMENCING AT A 1/2" IRON ROD FOUND IN THE SOUTHEAST RIGHT-OF-WAY LINE OF STATE HIGHWAY 87, THE NORTHWESTERLY CORNER OF THE 15.54 ACRE TRACT, THE SAME ALSO BEING THE NORTH CORNER OF SURF ADDITION, AN UNRECORDED SUBDIVISION IN GALVESTON COUNTY, TEXAS, AND HAVING GRID COORDINATES OF N: 1,373,886.07; E: 3,351,719.20;

THENCE SOUTH 38° 08' 48" EAST, ALONG THE NORTHEASTERLY LINE OF THE SURF ADDITION SUBDIVISION AND THE SOUTHWESTERLY LINE OF THE 15.54 ACRE TRACT A DISTANCE OF 1,160.48 FEET TO A 5/8-INCH IRON ROD, MARKED "COBALT ENGINEERING FIRM # 10194581" SET IN THE MOST NORTHWESTERLY CORNER OF THE HEREIN DESCRIBED TRACT AND THE POINT OF BEGINNING, AND HAVING GRID COORDINATES OF N: 1,373,886.07; E: 3,352,436.05;

THENCE NORTH 51° 51' 12" EAST, A DISTANCE OF 101.89 FEET ALONG THE COMMON LINE BETWEEN THE ABOVE MENTIONED 15.54 ACRE TRACTS AND THE HEREIN DESCRIBED TRACT TO A 5/8-INCH IRON ROD, MARKED "COBALT ENGINEERING FIRM # 10194581" SET IN A NORTHWESTERLY CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 38° 08' 48" EAST, A DISTANCE OF 10.00 FEET ALONG THE COMMON LINE BETWEEN THE ABOVE MENTIONED 15.54 ACRE TRACTS AND THE HEREIN DESCRIBED TRACT TO A 5/8-INCH IRON ROD, MARKED "COBALT ENGINEERING FIRM # 10194581" SET IN A NORTHWESTERLY CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 51° 51' 12" EAST, ALONG THE COMMON LINE BETWEEN THE ABOVE MENTIONED 15.54 ACRE TRACT AND THE HEREIN DESCRIBED TRACT AT A DISTANCE OF 130.91 FEET, PASSING THE EASTERLY LINE OF THE 15.54 ACRE TRACT AND CONTINUING ALONG THE COMMON LINE BETWEEN THE ABOVE MENTIONED 94.728 ACRE TRACTS AND THE HEREIN DESCRIBED TRACT A TOTAL DISTANCE OF 320.00 FEET TO A 5/8-INCH IRON ROD, MARKED "COBALT ENGINEERING FIRM # 10194581" SET IN THE NORTH CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE ALONG THE SOUTHWEST BOUNDARY LINE OF THE ABOVE MENTIONED 94.728 ACRE TRACT AND THE NORTHEAST BOUNDARY LINE OF THE HEREIN DESCRIBED TRACT THE FOLLOWING NINE COURSES:

