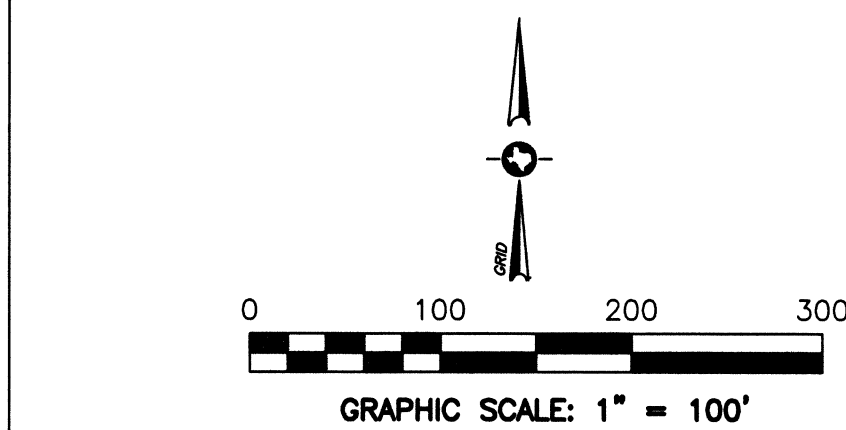
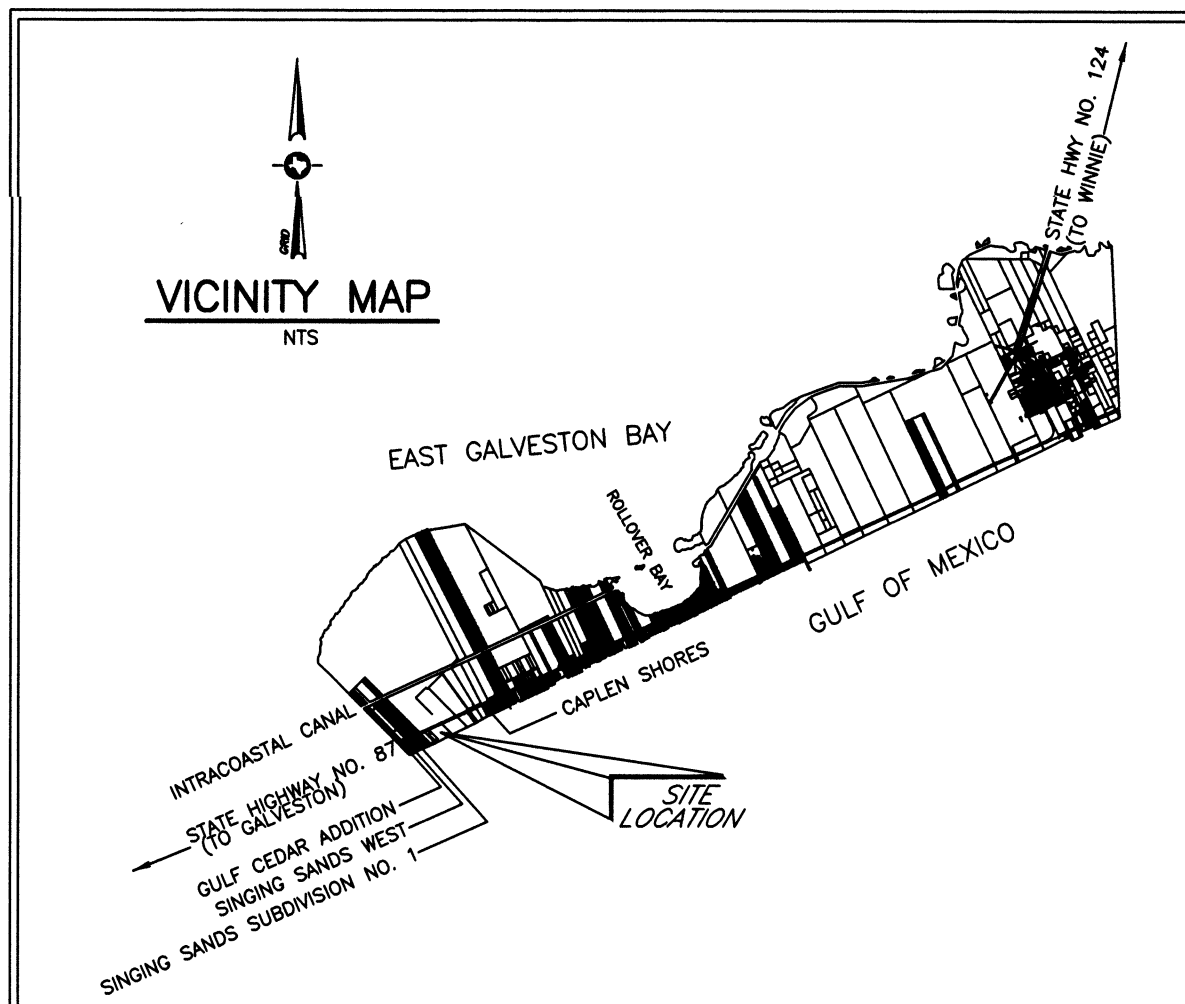




