

ALL that certain 4.156 acre (181,015 square foot) tract of land situated in the Burwell Franks Survey, Abstract Number 65, Galveston County Texas, and being out of and a part of that certain call 8.111 acre tract of land described in a General Warranty Deed to James G. Cobb at Clerk's File Number 2004057027 of the Official Public Records of Real Property of Galveston County, Texas (0.P.R.R.P.G.C.T.), and further being that same tract of land (Tract 3) referenced in a General Warranty Deed to One Love Properties LLC at Clerk's File Number 2024002266 of the 0.P.R.G.C.T. and being more particularly described by metes and bounds as follows (all bearings based upon the Texas Plane Coordinate System of 1983, South Central Zone 4204, and are tied to NGS Mark "TXGM REF MON 2" (PID: DR 8251) N:13,703,575.90; E:3,312,955.72);

BURWELL FRANKS SURVEY

ABSTRACT NUMBER 65

GALVESTON COUNTY. TEXAS

BEGINNING at a 1/2 inch iron rod with plastic cap stamped "SEACOAST 5423" found in the southerly right—of—way (R.O.W.) line of State Highway Number 87 (SH 87, 120 feet wide) for the west corner of a certain Reserve "B" (10 foot wide access and drainage easement) of Lafitte's Landing Section 2, a subdivision of record at Clerk's File Number 2016012238 of the O.P.R.G.C.T. and the north corner of the herein described tract (N:13,747,922.74; E:3,373,599.42);

THENCE, with the westerly line of said Reserve "B" and the easterly line of the herein described tract, the following two (2) courses:

1) South 24 Degrees 52 Minutes 51 Seconds East, a distance of 191.09 feet to a 1/2 inch iron rod with plastic cap stamped "SEACOAST 5423" found for the beginning of a curve to the left;

2) 40.38 feet along the arc of said curve to the left having a radius of 300.00 feet, a central angle of 07 Degrees 42 Minutes 44 Seconds, and a chord that bears South 28 Degrees 44 Minutes 13 Seconds East, a distance of 40.35 feet to a 1/2 inch iron rod with plastic cap stamped "SEACOAST 5423" found in the northerly line of Lot 25 of said Lafitte's Landing Section 2 for the south corner of said Reserve "B" and the east corner of the herein described tract (N:13,747,714.01; E:3,373,699.22);

THENCE, with the northerly line of said Lafitte's Landing Section 2 and the southerly line of the herein described tract, South 62 Degrees 24 Minutes 21 Seconds West, a distance of 681.48 feet to a 1/2 inch iron rod with plastic cap stamped "SEACOAST 5423" found for the east corner of a certain Reserve "A" (20 foot wide drainage easement) of said Lafitte's Landing Section 2 and the south corner of the herein described tract (N:13,747,398.34; E:3,373,095.25);

THENCE, with the easterly line of said Reserve "A" and the westerly line of the herein described tract, North 45 Degrees 36 Minutes 07 Seconds West, a distance of 281.84 feet to a 1/2 inch iron rod with plastic cap stamped "SEACOAST 5423" found in the southerly R.O.W. line of said SH 87 for the north corner of said Reserve "A" and the west corner of the herein described tract (N:13.747.595.53; E:3.372.893.88);

THENCE, with the southerly R.O.W. line of said SH 87 and the northerly line of the herein described tract, North 65 Degrees 07 Minutes 09 Seconds East, a distance of 777.72 feet to the POINT OF BEGINNING and containing 4.156 acres (181,015 square feet) of land.

1) According to the FEMA FIRM Community Number 48167C, Panel No. 0327 G, effective date August 15, 2019, this property lies within Zone VE with a Base Flood Elevation of 14' (as measured to the lowest horizontal structural member).

2) All bearings shown hereon are based upon the Texas Coordinate System of 1983, South Central Zone 4204 and are tied to TXGM REF MON 2 (N:13,703,575.90; E: 3,312,955.72).

