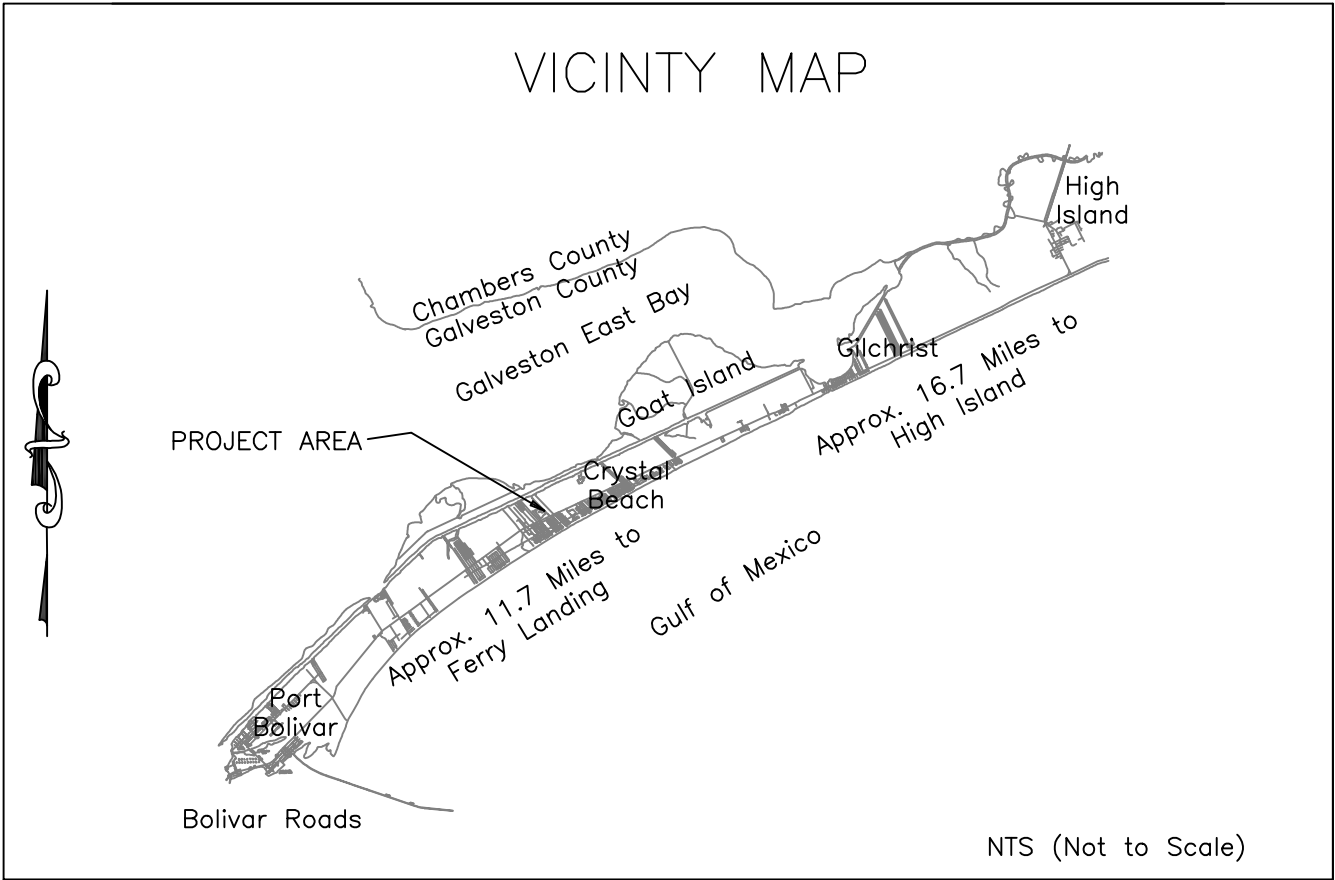




ADJACENT OWNERSHIP TABLE	
①	Gregory L. Smith Tract 4 / 0.344 AC GCCFN 2012059532 OPRGCTx
②	Mildred B. Caramanian Tract 5, 1.886 AC GCCFN 2007043202 OPRGCTx
③	Unlimited Group, L.P. Tract No.s 3 & 4 GCCFN 2023055067, 2023055068, & 2023055069, all of the OPRGCTx
⑤	Richard Nielsen and Erin Parisien 1.901 AC (82,830 SqFt) (Tract 4) GCCFN 2023054912 OPRGCTx