Lot #	SQ. FT.	ACRE	ADDRESS
1	30,766	0.707	302 Seagrass
2	20,461	0.470	306 Seagrass
3	12,762	0.293	310 Seagrass
4	6,600	0.152	312 Seagrass
5	6,600	0.152	314 Seagrass
6	6,600	0.152	316 Seagrass
7	5,669	0.131	318 Seagrass
8	5,354	0.123	320 Seagrass
9	6,600	0.152	322 Seagrass
10	6,600	0.152	324 Seagrass
11	6,775	0.156	326 Seagrass
12	6,715	0.155	328 Seagrass
13	6,600	0.152	330 Seagrass
14	6,600	0.152	332 Seagrass
15	6,600	0.152	334 Seagrass
16	6,530	0.150	336 Seagrass
17	6,504	0.150	402 Seagrass
18	6,600	0.152	404 Seagrass
19	6,600	0.152	406 Seagrass
20	6,600	0.152	408 Seagrass
21	6,746	0.155	410 Seagrass
22	6,746	0.155	412 Seagrass
23	6,600	0.152	414 Seagrass
24	6,600	0.152	416 Seagrass
25	5,334	0.123	418 Seagrass
26	5,667	0.130	422 Seagrass
27	6,600	0.152	424 Seagrass
28	6,600	0.152	426 Seagrass
29	6,600	0.152	428 Seagrass
30	6,600	0.152	430 Seagrass
31	6,600	0.152	432 Seagrass
32	6,600	0.152	434 Seagrass
33	6,600	0.152	436 Seagrass
34	6,600	0.152	438 Seagrass
35	19,720	0.453	440 Seagrass
Res. 1	3,104		
Res. 2	0.204		
Res. 3	1.394		
Res. 4	0.116		
Res. 5	0.025		
Res. 6	3.356		
Res. 7	1.519		
Res. 8	3.519		
Res. 9	1.635		
Res. 10	9.236		
Roadway	2.844		
TOTAL ACRES 33.568			CURVE AREA CL 123.40

