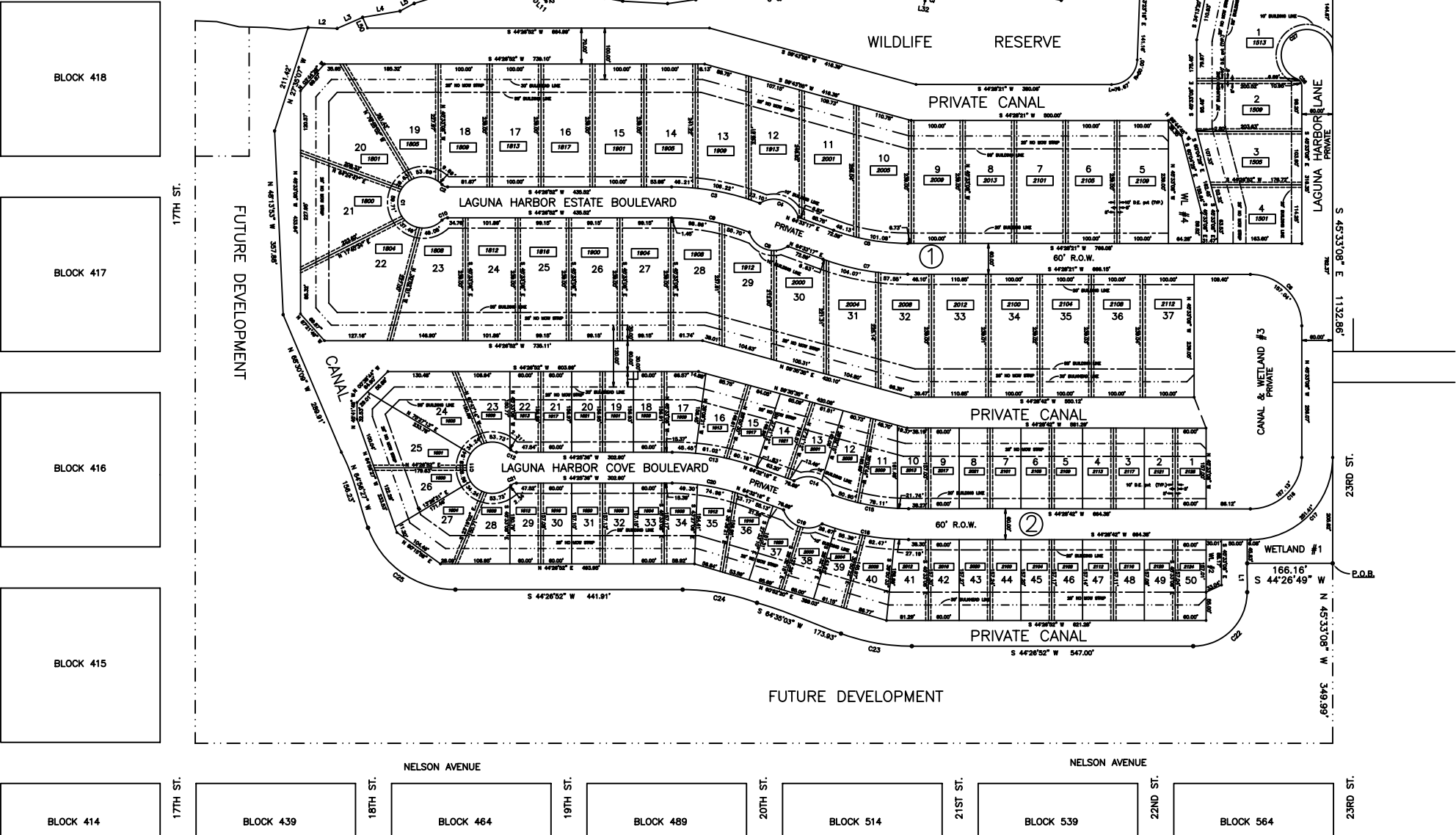


INTRACOASTAL CANAL WATERWAY

LAGUNA HARBOR

A SUBDIVISION OUT OF
TOWNSITE OF PORT BOLIVAR
2 BLOCKS, 87 LOTS, 4 WETLAND LOTS,
AND 1 WILDLIFE RESERVE
Bolivar Peninsula, Galveston County, Texas



Townsite of Port Bolivar



METES AND BOUNDS DESCRIPTION

Being a 0.554 Acre tract of land out of the **TOWNSITE OF PORT BOLIVAR**, a subdivision in Galveston County, Texas, according to the map or plat thereof recorded in Volume 113, Page 1 of the Map Records and transferred to Plat Record 10, Map No. 4A, both of the Map Records of Galveston County, Texas, said 2.115 Acre tract being more particularly described by metes and bounds as follows:

COMMENCING at the intersection of the East right-of-way line of 17th Street (70 foot) and the North right-of-way line of Nelson Avenue (80 foot);

THENCE North 45°33'08" West, a distance of 355.44 feet to the **POINT OF BEGINNING**;

THENCE North 45°33'08" West, along the East line of said 17th Street, a distance of 300.00 feet;

THENCE North 44°26'52" East, a distance of 80.50 feet;

THENCE South 45°33'08" East, a distance of 300.00 feet;

THENCE South 44°26'52" West, a distance of 80.50 feet to the **PLACE OF BEGINNING** and containing 0.554 acres more or less.

