

Lot No.	Area	Block #	Address
1	4529	1	???
2	4528	1	???
3	4527	1	???
4	4525	1	???
5	4524	1	???
6	4523	1	???
7	4521	1	???
8	4520	1	???
9	4519	1	???
10	4517	1	???
11	4516	1	???
12	14220	1	???
13	6467	1	???
14	6000	1	???
15	5427	1	???
16	4855	1	???
17	4282	1	???

DEVELOPER:
Ambiance Development LLC
19635 GENTLE CREEK WAY
CYPRESS TX. 77429

ENGINEER:
VANZANT ENGINEERING
4211 DOVER AVE.
SANTA FE, TX. 77510
409-927-2420

SURVEYOR:
ELLIS SURVEYING SERVICES
8419 E.F. LOWRY EXPRESSWAY
TEXAS CITY, TX. 77591
409-938-8700

LEGEND
BL= Building Line
UE= Utility Easement
DE= Drainage Easement
ROW= Right of Way
O = Property Corner
SFA=Single Family Attached
SFD = Single Family Detached
L= Length of Arc

CLAUD KAHLA
INSTRUMENT NO. 2006004567
G.C.D.R.

I, G. Michael Fitzgerald, 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.

G. Michael Fitzgerald
G. Michael Fitzgerald - County Engineer

APPROVED for filing, wherein Galveston County assumes no obligation for drainage, streets, roads or making any other improvements in said subdivision.

Pat Doyle
Pat Doyle - Commissioner, Precinct No. 1

Jim Yarbrough
Jim Yarbrough - County Judge

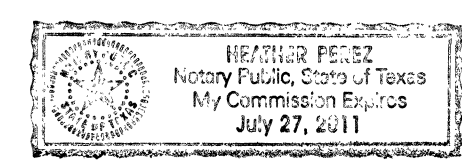
The above subdivision titled PENINSULA 19 as mapped, approved by the Commissioners' Court of Galveston County, Texas, by order dated September 30, 2009.

Mary Ann Daigle
Mary Ann Daigle
County Clerk
Of Galveston County, Texas

Before me, the undersigned authority, on this day personally appeared Michael Lucas, known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed and in the capacity therein and herein set forth.

WITNESS MY HAND AND SEAL OF OFFICE this 12 day of September, 2009.

Huerner Perez
Notary Public in and for the State of Texas



My Commission expires: July 27, 2011

Being a 3.0645 acre tract of land situated in the Eljay Franks Survey, Abstract No. 64, Galveston County, Texas, and being the same tract as described in conveyance to Ambiance Development LLP, in instrument No. 2009012387 of the Galveston County Deed Records, and said 3.0645 acre tract being more particularly described my metes and bounds as follows:

Beginning at the most Southerly corner of the tract herein described, same being the most Easterly corner of a tract conveyed to Zizmont Tree Farms, LP, recorded in Film Code No. 015-18-2531 of the Galveston County Deed Records;

THENCE N24°46'04"W along and with the most Easterly line of said Zizmont tract, a distance of 708.10 feet to a point for the Northwest corner of the tract herein described and being in the South right of way line of Joy Road (60' R.O.W.);

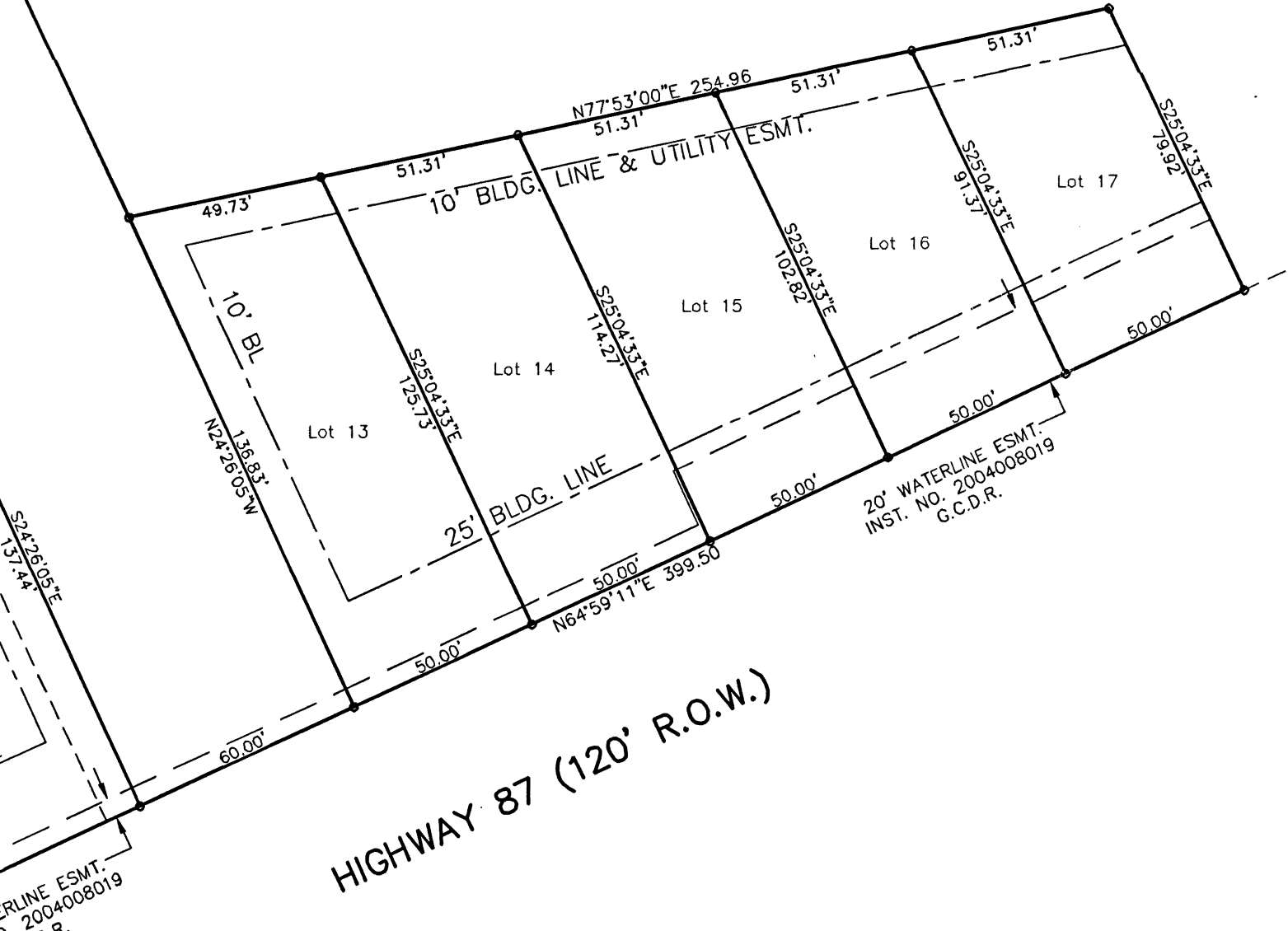
THENCE N64°58'56"E along and with the South line of said Joy Road, a distance of 150.6 feet to a point for the Northeast corner of the tract herein described, and being in the West line of a tract conveyed to Claud Kahla, recorded in instrument No. 200600456 of the Galveston County Deed Records;