LINE	BEARING	DISTANCE
L1	S 65°17'59" E	39.19'
L2	S 51°27'06" W	18.00'
L3	N 51°27'06" E	18.00'
L4	S 61°41'21" E	25.60'
L5	S 04°18'53" E	16.56'
L6	N 72°39'24" E	45.91'
L7	S 65°39'00" W	16.25'
L8	S 38°31'22" E	4.23'
L9	N 41°12'08" E	23.08'
L10	N 74°13'03" E	43.40'
L11	N 64°43'49" W	61.15'
L12	N 72°39'24" E	34.57'
L13	S 64°43'49" W	50.55'
L14	N 1°22'00" W	13.92'
L15	S 26°28'47" W	8.95'
L16	S 29°09'45" E	19.89'
L17	S 29°09'45" E	20.16'
L18	S 51°00'06" W	33.37'
L19	N 06°20'43" E	52.18'
L20	N 40°59'00" W	13.92'
L21	S 84°51'45" E	8.92'
L22	S 06°20'43" W	61.21'
L23	S 45°08'59" W	20.68'
L24	N 15°46'51" E	70.71'
L25	S 74°11'29" E	70.71'
L26	S 67°44'49" W	10.67'
L27	S 24°52'31" E	51.43'
L28	S 24°52'31" E	31.31'
L29	S 24°52'31" E	21.83'
L30	S 24°52'31" E	20.57'
L31	N 7°24'26" E	28.89'
L32	S 48°48'56" W	33.07'
L33	S 60°49'21" W	24.88'
L34	S 29°11'29" E	84.69'
L35	S 61°13'01" W	50.00'
L36	S 29°11'29" E	85.04'
L37	S 84°51'52" E	9.22'
L38	N 26°28'47" E	9.19'
L39	S 1°22'00" W	23.53'
L40	S 30°55'52" E	24.25'
L41	N 59°04'08" E	29.47'

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	129.40'	50.00'	148°16'44"	S 31°32'05" E	96.19'
C2	31.46'	30.00'	60°05'12"	N 12°42'00" E	30.04'
C3	16.49'	100.00'	4°34'42"	S 04°34'06" W	74.63'
C4	38.98'	100.00'	22°20'10"	S 37°38'52" W	38.74'
C5	64.31'	50.00'	73°41'28"	N 11°58'13" E	59.97'
C6	55.66'	30.00'	106°18'32"	N 78°01'47" W	48.02'
C7	41.90'	100.00'	20°00'30"	S 60°49'11" W	41.60'
C8	51.16'	30.00'	97°41'57"	S 23°58'27" W	45.18'
C9	11.82'	50.00'	82°18'03"	N 66°01'33" W	65.90'
C10	38.94'	100.00'	22°18'49"	N 83°58'51" E	38.70'
C11	76.58'	100.00'	43°52'45"	N 62°55'22" W	74.73'
C12	31.42'	30.00'	60°00'00"	S 70°59'00" E	30.00'
C13	130.90'	50.00'	150°00'00"	N 25°59'00" W	96.59'
C14	30.63'	40.00'	43°52'45"	S 62°55'22" E	29.89'
C15	15.58'	40.00'	22°18'49"	S 83°58'51" W	15.48'
C16	16.76'	40.00'	24°00'30"	S 60°49'11" W	16.64'
C17	15.36'	40.00'	21°59'52"	S 37°28'43" W	15.26'
C18	30.59'	40.00'	43°49'22"	N 04°34'06" E	29.85'

METES AND BOUNDS

Being a 33.568 acre tract or parcel of land out of A. Dickson League, Abstract No. 51, in Galveston County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a point lying in the Southerly line of State Highway No. 87 (120 foot right-of-way) and the Northeast corner of a tract owned by Powell's Bluff Ridge, LP recorded under Instrument No. 201306115 of the Official Public Records of Galveston County, TX;

THENCE North 65°07'29" East, along the Southerly line of said State Highway No. 87, a distance of 1336.18 feet to a point lying in the West line of the Samuel F. Hughes Survey, Abstract No. 90 and the East line of said A. Dickson League;

THENCE South 44°51'01" East, along the West line of said Samuel F. Hughes Survey and the East line of said A. Dickson League, a distance of 1138.59 feet to the Mean High Water line of the Gulf of Mexico surveyed on November 13, 2013;

THENCE South 62°59'19" West, along the Mean High Water line of the Gulf of Mexico, a distance of 1318.41 feet to a point lying in the East line of said Powell's Bluff Ridge tract;

THENCE North 44°53'16" West, along the East line of said Powell's Bluff Ridge tract, a distance of 1191.16 feet to the PLACE OF BEGINNING, and containing 33.568 acres of land, more or less, and being subject to the rights of the public beach.