- 1) SOUTH 38° 08' 48" EAST, A DISTANCE OF 256.76 FEET TO A 5/8-INCH IRON ROD # CAP SET, MARKED "COBALT ENGINEERING FIRM # 10194581";
- 2) ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 940.00 FEET, AN ARC LENGTH OF 118.73 FEET, WITH A CHORD BEARING OF SOUTH 41° 45' 55" EAST, AND A CHORD DISTANCE OF 118.65 FEET, TO A 5/8-INCH IRON ROD # CAP SET, MARKED "COBALT ENGINEERING FIRM # 10194581";
- 3) SOUTH 45° 23' 01" EAST, A DISTANCE OF 206.86 FEET TO A 5/8-INCH IRON ROD # CAP SET, MARKED "COBALT ENGINEERING FIRM # 10194581";
- 4) ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 810.00 FEET, AN ARC LENGTH OF 102.31 FEET, WITH A CHORD BEARING OF SOUTH 41° 45' 55" EAST, AND A CHORD DISTANCE OF 102.24 FEET, TO A 5/8-INCH IRON ROD # CAP SET, MARKED "COBALT ENGINEERING FIRM # 10194581";
- 5) SOUTH 38° 08' 48" EAST, A DISTANCE OF 205.94 FEET TO A 5/8-INCH IRON ROD # CAP SET, MARKED "COBALT ENGINEERING FIRM # 10194581";
- 6) NORTH 51° 51' 12" EAST, A DISTANCE OF 50.00 FEET TO A 5/8-INCH IRON ROD # CAP SET, MARKED "COBALT ENGINEERING FIRM # 10194581";
- 7) SOUTH 38° 08' 48" EAST, A DISTANCE OF 50.00 FEET TO A 5/8-INCH IRON ROD # CAP SET, MARKED "COBALT ENGINEERING FIRM # 10194581";
- 8) SOUTH 51° 51' 12" WEST, A DISTANCE OF 50.00 FEET TO A 5/8-INCH IRON ROD # CAP SET, MARKED "COBALT ENGINEERING FIRM # 10194581";
- 9) SOUTH 38° 08' 48" EAST, AT A DISTANCE OF 38.78 FEET PASSING THE NORTHWEST LINE OF THE ABOVE MENTIONED 6.04 ACRE TRACT AND AT A DISTANCE OF 190.25 FEET PASSING THE SOUTHEAST LINE OF THE 6.04 ACRE TRACT AND CONTINUING A FULL DISTANCE OF 345.33 FEET TO A 5/8-INCH IRON ROD # CAP, MARKED "COBALT ENGINEERING FIRM # 10194581" SET IN THE SOUTHEASTERLY CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 51° 51' 12" WEST, A DISTANCE OF 60.00 FEET TO A 5/8-INCH IRON ROD, MARKED "COBALT ENGINEERING FIRM # 10194581" SET IN A POINT ON THE NORTHEASTERLY LINE OF A 8.455 ACRE TRACT CONVEYED TO PBR THE ZOO, LLC AS RECORDED IN COUNTY CLERKS FILE NUMBER 2023037499 OF THE OFFICIAL PUBLIC RECORDS OF GALVESTON COUNTY, TEXAS, SAME BEING THE MOST SOUTHERLY CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 38° 08' 48" WEST, ALONG THE COMMON LINE BETWEEN THE ABOVE MENTIONED 8.455 ACRE TRACT AND THE HEREIN DESCRIBED TRACT, A DISTANCE OF 583.70 TO A 5/8-INCH IRON ROD, MARKED "COBALT ENGINEERING FIRM # 10194581" SET IN THE NORTH CORNER OF THE 8.455 ACRE TRACT AND AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 51° 51' 12" WEST, CONTINUING ALONG THE COMMON LINE BETWEEN THE 8.455 ACRE TRACT AND THE HEREIN DESCRIBED TRACT A DISTANCE OF 401.89 FEET TO A 5/8-INCH IRON ROD, MARKED "COBALT ENGINEERING FIRM # 10194581" SET IN A POINT ON THE NORTHEASTERLY LINE OF SURF ADDITION, THE WEST CORNER OF THE 8.455 ACRE TRACT, AND SAME BEING THE MOST SOUTHWESTERLY CORNER OF THE HEREIN DESCRIBED TRACT;

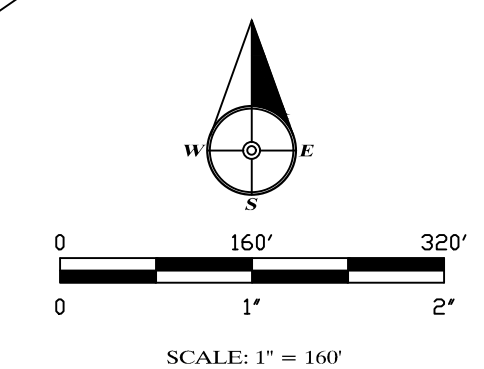
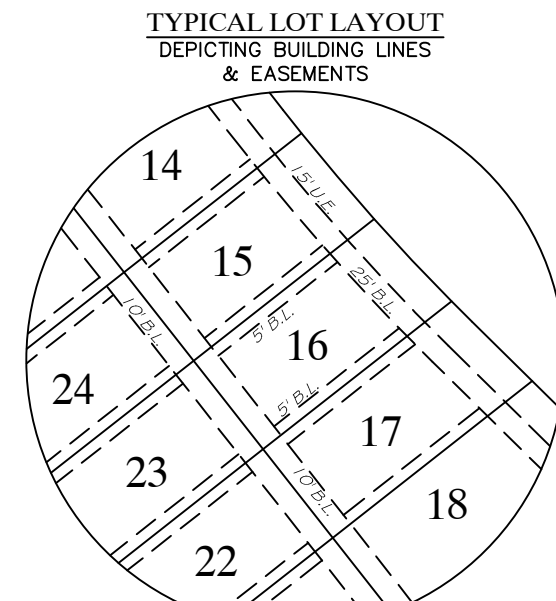
THENCE NORTH 38° 08' 48" WEST, A DISTANCE OF 710.00 FEET ALONG THE COMMON LINE BETWEEN THE ABOVE MENTIONED SURF ADDITION AND THE HEREIN DESCRIBED TRACT TO THE POINT OF BEGINNING, CONTAINING 7.873 ACRES.