Legend

- 5' Building Line (B.L.)
- 6' Landscaping and Access Easement (L.A.E.)
- 10' Pedestrian Easement (P.E.)
- 10' Side Building Line (S.B.L.)
- 3' Aerial and Maintenance Easement (A.M.E.)

ALL LOTS HAVE AN AREA OF 2115 SQ. FT./0.048 ACRE
THE TOTAL AREA BEING 24149 SQ. FT./0.554 ACRE

Subject to Deed Restrictions filed under _____.

SURVEYORS NOTES:

- This property does lie within the 100 year flood plain as shown on FEMA Flood Insurance Rate Map: Community 485470, Panel 0175, Suffix F, Initial Identification: April 8, 1971, Map Revised: July 5, 1993, Zones V16, BFE: 14' and V16, BFE: 15'.

I, G. Michael Fitzgerald, 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.

G. Michael Fitzgerald - County Engineer

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.

Eddie Barr - Commissioner Precinct No. 1 James D. Yarbrough - County Judge

The above subdivision titled **LAGUNA HARBOR, SECTION 2** as mapped, approved by the Commissioners' Court of Galveston County, Texas, by order of _____, 2005.

MARY ANN DANGLE, County Clerk,
Galveston County, Texas

THE STATE OF TEXAS {}
COUNTY OF GALVESTON {}

I, MARY ANN DANGLE, County Clerk, Galveston County, Texas, do hereby certify that the written instrument was filed for record in my office on _____, 2005, at _____ O'clock, _____ M., and duly recorded on _____, 2005, at _____ O'clock, _____ M., in Plat Record _____, Map Number _____, Galveston County Map Records.

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

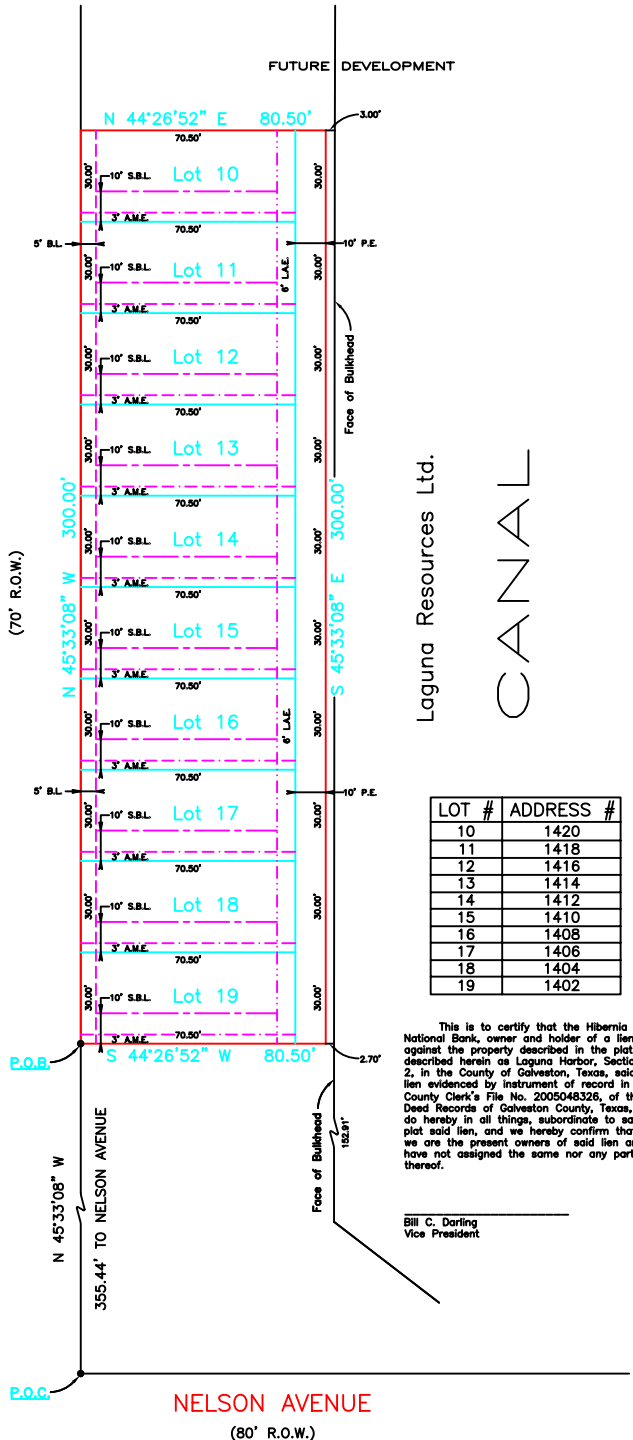
MARY ANN DANGLE, County Clerk,
Galveston County, Texas

By _____, Deputy

05-0747 LAGUNA HARBOR SECTION 2



17th STREET
(70' R.O.W.)



