

METES AND BOUNDS DESCRIPTION  
1.000 ACRE (43,560 SQUARE FEET)  
ABRAHAM VAN NORSTRAND SURVEY  
ABSTRACT NUMBER 203  
GALVESTON COUNTY, TEXAS

All of that certain 1.000 acre (43,560 square feet) tract of land situated in the Abraham Van Nordstrand Survey, Abstract Number 203, Galveston County, Texas, and being all of that certain call 0.9993 of one acre of land described in a Warranty Deed with Vendor's Lien to Billy Palmer and wife, Cheryl Palmer, at Clerk's File Number 2022058284 of the Official Public Records of Galveston County, Texas (O.P.R.G.C.T.), and further being all of Tract 5-2A, a tract as approved by Galveston County Commissioners' Court in Clerk's File Number 2014069974 O.P.R.G.C.T., and being more particularly described by metes and bounds as follows: (all bearings based upon the Texas Coordinate System of 1983, South Central Zone 4204, and are tied to NGS Mark "TXGM REF MON 2" (PID DR8251) (N:13,703,575.90; E:3,312,955.72). All coordinates shown hereon are reported in grid. All area quantities are reported in surface;

BEGINNING at a 1/2-inch iron rod with plastic cap stamped "COASTAL SURVEYING" found at the intersection of the northerly right-of-way (R.O.W.) line of State Highway 87 (120 feet wide) with the westerly R.O.W. line of Boyt Road (60 feet wide, Volume 555, Page 308, of the Galveston County Deed Records (G.C.D.R.)) (N:13,726,550.73; E:3,337,209.99);

THENCE, with the northerly R.O.W. line of said SH 87 and the southerly line of the herein described tract, South 54 Degrees 07 Minutes 55 Seconds West, a distance of 292.35 feet to a 1/2 inch iron rod with plastic cap stamped "Coastal Surveying" found for the east corner of Lot 4 of "The West Grounds Section 2", a subdivision of record at Clerk's File Number 2023054869 of the O.P.R.G.C.T. and the south corner of the herein described tract (N:13,726,379.43; E:3,336,973.08);

THENCE, with the easterly line of Lot 4 of "The West Grounds Section 2" and the westerly line of the herein described tract, North 31 Degrees 39 Minutes 48 Seconds West, a distance of 149.40 feet to a 1/2 inch iron rod with plastic cap stamped "Coastal Surveying" found in the southerly line of Lot 1 of "The West Grounds Section 2" for the north corner of Lot 4 of "The West Grounds Section 2" and the west corner of the herein described tract (N:13,726,506.60; E:3,336,894.65);

THENCE, with the southerly line of Lot 1 of "The West Grounds Section 2" and the northerly line of the herein described tract, North 54 Degrees 07 Minutes 55 Seconds East, a distance of 292.35 feet to a 1/2 inch iron rod with plastic cap stamped "Coastal Surveying" found in the westerly R.O.W. line of said Boyt Road for the east corner of Lot 1 of "The West Grounds Section 2" and the north corner of the herein described tract (N:13,726,677.89; E:3,337,131.56);

THENCE, with the westerly R.O.W. line of said Boyt Road and the easterly line of the herein described tract, South 31 Degrees 39 Minutes 48 Seconds East, a distance of 149.40 feet to the POINT OF BEGINNING and containing 1.000 acre (43,560 square feet) of land.