3) Benchmark: TXGM REF MON 2 (PID DR 8251), the top of a 9/16-inch stainless steel rod driven into the ground and inside a 6-inch PVC pipe that is 42 feet long filled with grease that is encased in a 5-inch PVC pipe with Logo cap stamped TXGM-RM2 2022 situated at the Bolivar Ferry Visitors Area on the Bolivar Peninsula. Elevation: 4.3 feet, NAVD 1988. (N: 13,703,575.90; E: 3,312,955.72).

4) This Plat was prepared with the benefit of a City Planning Letter GF No. TP24105395, dated December 12, 2024, prepared by Southland Title.

5) Restrictions:

GENERAL NOTES

• Those as set forth and recorded in the Office of the County Clerk of Galveston County, Texas in File Number 20220044054, (Corrected by 2022077051), but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons.

6) Easements:

- An easement 10 feet wide located along the easterly property line (abutting Buccaneer Lane) and 20 feet wide along the southerly line (sic.) of the southeasterly property line as granted to Entergy Texas, Inc. by instrument filed under Galveston County Clerk's File No. 2016040616 and located and depicted on sketch attached to said instrument
- Matters of record as shown on the recorded Map or Plat of said subdivision recorded in the Office of the County Clerk of Galveston County, Texas in File Number 20220044054, (Corrected by 2022077051)

7) B.L.: Building Line; D.E.: Drainage Easement; U.E.: Utility Easement

8) Surveyor notes that per Texas Railroad Commission GIS, there appears to be a 6" abandoned natural gas pipeline (P5 No. 386310) along the southerly right of way of State Highway Number 87.

9) Surveyor notes that there is a Surveyors Affidavit of Plat Correction to Island Breeze at Instrument No. 2022077051 of the Official Public Records of Galveston County, Texas.

| CURVE | RADIUS | JARC LENGTH | CHORD LENGTH | CHORD BEARING | DELTA ANGLE |
|-------|---------|-------------|--------------|---------------|-------------|
| C1 | 300.00' | 40.38' | 40.35' | S 28°44'13" E | 7°42'44" |
| C2 | 25.00' | 18.69' | 18.26' | S 40°59'21" W | 42°50'00" |
| C3 | 50.00' | 11.20' | 11.18' | S 25°59'21" W | 12°50'00" |
| C4 | 50.00' | 41.15 | 40.00' | S 55°59'03" W | 47°09'23" |
| C5 | 50.00' | 31.78' | 31.25' | N 82°13'37" W | 36°25'19" |
| C6 | 50.00' | 31.78' | 31.25' | N 45°48'18" W | 36°25'19" |
| C7 | 50.00' | 31.78' | 31.25' | N 09°23'00" W | 36°25'19" |
| C8 | 50.00' | 31.78' | 31.25' | N 27°02'19" E | 36°25'19" |
| C9 | 50.00' | 41.15' | 40.00' | N 68°49'40" E | 47°09'23" |
| C10 | 50.00' | 5.60' | 5.60' | S 84°23'09" E | 6°25'00" |
| C11 | 25.00' | 18.69' | 18.26' | S 83°49'21" W | 42°50'00" |
| C12 | 50.00' | 231.84' | 73.33' | S 27°35'39" E | 265°40'01" |