Seagrass Beach

A SUBDIVISION OUT OF A. DICKSON LEAGUE, A 51

35 LOTS, 10 RESERVES

Bolivar Peninsula, Galveston County, Texas

(Re-Plat of 'Seagrass' recorded
in Plat Record 2006A, Map Number 71)

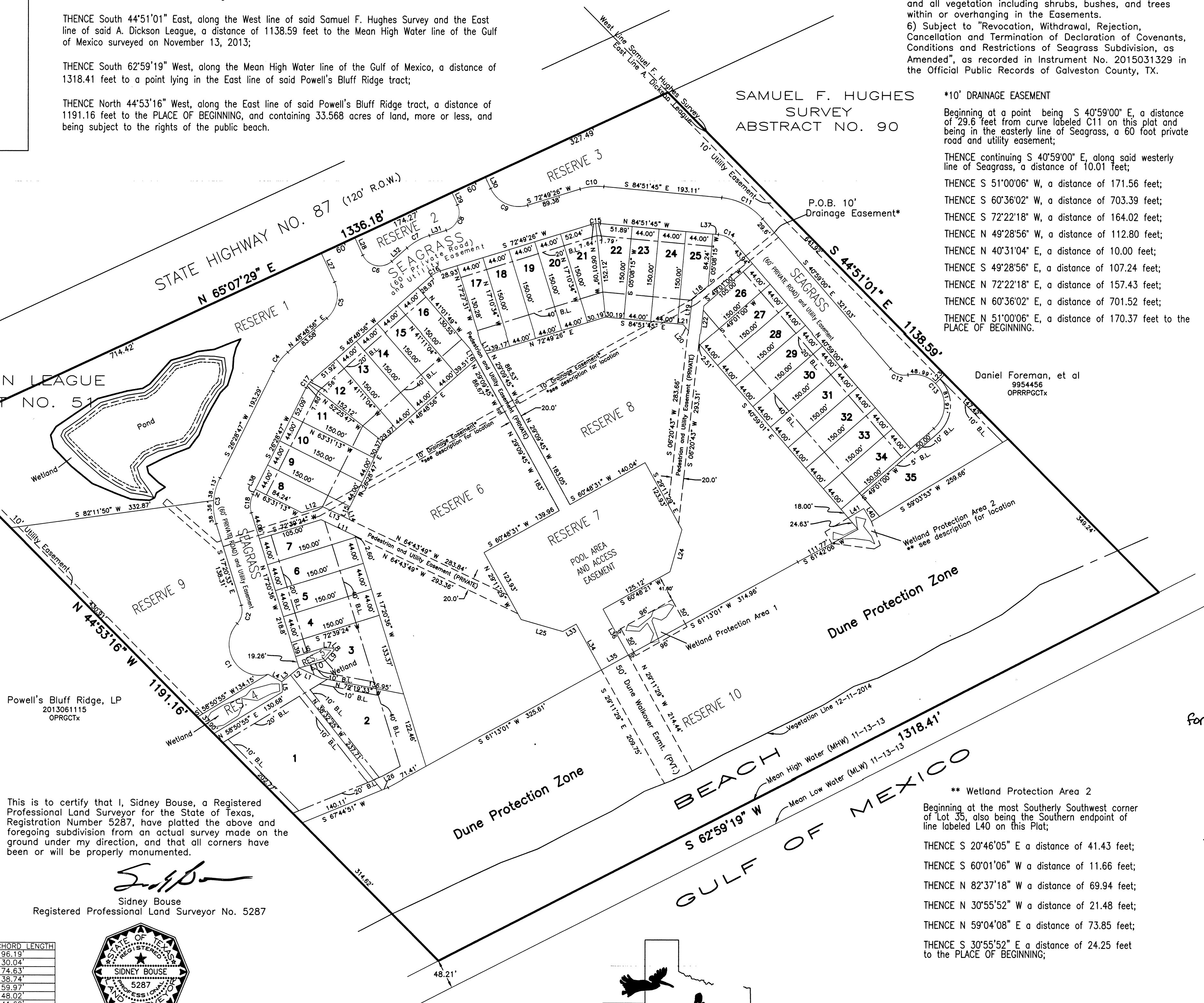
SURVEYOR'S NOTES:

- 5' Side Building Lines (B.L.) except where noted.
- All Utilities must be underground.
- This property does lie within the 100 Year Flood Plain as determined by FEMA and as shown on FIRM Map Numbers 485470 0131 E dated August 18, 1992 and 485470 0127 F dated July 5, 1993 with Flood Zones V19 EL 16, 17 and 19.
- This property does lie within the designated undeveloped Coastal Barrier, Unit T03A, as established in the Coastal Barrier Resources Act (CBRA) of 1982.
- All Easements give the right to trim or remove any and all vegetation including shrubs, bushes, and trees within or overhanging in the Easements.
- Subject to "Revocation, Withdrawal, Rejection, Cancellation and Termination of Declaration of Covenants, Conditions and Restrictions of Seagrass Subdivision, as Amended", as recorded in Instrument No. 2015031329 in the Official Public Records of Galveston County, TX.

*10' DRAINAGE EASEMENT

Beginning at a point being S 40°59'00" E, a distance of 29.6 feet from curve labeled C11 on this plat and being in the easterly line of Seagrass, a 60 foot private road and utility easement;

THENCE continuing S 40°59'00" E, along said westerly line of Seagrass, a distance of 10.01 feet;
THENCE S 51°00'06" W, a distance of 171.56 feet;
THENCE S 60°36'02" W, a distance of 703.39 feet;
THENCE S 72°22'18" W, a distance of 164.02 feet;
THENCE N 49°28'56" W, a distance of 112.80 feet;
THENCE N 40°31'04" E, a distance of 10.00 feet;
THENCE S 49°28'56" E, a distance of 107.24 feet;
THENCE N 72°22'18" E, a distance of 157.43 feet;
THENCE N 60°36'02" E, a distance of 112.80 feet;
THENCE N 51°00'06" E, a distance of 170.37 feet to the PLACE OF BEGINNING.



COASTAL SURVEYING OF TEXAS, INC.
P.O. BOX 2742 (mailing) ph (409) 684-6400
CRYSTAL BEACH, TX 77650 fx (409) 684-6112
975 LAZY LANE WEST, CRYSTAL BEACH
Firm Registration Certificate No. 10028601
SURVEYGALVESTON.COM

STATE OF TEXAS {}

COUNTY OF GALVESTON {}

I, Bradley B. Ballard, Manager of BlueCap Investments LLC, Manager of Seagrass Beach LLC., owner (or Owners) hereinafter referred to as Owners (whether one or more) of the 33.568 ACRES described in the above and foregoing map of "Seagrass Beach" 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, drains, 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 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 hereby be 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 streets.

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 adapted by the Commissioners' Court of Galveston County.

Seagrass Beach LLC, a Texas Limited Liability Company

Bradley B. Ballard

By: BlueCap Investments LLC, Manager
Bradley B. Ballard, Manager of BlueCap investments LLC, Manager of Seagrass Beach LLC

STATE OF TEXAS {}

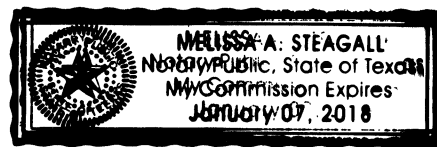
COUNTY OF GALVESTON {}

BEFORE ME, the undersigned authority, on this day personally appeared Bradley B. Ballard, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this (2) day of (June), 2015.

Melissa A. Steagall

Notary Public in and for the State of Texas



The above subdivision titled SEAGRASS BEACH as mapped, approved by the Commissioners' Court of Galveston County, Texas, by order of June 9, 2015.

Brandy Chapman, Deputy
for Dwight D. Sullivan, County Clerk,
Galveston County, Texas

THE 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

June 9, 2015, at 3:42 O'clock, P. M., and duly recorded on

June 9, 2015, at 3:42 O'clock, P. M.,

Instrument # 2015036517, 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: *Rita Ewald*, 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.

Ryan Pennard
Ryan Pennard - Commissioner Precinct No. 1

Mark A. Henry
Mark A. Henry - County Judge