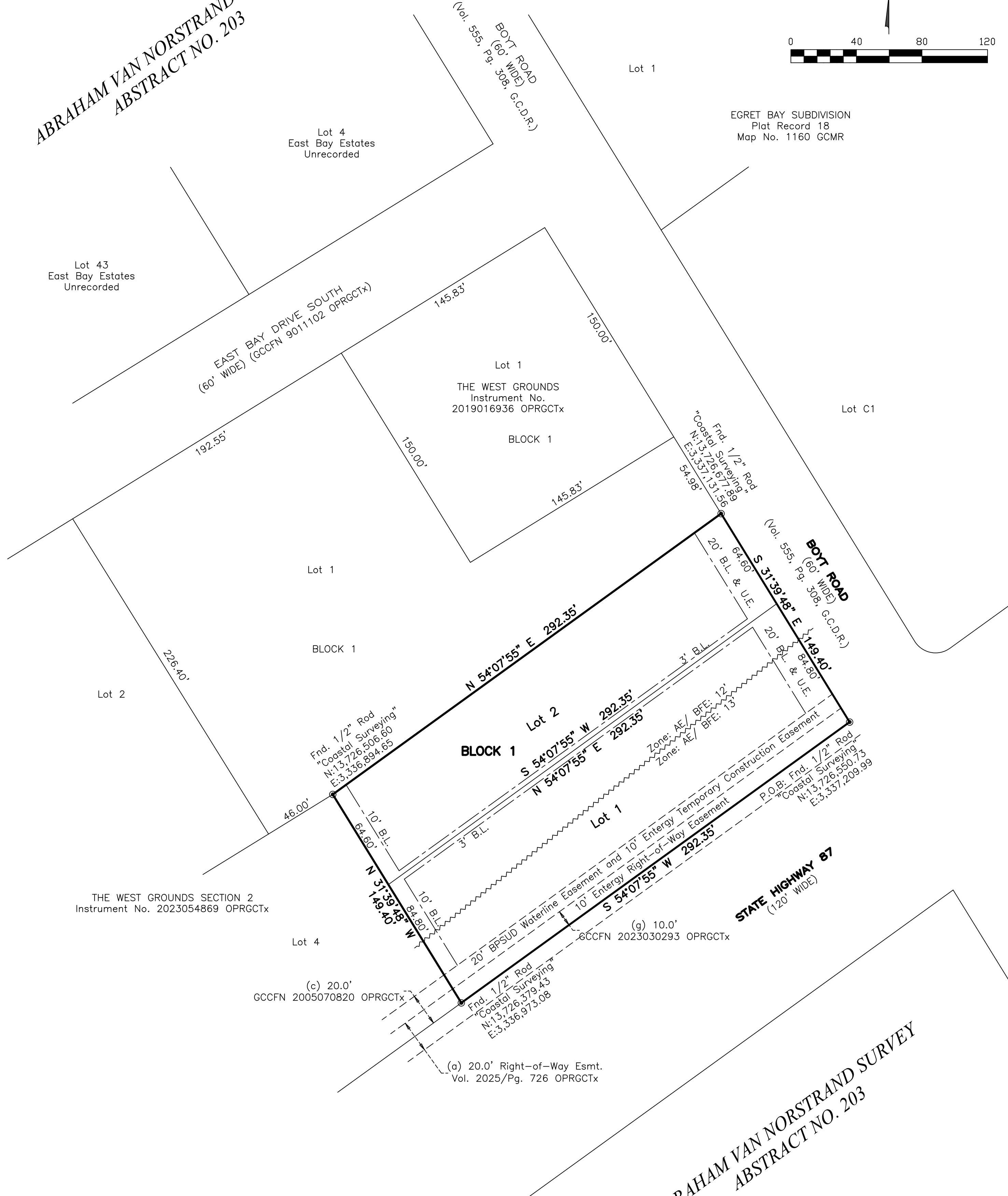
GENERAL NOTES:

- 1) According to the FEMA FIRM Community Number 48167C, Panel No. 0315 G, effective date August 15, 2019, this property lies within Zone AE with a Base Flood Elevation of 12' and 13' (as measured to the top of the bottom floor).
- 2) All bearings shown hereon are based upon the Texas Coordinate System of 1983, South Central Zone 4204, and are tied to NGS Mark "TXGM REF MON 2" (PID DR8251) (N: 13,703,575.9; 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) Lots subject to Building Lines and Utility Easements as shown on plat. (B.L.=Building Line, U.E.=Utility Easement)
- 5) This plat was prepared with the benefit of City Planning Letter: South Land Title; File No: TP-25109215, dated October 07, 2025.

- (a) Perpetual Easement and Right-of-Way as set forth in Volume 2025, Page 726 in the Office of the County Clerk of Galveston County, Texas. (affects property, depicted on Plat, Bolivar Peninsula Water Line Corporation)
- (b) Easement and Right-of-Way as set forth in instrument recorded under Galveston County Clerk's File No. 8833748. (Does not appear to affect property, document is vague in location and without exhibit)
- (c) Bolivar Peninsula Water Transmission Line and Temporary Construction Easement 20 feet in width along the southeast property line, as granted to Bolivar Peninsula Special Utility District by instrument filed for record under Galveston County Clerk's File No. 2005070820. (affects property, depicted on Plat)
- (d) Subject to terms, conditions and stipulations contained in that certain application on-site sewage facilities, as set forth in instrument(s) filed for record under Galveston County Clerk's File No. 2014007689 and 2023034496 (affects property, blanket in nature)

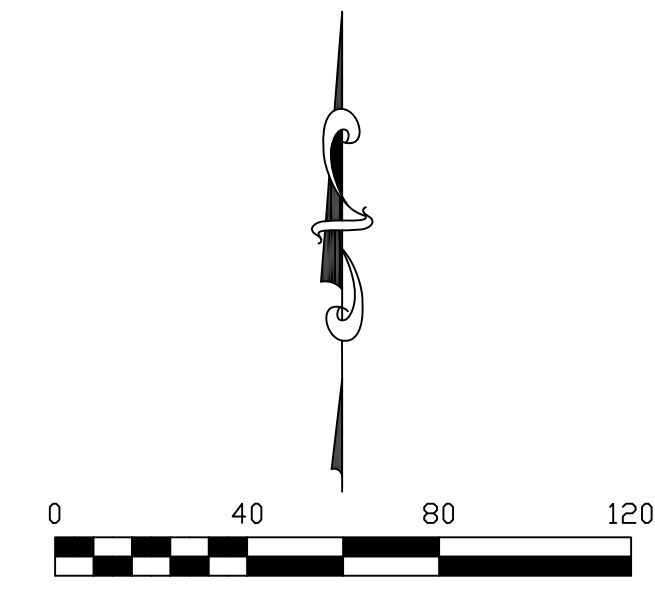
- (e) Terms, conditions and stipulations of that certain Lease Agreement, a memorandum of which is filed for record under Galveston County Clerk's File No. 2019007870 (affects property, blanket in nature)
- (f) Terms, conditions and stipulations of that certain permission to convey by metes and bounds as set forth under Galveston County Clerk's File No. 2014069974 (affects property, blanket in nature)
- (g) Right-of-Way Instrument granted to Entergy Texas, Inc. as set forth in instrument recorded under Galveston County Clerk's File No. 2023030293. (affects property, depicted on Plat)
- (h) Bolivar Peninsula Special Utility District easement as set forth in instrument recorded under Galveston County Clerk's File No. 2024026492 (affects property, blanket in nature)