GCCFN: Galveston County Clerk's File Number
OPRGCTx: Official Public Records Galveston County Texas

METES AND BOUNDS DESCRIPTION
66.860 ACRES (2,912,414 SQUARE FEET)
BURWELL FRANKS SURVEY
ABSTRACT NUMBER 65
GALVESTON COUNTY, TEXAS

All of that certain 66.860 acre (2,912,414 square feet) tract of land situated in the Burwell Franks Survey, Abstract Number 65, Galveston County, Texas, and being all of that certain call 40.391 acre (1,759,428 square feet, being the southerly portion of Tract 1), all of that certain call 21.889 acre (953,502 square feet) tract of land (Tract 2), both as described in Special Warranty Deeds to Unlimited Group, L.P., at Clerk's File Numbers 2023055067, 2023055068, and 2023055069, all of the Official Public Records of Galveston County, Texas (O.P.R.G.C.T.), together with all of that certain call 6.865 square foot (0.158 of one acre) tract of land described in a General Warranty Deed to Unlimited Group, L.P., at Clerk's File Number 2024000472 of the O.P.R.G.C.T., and further being all of that certain 1.229 acre (53,534 square feet) of land of uncertain ownership situated north of and adjoining said 21.889 acre tract of land, and all of that certain 3.193 acre (139,085 square feet) tract of land sometimes known as Gulf Coast Drive, an ancient, unimproved and unmaintained traveled way of uncertain ownership, and all together 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 inch iron pipe (disturbed) found in the north right of way (ROW) line of State Highway Number 87 (SH 87, 120 feet wide), for the east corner of that certain call 0.263 of one acre tract of land (Tract 4) described in Special Warranty Deeds to Unlimited Group, L.P., at Clerk's File Numbers 2023055067, 2023055068, and 2023055069, all of the O.P.R.G.C.T., for the south corner of the herein described tract (N:13,741,508.74; E:3,359,472.75);

THENCE, with the east line of said Tract 4 and the lowest westerly line of the herein described tract, North 44 Degrees 42 Minutes 18 Seconds West, at 153.12 feet pass a 1-inch iron pipe found for the east corner of that certain call 1.886 acre tract of land described in a Warranty Deed to Mildred Camararian at Clerk's File Number 2007043202 of the O.P.R.G.C.T., and continue, in all, a distance of 259.64 feet (called 255.00 feet) to a 1/2-inch iron rod with plastic cap stamped "SEACOAST 5423" found in the southerly line of said 21.889 acre tract (Tract 2) and an interior corner of the herein described tract (N:13,741,683.28; E:3,359,290.11);