AREA SUMMARY

BLOCK 1

Lot Sa Feet Acres

| LOt | Sq. Feet | Acres |
|--|---|---|
| 1 | 4,276 | 0.098 |
| 2 | 4,247 | 0.098 |
| 3 | 4,366 | 0.100 |
| 4 | 4,484 | 0.104 |
| 5 | 4,603 | 0.106 |
| 6 | 4,721 | 0.109 |
| 7 | 4,840 | 0.112 |
| 8 | 4,958 | 0.114 |
| 9 | 5,077 | 0.117 |
| 10 | 5,195 | 0.119 |
| 11 | 5,186 | 0.119 |
| 12 | 4,892 | 0.112 |
| 13 | 10,111 | 0.232 |
| 14 | 10,125 | 0.232 |
| 15 | 5,900 | 0.136 |
| 16 | 5,947 | 0.137 |
| 17 | 3,653 | 0.084 |
| 18 | 4,372 | 0.100 |
| 19 | 4,500 | 0.103 |
| 20 | 4,500 | 0.103 |
| 21 | 4,500 | 0.103 |
| 22 | 4,500 | 0.103 |
| 23 | 4,500 | 0.103 |
| 24 | 4,500 | 0.103 |
| 25 | 4,500 | 0.103 |
| 26 | 4,500 | 0.103 |
| 27 | 4,500 | 0.103 |
| 28 | 4,079 | 0.094 |
| 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 ROW | 4,276 4,247 4,366 4,484 4,603 4,721 4,840 4,958 5,077 5,195 5,186 4,892 10,111 10,125 5,900 5,947 3,653 4,372 4,500 | 0.098 0.098 0.100 0.104 0.106 0.109 0.112 0.117 0.119 0.119 0.112 0.232 0.232 0.136 0.137 0.084 0.100 0.103 |
| Total | 181,015 | 4.156 |



S E A C O A S T S U R V E Y O R S 409-684-6400

975 West Lazy Lane / Crystal Beach, Texas 77650
Mailing: P.O. Box 2579/Crystal Beach Texas 77650
Texas Firm Registration No.: 10194703
www.seacoastsurveyors.com

STATE OF TEXAS { }
COUNTY OF GALVESTON { }

I, ONE LOVE PROPERTIES, LLC and MARK W. JOHNSON AND MICHELLE Y. JOHNSON, hereinafter referred to as Owners of the 4.156 Acres (181,015 Square Feet) described in the above and foregoing map of AMENDING PLAT OF ISLAND BREEZE SUBDIVISION, do hereby make and establish said plat 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, alleys, parks, water courses, drains, 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 defend the title to the land so dedicated.

FURTHER, Owners have dedicated and by these presents do dedicate to the use of the public for public utility purposes forever unobstructed aerial easements. The aerial easements shall extend horizontally an additional eleven feet, six inches (11' 6") for ten feet (10' 0") perimeter ground easements or five feet six inches (5' 6") for sixteen feet (16' 0") perimeter ground easements, from a plane sixteen feet (16' 0") above ground level upward, located adjacent to and adjoining said public utility easements that are designated with aerial easements (U.E. & A.E.) as indicated and depicted hereon, whereby the aerial easement totals twenty one feet, six inches (21' 6") in width.

FURTHER, Owners have dedicated and by these presents do dedicate to the use of the public for public utility purposes forever unobstructed aerial easements. The aerial easements shall extend horizontally and additional ten feet (10' 0") for ten feet (10' 0") back to back ground easements or seven feet (7' 0") for sixteen feet (16' 0") back to back ground easements, from a plane sixteen feet (16' 0") above ground level upward, located adjacent to both sides and adjoining said public utility easements that are designated with aerial easements (U.E. & A.E.) as indicated and depicted hereon, whereby the aerial easement totals thirty feet (30' 0") in width.

FURTHER, Owners do hereby declare that all parcels of land designated as lots on this plat are originally intended for the construction of residential dwelling units thereon and shall be restricted for same under the terms and conditions of such restrictions filed separately.

FURTHER Owners do hereby dedicate to the public a strip of land thirty (30') feet wide on each side of the centerline of any and all bayous, creeks, gullies, ravines, draws, sloughs or other natural drainage courses located in said plat, as easements for drainage purposes and labeled as Bulkhead Building Line and Wetland Building Line on the attached plat, giving Galveston County or any other governmental agency, the right to enter upon said easement at any and all times for the purpose of construction and maintenance of drainage facilities and structures.

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 (18) diameter) with culverts and bridges to be provide for all private driveways or walkways crossing such drainage facilities.