ABRAHAM VAN NORSTRAND SURVEY  
ABSTRACT NO. 203



| Acreage Table |        |       |
|---------------|--------|-------|
| Lot No.       | SqFt   | Acre  |
| 1             | 24,724 | 0.568 |
| 2             | 18,836 | 0.432 |
| Total         | 43,560 | 1.000 |

| Legend |   |
|--------|---|
| P.O.B. | Point of Beginning                            |
| B.L.   | Building Line                                 |
| U.E.   | Utility Easement                              |
| ~~~~~  | Approx. FEMA Flood Line as of August 15, 2019 |



STATE OF TEXAS {}  
COUNTY OF GALVESTON {}

We, BILLY PALMER and wife, CHERYL PALMER, hereinafter referred to as Owners of the 1.000 ACRE (43,560 square feet) tract described in the above and foregoing map of BEAVER ESTATES, 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 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 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 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 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 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.

By: \_\_\_\_\_  
Billy Palmer  
By: \_\_\_\_\_  
Cheryl Palmer

STATE OF TEXAS {}  
COUNTY OF GALVESTON {}

BEFORE ME, the undersigned authority, on this day personally appeared Billy Palmer, 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 MY HAND AND SEAL OF OFFICE, this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

Notary Public in and for the State of Texas

STATE OF TEXAS {}  
COUNTY OF GALVESTON {}

BEFORE ME, the undersigned authority, on this day personally appeared Cheryl Palmer, 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 MY HAND AND SEAL OF OFFICE, this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

Notary Public in and for the State of Texas

STATE OF TEXAS {}  
COUNTY OF CHAMBERS {}

We, East Chambers County Branch of Anahuac National Bank, owners of a lien against the property described in the plat known as BEAVER ESTATES, said lien being evidenced by instrument of record in Clerk's File No. 2022058285 of Galveston County, Texas, do hereby in all things subordinate our interest in said property to the purposes and effects of said plat and the dedications and restrictions shown herein to said plat, and we hereby confirm that we are the present owners of said lien and have not assigned the same nor any part thereof.

By: \_\_\_\_\_  
Kenneth Moore, President and CEO of East Chambers County Bank branch of Anahuac National Bank

BEFORE ME, the undersigned authority, on this day personally appeared Kenneth Moore, 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 MY HAND AND SEAL OF OFFICE, this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

Notary Public in and for the State of Texas

STATE OF TEXAS {}  
COUNTY OF GALVESTON {}

I, DWIGHT D. SULLIVAN, County Clerk, Galveston County, Texas, do hereby certify that the written instrument was filed for record in my office on

recorded on \_\_\_\_\_ 2025, at \_\_\_\_\_ O'clock, \_\_\_\_ M., and duly  
Record Instrument # \_\_\_\_\_ 2025, at \_\_\_\_\_ O'clock, \_\_\_\_ M., in Plat \_\_\_\_\_, Galveston County records.

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

\_\_\_\_\_  
DWIGHT D. SULLIVAN, County Clerk,  
Galveston County, Texas

By \_\_\_\_\_ Deputy

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 - County Judge

\_\_\_\_\_  
Joe Giusti - Commissioner Precinct No. 2

The above subdivision titled BEAVER ESTATES as mapped, approved by the Commissioners' Court of Galveston County, Texas, by order of \_\_\_\_\_, 2025.

Dwight D. Sullivan County Clerk  
Galveston County, Texas

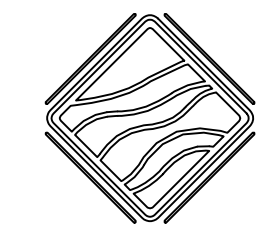
By \_\_\_\_\_ Deputy

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

This is to certify that I, Michael Hoover, a Registered Professional Land Surveyor of the State of Texas, have plotted the above subdivision from an actual survey on the ground, and that all block corners, angle points, and points of curve are or will be properly marked with permanent monuments and that this plat correctly represents that survey.

\_\_\_\_\_  
Michael Hoover  
Registered Professional Land Surveyor  
Texas Registration No. 5423



SEACOAST SURVEYORS  
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

BEAVER ESTATES

1.000 Acre (43,560 Square Feet)  
situated in the Abraham Van Nordstrand Survey  
Abstract Number 203  
Galveston, County, Texas

2 LOTS 1 BLOCK

Owner:  
BILLY PALMER and wife CHERYL PALMER  
P.O. BOX 2449  
CRYSTAL BEACH, TX 77650