PENINSULA, SECTION 2
(25 LOTS, 3 RESERVES)

BEING A SUBDIVISION OF 7.873 ACRES OUT OF A CALLED 15.54 ACRE TRACT, TRACT 2, AS CONVEYED TO 1500 HWY 87, LLC AS RECORDED IN COUNTY CLERKS FILE NUMBER 2022040990 OF THE OFFICIAL PUBLIC RECORDS OF GALVESTON COUNTY, TEXAS, AND ALSO OUT OF A CALLED 94.728 ACRE TRACT CONVEYED TO 1500 HWY 87, LLC., AS RECORDED IN COUNTY CLERKS FILE NUMBER 2021079076 OF THE OFFICIAL PUBLIC RECORDS OF GALVESTON COUNTY, TEXAS, AND OUT OF A CALLED 6.04 ACRE TRACT CONVEYED TO 1500 HWY 87, LLC., AS RECORDED IN COUNTY CLERKS FILE NUMBER 2021060595 OF THE OFFICIAL PUBLIC RECORDS OF GALVESTON COUNTY, TEXAS, SITUATED IN THE JONES SHAW SURVEY, ABSTRACT 179, GALVESTON COUNTY, TEXAS



OWNERS: 1500 HWY 87, LLC.
PROPERTY CAD ADDRESS: 1520 HWY 87, CRYSTAL BEACH, TX 77650



Bond No: PRF9423650

Maintenance Bond

KNOW ALL MEN BY THESE PRESENTS, that we

ALLCO, LLC hereinafter

called Principal, as Principal, and Colonial American Casualty and Surety Company,
a corporation of the State of Illinois, Schaumburg, Illinois, hereinafter called Surety, as Surety,
are held and firmly bound unto

Galveston County

hereinafter called Oblige in the sum of One Hundred Eighty-Seven Thousand Five Hundred and 00/100 (\$187,500.00)
DOLLARS, lawful money of the United States of America, to be paid to the said Oblige, or its successors or assigns, to
the payment of which sum well and truly to be made, we do bind ourselves, our heirs, executors, administrators,
successors and assigns, jointly and severally, firmly by these presents.

SIGNED, sealed and dated this 8th day of October, 2024.

WHEREAS, the Principal entered into a contract with the said Oblige, dated July 5, 2022,
for
1500 Highway 87 Road Improvements
and,

WHEREAS, the Oblige requires that these presents be executed on or before the final completion and acceptance of said
contract and

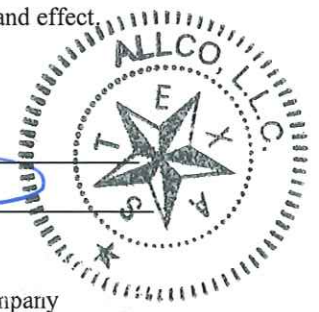
WHEREAS, said contract was completed and accepted on the _____ day of _____, _____.

NOW, THEREFORE, THE CONDITION OF THIS OBLIGATION IS SUCH, that if the Principal shall remedy, without
cost to the Oblige, any defects which may develop during a period of One (1) Year
from the date of completion and acceptance of the work performed under the contract, caused by defective or inferior
materials or workmanship, then this obligation shall be void: otherwise it shall be and remain in full force and effect.