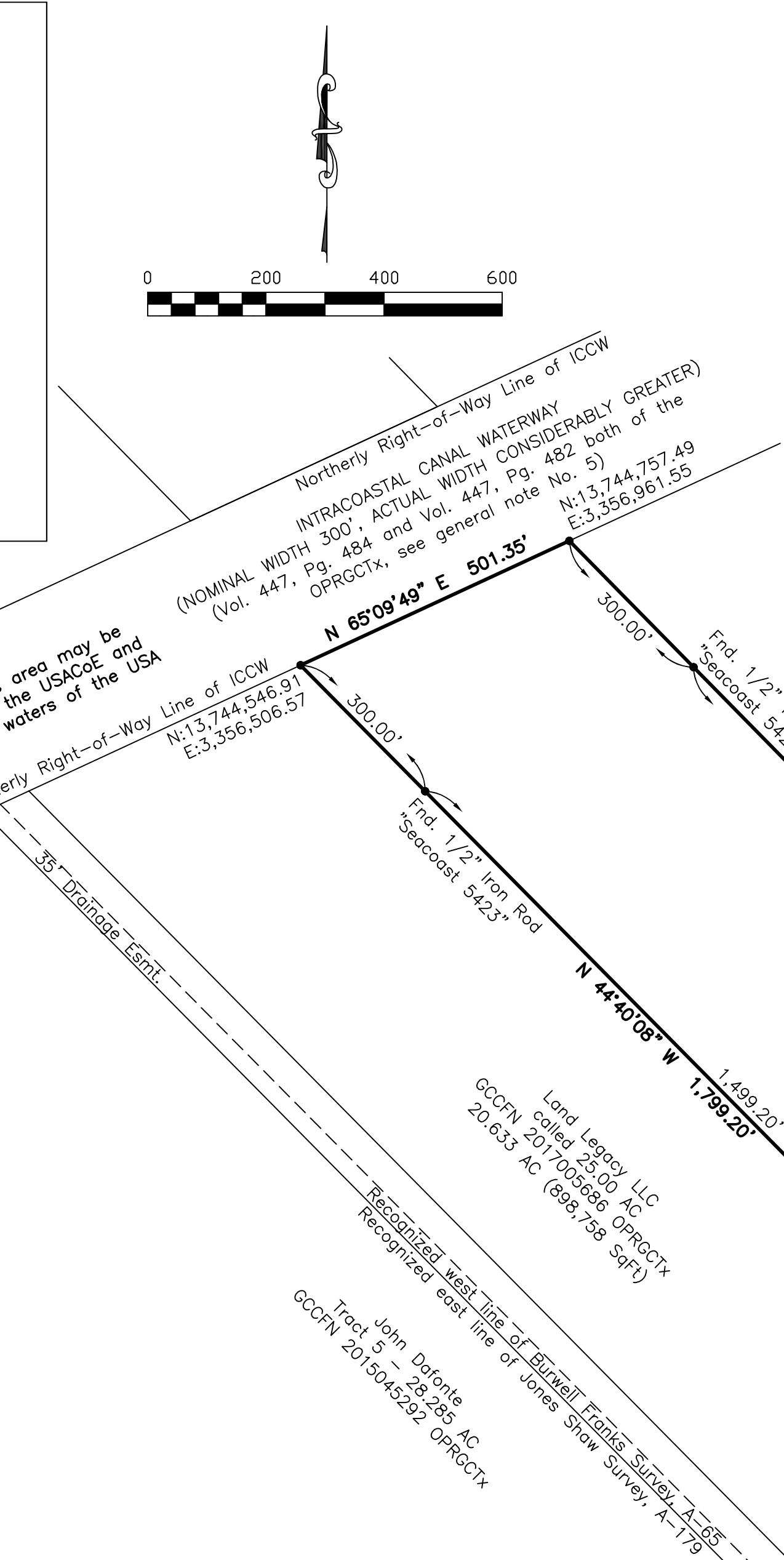
THENCE, with the southerly line of said 21.889 acre tract and a southerly line of the herein described tract, South 64 Degrees 46 Minutes 47 Seconds West, a distance of 477.47 feet to a 1/2 inch iron rod with plastic cap stamped "SEACOAST 5423" found in the easterly right-of-way (R.O.W.) line of Bob's Road (50 feet wide, nothing of record found or provided) for the west corner of said 1.886 acre tract and a southwesterly exterior corner of the herein described tract (N:13,741,489.83; E:3,358,858.15), and from which a one inch iron pipe found for reference bears South 25 Degrees 32 Minutes West, 0.7 feet;

THENCE, with the easterly ROW line said Bob's Road and the westerly line of the herein described tract, North 44 Degrees 40 Minutes 08 Seconds West, at 2,000.00 feet pass a 1/2 inch iron rod with plastic cap stamped "SEACOAST 5423" found for the south corner of said 1.229 acre tract, and continue, in all, 2,028.12 feet to a 1/2 inch iron rod with plastic cap stamped "SEACOAST 5423" found for the south corner of that certain 20.633 acre tract of land (called 25 acres, TR2) referenced in a Special Warranty Deed to Steve Chatterton at Clerk's File Number 2017005686 of the O.P.R.G.C.T., the west corner of said 1.229 acre tract, and an exterior corner of the herein described tract (N:13,742,932.19; E:3,357,432.36);

THENCE, with the southerly line of said 20.633 acre tract, the northerly line of said 1.229 acre tract, and a northerly line of the herein described tract, North 45 Degrees 19 Minutes 52 Seconds East, a distance of 476.75 feet to a 1/2 inch iron rod with plastic cap stamped "SEACOAST 5423" found for the east corner of said 20.633 acre tract and an interior corner of the herein described tract (N:13,743,267.35; E:3,357,771.42);

