

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 ON _____, 20____ AT _____ O'CLOCK ____M. AND DULY RECORDED ON _____, 20____ AT _____ O'CLOCK ____M.

WITNESS 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 PLAT 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 PLAT 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 PLAT. 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

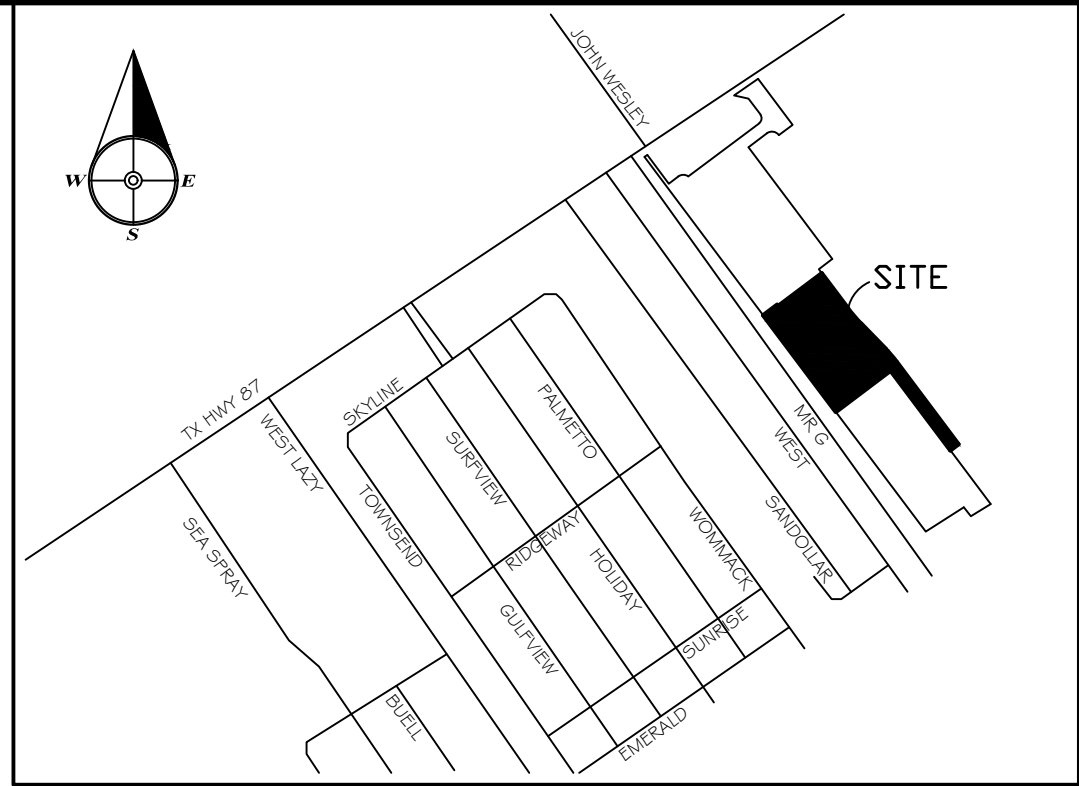
JOB # 21-0365
DRAWN BY: JAM

BOUNDARY LINE TABLE					
#	BEARING	DISTANCE	#	BEARING	DISTANCE
L1	N 51° 51' 12" E	101.89'	L7	N 51° 51' 12" E	50.00'
L2	S 38° 08' 48" E	10.00'	L8	S 38° 08' 48" E	50.00'
L3	N 51° 51' 12" E	320.00'	L9	S 51° 51' 12" W	50.00'
L4	S 38° 08' 48" E	256.76'	L10	S 38° 08' 48" E	345.33'
L5	S 45° 23' 01" E	206.86'	L11	S 51° 51' 12" W	60.00'
L6	S 38° 08' 48" E	205.94'			

BOUNDARY CURVE TABLE				
#	RADIUS	ARC LEN.	CHORD BEARING	CHORD LENGTH
C1	940.00'	118.73'	S 41° 45' 55" E	118.65'
C2	810.00'	102.31'	S 41° 45' 55" E	102.24'

ROAD CENTERLINE CURVE TABLE				
#	RADIUS	ARC LEN.	CHORD BEARING	CHORD LENGTH
C1	970.00'	122.52'	S 41° 45' 55" E	122.44'
C2	780.00'	98.52'	S 41° 45' 55" E	98.45'
C3	55.00'	86.39'	N 83° 08' 48" W	77.78'

ACREAGE TABLE		
LOT #	SQ. FT.	ACRE
1	5,095	0.117
2	5,095	0.117
3	5,095	0.117
4	5,095	0.117
5	5,095	0.117
6	5,095	0.117
7	5,126	0.118
8	12,831	0.294
9	12,990	0.298
10	5,000	0.115
11	5,000	0.115
12	5,000	0.115
13	6,767	0.155
14	5,000	0.115
15	5,042	0.116
16	5,200	0.119
17	5,477	0.126
18	5,794	0.133
19	8,465	0.194
20	6,866	0.158
21	5,000	0.115
22	5,000	0.115
23	5,000	0.115
24	5,000	0.115
25	5,000	0.115
RES. A	20,378	0.469
RES. B	43,732	1.004
R.O.W.	126,200	2.897



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 PLAT 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 (1-3/4" 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 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, A UNRECORDED SUBDIVISION IN GALVESTON COUNTY, TEXAS, AND HAVING GRID COORDINATES OF N: 13,736,886.07; 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 118.65 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: 13,735,973.36; 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 NORTHEASTLY 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;

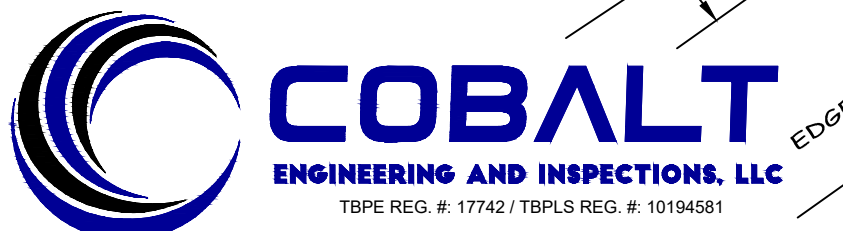
THENCE NORTH 38° 08' 48" WEST, ALONG THE COMMON LINE BETWEEN THE ABOVE MENTIONED 8.455 ACRE TRACT AND THE HEREIN DESCRIBED TRACT, A DISTANCE OF 583.70 TO A 5/8-INCH IRON ROD, MARKED "COBALT ENGINEERING FIRM# 10194581" SET IN THE NORTH CORNER OF THE 8.455 ACRE TRACT AND AN INTERIOR CORNER OF THE HEREIN 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 401.69 FEET TO A 5/8-INCH IRON ROD, MARKED "COBALT ENGINEERING FIRM# 10194581" SET IN A POINT ON THE NORTHEASTLY 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



12005 DELANY ROAD • LA MARQUE, TEXAS 77568 • 409-354-5925