LOT #	ADDRESS #
10	1420
11	1418
12	1416
13	1414
14	1412
15	1410
16	1408
17	1406
18	1404
19	1402

This is to certify that the Hibernia National Bank, owner and holder of a lien against the property described in the plat described herein as Laguna Harbor, Section 2, in the County of Galveston, Texas, said lien evidenced by instrument of record in County Clerk's File No. 2005048328, of the Deed Records of Galveston County, Texas, do hereby in all things, subordinate to said plat said lien, and we hereby confirm that we are the present owners of said lien and have not assigned the same nor any part thereof.

Bill C. Darling
Vice President

STATE OF TEXAS {}
COUNTY OF GALVESTON {}

We, Laguna Resources, LTD, owner (or Owners) hereinafter referred to as Owners (whether one or more) of the 0.554 ACRES described in the above and foregoing map of "LAGUNA HARBOR, 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, paths, 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, and expressly reserve the bottoms of all canals to the Lot Owners as shown, and to the LHPQA as shown.

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 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 provided 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, The harbor houses are 0 (zero) lot line homes. There are no side set back lines on the Northern side of the lots. There are 10' side set back lines on the Southern side of the lots. Within the 10' side set back (to the South), the owner will grant 3' aerial and maintenance easements to the property owner directly to the South, from the first horizontal member of the adjoining property (approximately 12' in elevation upward). The 3' easement shall include an aerial access and maintenance easement for roof lines of the adjoining property, subject to gutters. Within the side set backs and between the Western building line and front set back, uninhabitable structures such as stairways, elevator shafts, decks, terraces, roof eaves and lines, decks, and carports may exist.

FURTHER, A privacy fence will separate each property. Each property owner will own the fence on the Northern side of his/her property and grant use of the neighboring side of the fence to the neighbor to the North, up to the first horizontal member of his/her property.

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.

IN TESTIMONY WHEREOF, Laguna Resources, LTD., has caused these presents to be executed by Jim Hayes, Authorized Agent, thereunto authorized, this _____ day of _____, 2005.

Jim Hayes
Authorized Agent
Laguna Resources, LTD.

STATE OF TEXAS {}
COUNTY OF GALVESTON {}

BEFORE ME, the undersigned authority, on this day personally appeared Jim Hayes, 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 (____) day of _____, 2005.

Notary Public in and for the State of Texas

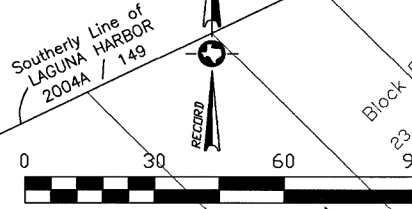
This is to certify that I, Sidney Bouse, a Registered Professional Land Surveyor for the State of Texas, Registration No. 5287, have plotted the above and foregoing subdivision from an actual survey made on the ground and under my direction, and that all corners have been or will be properly monumented.

Sidney Bouse
Registered Professional
Land Surveyor 5287

**LAGUNA HARBOR
SECTION 2**

A SUBDIVISION OUT OF
TOWNSITE OF PORT BOLIVAR
10 LOTS

Bolivar Peninsula, Galveston County, Texas



SIDNEY BOUSE
Registered Professional
Land Surveyor No. 5287

STATE OF TEXAS
REGISTERED
SIDNEY BOUSE
5287
PROFESSIONAL
LAND SURVEYOR

Bolivar Peninsula, Galveston County, Texas
August 2017 17-0565 Laguna Harbor 5

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.

THE STATE OF TEXAS ?? KNOW ALL MEN BY THESE PRESENTS

COUNTY OF GALVESTON I KNOW ALL MEN OF THESE PRESENTS
1, DWIGHT D. SULLIVAN, County Clerk, Galveston County, Texas, do
certify that the within instrument was filed for record in my office on

August 10, 2017, at 11:06 o'clock, a m., and duly recorded on
August 10, 2017 at 11:06 o'clock: a m. under

August 10, 2017, at 11:00 o'clock, 6 M., under
Salveston County Map Records.

map records.
the day and date last above written.
DWIGHT D. SULLIVAN, County Clerk,
Galveston County, Texas

By: [Signature], Deputy

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