THENCE, with the easterly line of said 20.633 acre tract and an upper westerly line of the herein described tract, North 44 Degrees 40 Minutes 08 Seconds West, at 1499.20 feet pass a 1/2-inch iron rod with plastic cap stamped "SEACOAST 5423" set for reference and continue, at 1,568.16 feet pass the high bank (water's edge) of the Intracoastal Canal Waterway (ICWW, nominal width 300 feet, actual width considerably greater), and continue, in all, a distance of 1,799.20 feet to the southerly R.O.W. line of said ICWW for the most northerly west corner (submerged) of the herein described tract (N:13,744,546.91; E:3,356,506.57);

THENCE, with the southerly R.O.W. line of said ICWW and the northerly line of the herein described tract, North 65 Degrees 09 Minutes 49 Seconds East, at 41.07 feet pass the west corner of said 40.391 acre tract, and continue, in all, a distance of 501.35 feet to the west corner of that certain call 26.500 acre tract of land described in a Warranty Deed to Crystal Bay, LLC, at Clerk's File Number 2021029588 of the O.P.R.C.T., and the north corner of said 40.391 acre tract and the herein described tract (N:13,744,757.49; E:13,744,757.49);



THENCE, with the westerly line of the said 26.500 acre tract and the upper easterly line of said 40.391 acre tract and the herein described tract, South 44 Degrees 30 Minutes 30 Seconds East, at 300.00 feet pass a 1/2 inch iron rod with plastic cap stamped "SEACOAST 5423" set for reference (N:13,744,543.54; E:3,357,171.85), and continue, in all a distance of 4,059.34 feet to a 1/2 inch iron rod with plastic cap stamped "HIGH TIDE SURVEYING" found for the north corner of that certain call 1.901 acre tract of land described in a Deed to Crystal Bay, LTD., at Clerk's File Number 2021029588 of the O.P.R.G.C.T., and the upper east corner of the herein described tract (N:13,741,862.58; E:3,359,807.20), and from which a 1/2 inch iron rod with plastic cap stamped "HIGH TIDES SURVEYING" found in the north R.O.W. line of said SH 87 bears South 44 Degrees 30 Minutes 30 Seconds East, a distance of 191.52 feet;

THENCE, with the northerly line of said 1.901 acre tract and a southerly line of the herein described tract, South 65 Degrees 07 Minutes 40 Seconds West, a distance of 460.17 feet to a 1/2 inch iron rod with plastic cap stamped "HIGH TIDE SURVEYING" found for the west corner of said 1.901 acre tract and an interior corner of the herein described tract (N:13,741,669.03; E:3,359,389.71);

THENCE, with the westerly line of said 1.901 acre tract and the lower easterly line of the herein described tract, South 44 Degrees 30 Minutes 30 Seconds East, a distance of 191.49 feet to the intersection of the northerly R.O.W. line of said SH 87 with the westerly line of said 1.901 acre tract for the south corner of said 1.901 acre tract and the lower east corner of the herein described tract (N:13,741,532.47; E:3,359,523.95)

THENCE, with the northerly R.O.W. line of said SH 87 and the lowest southerly line of the herein described tract, South 65 Degrees 07 Minutes 54 Seconds West, a distance of 56.43 feet to the POINT OF BEGINNING and containing 66.860 acres (2,912,414 square feet) of land.

GENERAL NOTES:

- 1) According to the FEMA FIRM Community Number 48167C, Panel No. 0309 G, effective date August 15, 2019, this property lies within Zone VE with a Base Flood Elevation of 12' and 13' (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 NGS Mark "TXGM REF MON 2" (PID DR8251) (N:13,703,575.9; E:3,312,955.72). All coordinates shown hereon are reported in grid. All area quantities are reported in surface.
- 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) At the time of this plat no improvements or development of any kind is contemplated for this property. Owner understands and acknowledges herein that any future improvements or development of any kind will require a Replat subject to all requirements of the Galveston County Subdivision Regulations.