ATTEST:

MaryBeth DeLoach

ALLCO, LLC
By: T.W. Harrison President



[Signature]

Colonial American Casualty and Surety Company
By: Jillian O'Neal, Attorney-in-Fact

**ZURICH AMERICAN INSURANCE COMPANY
COLONIAL AMERICAN CASUALTY AND SURETY COMPANY
FIDELITY AND DEPOSIT COMPANY OF MARYLAND
POWER OF ATTORNEY**

KNOW ALL MEN BY THESE PRESENTS: That the ZURICH AMERICAN INSURANCE COMPANY, a corporation of the State of New York, the COLONIAL AMERICAN CASUALTY AND SURETY COMPANY, a corporation of the State of Illinois, and the FIDELITY AND DEPOSIT COMPANY OF MARYLAND a corporation of the State of Illinois (herein collectively called the "Companies"), by Robert D. Murray, Vice President, in pursuance of authority granted by Article V, Section 8, of the By-Laws of said Companies, which are set forth on the reverse side hereof and are hereby certified to be in full force and effect on the date hereof, do hereby nominate, constitute, and appoint to Edward ARENS, Rebecca GARZA, Philip BAKER, Michele BONNIN, Jillian O'NEAL, Erica A. COX, Hannah MONTAGNE of The Woodlands, Texas, its true and lawful agent and Attorney-in-Fact, to make, execute, seal and deliver, for, and on its behalf as surety, and as its act and deed: **any and all bonds and undertakings**, and the execution of such bonds or undertakings in pursuance of these presents, shall be as binding upon said Companies, as fully and amply, to all intents and purposes, as if they had been duly executed and acknowledged by the regularly elected officers of the ZURICH AMERICAN INSURANCE COMPANY at its office in New York, New York., the regularly elected officers of the COLONIAL AMERICAN CASUALTY AND SURETY COMPANY at its office in Owings Mills, Maryland., and the regularly elected officers of the FIDELITY AND DEPOSIT COMPANY OF MARYLAND at its office in Owings Mills, Maryland., in their own proper persons.

The said Vice President does hereby certify that the extract set forth on the reverse side hereof is a true copy of Article V, Section 8, of the By-Laws of said Companies, and is now in force.

IN WITNESS WHEREOF, the said Vice-President has hereunto subscribed his/her names and affixed the Corporate Seals of the said ZURICH AMERICAN INSURANCE COMPANY, COLONIAL AMERICAN CASUALTY AND SURETY COMPANY, and FIDELITY AND DEPOSIT COMPANY OF MARYLAND, this 08th day of January, A.D. 2024.



ATTEST:
ZURICH AMERICAN INSURANCE COMPANY
COLONIAL AMERICAN CASUALTY AND SURETY COMPANY
FIDELITY AND DEPOSIT COMPANY OF MARYLAND

By: *Robert D. Murray*
Vice President

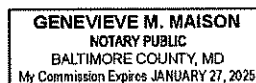
By: *Dawn E. Brown*
Secretary

**State of Maryland
County of Baltimore**

On this 08th day of January, A.D. 2024, before the subscriber, a Notary Public of the State of Maryland, duly commissioned and qualified, **Robert D. Murray, Vice President and Dawn E. Brown, Secretary** of the Companies, to me personally known to be the individuals and officers described in and who executed the preceding instrument, and acknowledged the execution of same, and being by me duly sworn, depose and saith, that he/she is the said officer of the Company aforesaid, and that the seals affixed to the preceding instrument are the Corporate Seals of said Companies, and that the said Corporate Seals and the signature as such officer were duly affixed and subscribed to the said instrument by the authority and direction of the said Corporations.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my Official Seal the day and year first above written.

Genevieve M. Maison



Authenticity of this bond can be confirmed at bondvalidator.zurichna.com or 410-559-8790

EXTRACT FROM BY-LAWS OF THE COMPANIES

"Article V, Section 8, Attorneys-in-Fact. The Chief Executive Officer, the President, or any Executive Vice President or Vice President may, by written instrument under the attested corporate seal, appoint attorneys-in-fact with authority to execute bonds, policies, recognizances, stipulations, undertakings, or other like instruments on behalf of the Company, and may authorize any officer or any such attorney-in-fact to affix the corporate seal thereto; and may with or without cause modify or revoke any such appointment or authority at any time."