FURTHER, Owners do hereby covenant and agree that those streets located within the boundaries of this plat specifically noted as private streets, shall be hereby established and maintained as private streets by the owners, heirs, successors and assigns to property located within the boundaries of this plat and always available for the general use of said owners and to the public for firemen, fire fighting equipment, police and other emergency vehicles of whatever nature at all times and do hereby bind ourselves, our heirs, successors and assigns to warrant and forever defend the title to the land so designated and established as private

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 Commissioner's Court of Galveston County.

I, One Love Properties, and Mark W. Johnson and Michelle Y. Johnson, owners of the property directly affected by this amending plat beings Lots 1—28 out of the block 1 as indicated hereon, do hereby consent to this amending plat for the purposes herein expressed.

ONE LOVE PROPERTIES, LLC

By:______
Michelle Y. Johnson
Its: President

By:_____
Mark W. Johnson
Its: Manager

STATE OF TEXAS

{}

COUNTY OF _____

{}

BEFORE ME, the undersigned authority, on this day personally appeared Michelle Y. Johnson, 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

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this ____ day of _____, 2025.

| Notary | Public | in | and | for | the | State | of | Texas | |
|--------|--------|----|-----|-----|-----|-------|----|-------|--|

| STATE OF TEXAS | ξ |
|----------------|---|
| COUNTY OF | Ş |

BEFORE ME, the undersigned authority, on this day personally appeared, Mark W. Johnson, 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.

| GIVEN | UNDER | ΜY | HAND | AND | SEAL | OF | OFFICE. | this | dav | of |
|-------|-------|----|------|-----|------|----|------------|------|---------|----|
| | | | | | | | - , | | | |

Notary Public in and for the State of Texas

| STATE OF TEXAS | \$ KNOW ALL MEN BY THESE PRESEN | ITS |
|---|--|-------------|
| COUNTY OF GALVESTON | | |
| | County Clerk, Galveston County, Texas, rument was filed for record in my office | |
| recorded on | 2025, at O'clock, M. | , and duly |
| Record Instrument | 2025, at O'clock, N | И., in Plat |
| # | , Galveston County records. | |
| Witness my hand and se last above written. | of office, at Galveston, Texas, the da | y and date |
| | | |

I, Michael C. Shannon, County Engineer of Galveston County, Texas, do hereby certify that the plat of this subdivision complies with all existing rules and regulations of this office, as adopted by Commissioner's Court.

Michael C. Shannon — County Engineer

DWIGHT D. SULLIVAN, County Clerk,

Galveston County, Texas

APPROVED FOR FILING, wherein Galveston County assumes no obligation for grading, drainage structures or surfacing of the streets or roads or making any other improvements in said subdivision.

| Mark A. Henry | Joe Giusti |
|---------------|-----------------------------|
| County Judge | Commissioner Precinct No. 2 |

| .,D | eputy |
|----------|-------|
| <i>,</i> | -) |

I, Michael Hoover, hereby certify that the following corrections were necessary to eliminate errors which appear on the plat of Instrument Number

No geometry, quantities, or lot lines have been altered from the original

202204454, of the Official Public Records of Galveston County, Texas:

- The reason for the amending plat is to change Island Breeze Lane to a 60' private right of way, utility easement, and drainage easement
- Change the base flood elevation from 15' to 14'
- Add utility easement to the 20' front building line
- Add coordinates to the south, east, and west plat corner
- Add surveyor's note to describe abandoned pipeline on the southerly right of way of State Highway Number 87
- Add typical lot layout detail

Michael Hoover
Registered Professional Land Surveyor
Texas Registration No. 5423

AMENDING PLAT OF ISLAND BREEZE SUBDIVISION

4.156 Acres (181,015 Square Feet)
situated in the
BURWELL FRANKS SURVEY
ABSTRACT NUMBER 65
Galveston County, Texas

28 Lots 1 Block

Owner(s):
One Love Properties, LLC
518 Vista Del Lago Drive
Huffman, TX 77336

February 2025 Scale: 1" = 50' 24