STATE OF TEXAS }}
COUNTY OF GALVESTON }}
KNOW ALL MEN BY THESE PRESENTS
I, DWIGHT D. SULLIVAN, County Clerk, Galveston County, Texas, do hereby certify that the written instrument was filed for record in my office on
_____, 2025, at _____ O'clock, ____ M., and duly recorded on
_____, 2025, at _____ O'clock, ____ M., in Plat
Record
Instrument # _____, 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

BURWELL FRANKS SURVEY ABSTRACT NO. 65

RESERVE 1
BLOCK 1
66.860 (2,912,414 SQFT)

JONES SHAW SURVEY ABSTRACT NO. 179

- 5) This plat has been prepared with the benefit of a City Planning Letter prepared by South Land Title, File No: TP25107039, with an effective date of April 29, 2025. The following matters of record shown therein do apply to the property and are shown hereon.
 - (a) ROW Esmt by Bettie G. Austin to the United States, dated April 8, 1930 recorded in Volume 447, Page 484 OPRGCTx (ICWW)
 - (b) ROW Esmt by W.W. McCullough to the United States, dated April 16, 1930 recorded in Volume 447, Page 482 OPRGCTx (ICWW)
 - (c) ROW Easement to Entergy Texas, Inc. recorded in GCCFN 2023051348 OPRGCTx
 - (d) ROW Easement to Entergy Texas, Inc. recorded in GCCFN 2023051349 OPRGCTx
 - (e) ROW Easement to Entergy Texas, Inc. recorded in GCCFN 2023051350 OPRGCTx
 - (f) ROW Easement to Entergy Texas, Inc. recorded in GCCFN 2023051351 OPRGCTx
 - (g) ROW Easement to Entergy Texas, Inc. recorded in GCCFN 2023053683 OPRGCTx

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 THE PRESERVE, as mapped, approved by the Commissioners' Court of Galveston County, Texas, by order of _____, 2025.

By _____, Deputy

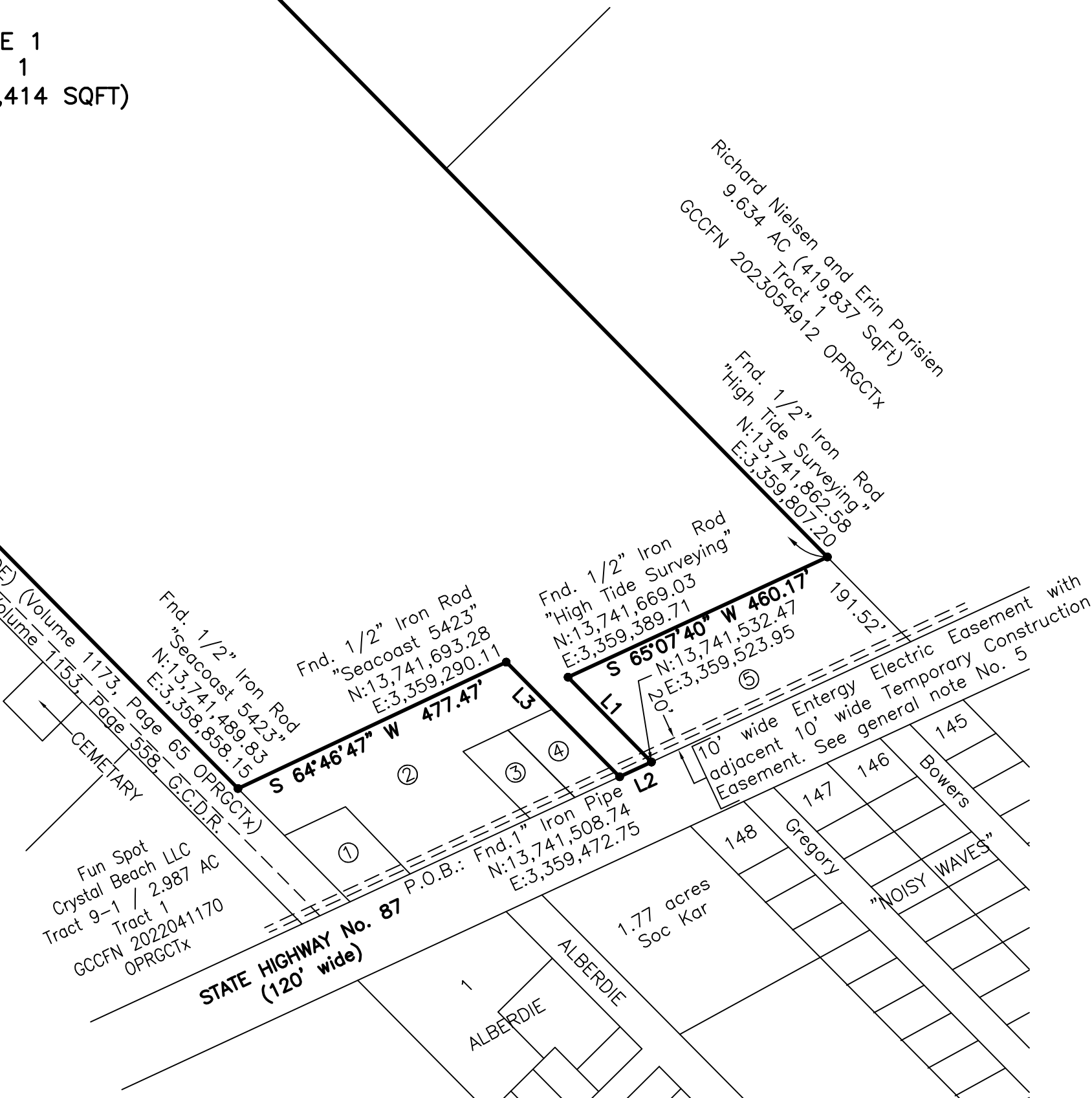
I, Michael C. Shannon, County Engineer of Galveston County, Texas, do hereby certify that the plat of this subdivision complies with all existing rules and regulations of this office, as adopted by Commissioner's Court.