CERTIFICATE

I, the undersigned, Vice President of the ZURICH AMERICAN INSURANCE COMPANY, the COLONIAL AMERICAN CASUALTY AND SURETY COMPANY, and the FIDELITY AND DEPOSIT COMPANY OF MARYLAND, do hereby certify that the foregoing Power of Attorney is still in full force and effect on the date of this certificate; and I do further certify that Article V, Section 8, of the By-Laws of the Companies is still in force.

This Power of Attorney and Certificate may be signed by facsimile under and by authority of the following resolution of the Board of Directors of the ZURICH AMERICAN INSURANCE COMPANY at a meeting duly called and held on the 15th day of December 1998.

RESOLVED: "That the signature of the President or a Vice President and the attesting signature of a Secretary or an Assistant Secretary and the Seal of the Company may be affixed by facsimile on any Power of Attorney...Any such Power or any certificate thereof bearing such facsimile signature and seal shall be valid and binding on the Company."

This Power of Attorney and Certificate may be signed by facsimile under and by authority of the following resolution of the Board of Directors of the COLONIAL AMERICAN CASUALTY AND SURETY COMPANY at a meeting duly called and held on the 5th day of May, 1994, and the following resolution of the Board of Directors of the FIDELITY AND DEPOSIT COMPANY OF MARYLAND at a meeting duly called and held on the 10th day of May, 1990.

RESOLVED: "That the facsimile or mechanically reproduced seal of the company and facsimile or mechanically reproduced signature of any Vice-President, Secretary, or Assistant Secretary of the Company, whether made heretofore or hereafter, wherever appearing upon a certified copy of any power of attorney issued by the Company, shall be valid and binding upon the Company with the same force and effect as though manually affixed.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed the corporate seals of the said Companies, this 8th day of October, 2024 .



Thomas O. McClellan
Vice President

TO REPORT A CLAIM WITH REGARD TO A SURETY BOND, PLEASE SUBMIT A COMPLETE DESCRIPTION OF THE CLAIM INCLUDING THE PRINCIPAL ON THE BOND, THE BOND NUMBER, AND YOUR CONTACT INFORMATION TO:

Zurich Surety Claims
1299 Zurich Way
Schaumburg, IL 60196-1056
reportsclaims@zurichna.com
800-626-4577

Authenticity of this bond can be confirmed at bondvalidator.zurichna.com or 410-559-8790



Texas Important Notice

IMPORTANT NOTICE

To obtain information or make a complaint:

You may call Zurich North America's toll-free telephone number for information or to make a complaint at:

1-800-382-2150

You may contact the Texas Department of Insurance to obtain information on companies, coverages, rights, or complaints at:

1-800-252-3439

You may write the Texas Department of Insurance:

P.O. Box 149104

Austin, TX 78714-9104

Fax: (512) 490-1007

Web: www.tdi.texas.gov

E-mail: ConsumerProtection@tdi.texas.gov

PREMIUM OR CLAIM DISPUTES:

Should you have a dispute concerning your premium or about a claim, you should contact the company first. If the dispute is not resolved, you may contact the Texas Department of Insurance.

ATTACH THIS NOTICE TO YOUR POLICY:

This notice is for information only and does not become a part or condition of the attached document.

AVISO IMPORTANTE

Para obtener información o para presentar una queja:

Usted puede llamar al número de teléfono gratuito de Zurich North America's para obtener información o para presentar una queja al:

1-800-382-2150

Usted puede comunicarse con el Departamento de Seguros de Texas para obtener información sobre compañías, coberturas, derechos, o quejas al:

1-800-252-3439

Usted puede escribir al Departamento de Seguros de Texas a:

P.O. Box 149104

Austin, TX 78714-9104

Fax: (512) 490-1007

Sitio web: www.tdi.texas.gov

E-mail: ConsumerProtection@tdi.texas.gov

DISPUTAS POR PRIMAS DE SEGUROS O RECLAMACIONES:

Si tiene una disputa relacionada con su prima de seguro o con una reclamación, usted debe comunicarse con la compañía primero. Si la disputa no es resuelta, usted puede comunicarse con el Departamento de Seguros de Texas.

ADJUNTE ESTE AVISO A SU PÓLIZA: Este aviso es solamente para propósitos informativos y no se convierte en parte o en condición del documento adjunto.