Michael C. Shannon — County Engineer

This is to certify that I, Michael Hoover, a Registered Professional Land Surveyor of the State of Texas, have platted 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

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 44°30'30" E	191.49'
L2	S 65°07'54" W	56.43'
L3	N 44°42'18" W	259.64'



STATE OF TEXAS }}
COUNTY OF GALVESTON }}
KNOW ALL MEN BY THESE PRESENTS
I, DWIGHT D. SULLIVAN, County Clerk, Galveston County, Texas, do hereby certify that the written instrument was filed for record in my office on
_____, 2025, at _____ O'clock, ____ M., and duly recorded on
_____, 2025, at _____ O'clock, ____ M., in Plat
Record
Instrument # _____, Galveston County records.

We, Unlimited Group L.P., acting by and through John E. Irvine Jr., its Managing Member, hereinafter referred to as Owner of the 66.860 Acres (2,912,414 square feet) tract described in the above and foregoing map of THE PRESERVE, 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 declare that all parcels of land designated as lots on this plat are originally intended for the construction of residential dwelling units thereon (or the placement of mobile home subdivision) and shall be restricted for same under the terms and conditions 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 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 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: Unlimited Group, L.P.

By: _____
John E. Irvine Jr.
Its: Managing Member

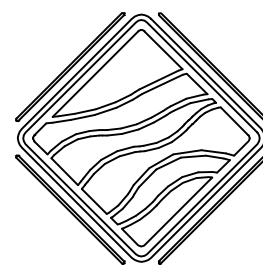
STATE OF TEXAS }}
COUNTY OF GALVESTON }}
KNOW ALL MEN BY THESE PRESENTS
I, DWIGHT D. SULLIVAN, County Clerk, Galveston County, Texas, do hereby certify that the written instrument was filed for record in my office on
_____, 2025, at _____ O'clock, ____ M., and duly recorded on
_____, 2025, at _____ O'clock, ____ M., in Plat
Record
Instrument # _____, Galveston County records.

BEFORE ME, the undersigned authority, on this day personally appeared John E. Irvine Jr., 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



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

THE PRESERVE

CONSOLIDATION PLAT

66.860 Acres (2,912,414 Square Feet)
situated in the Burwell Franks Survey
Abstract Number 65
Galveston County, Texas

1 RESERVE 1 BLOCK

Owner:
Unlimited Group, L.P.
P.O. Box 1529
Crystal Beach, Texas 77650