THENCE S24°44'14" along and with the West line of said Kahla tract, a distance of 571.28 feet to a point for an interior corner of the tract herein described;

THENCE N77°53'00"E, a distance of 254.96 feet to a point for the most Southerly Northeast corner of the tract herein described;

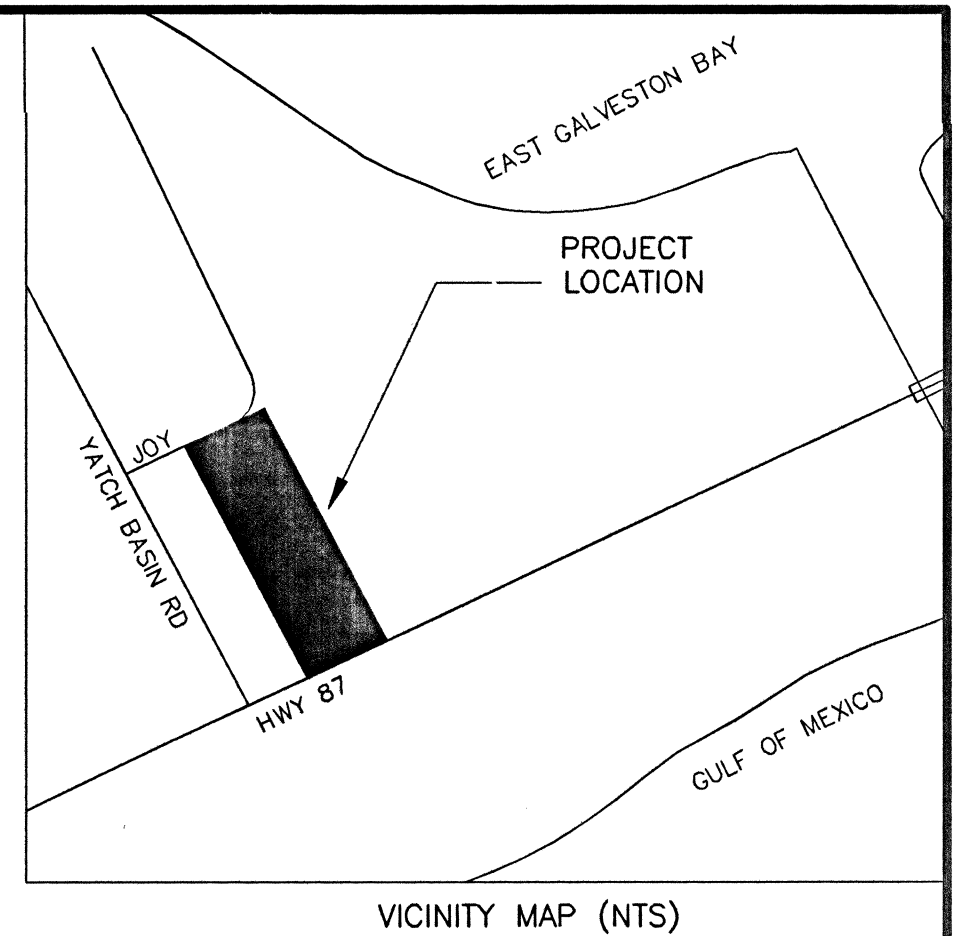
THENCE S25°04'33"E, a distance of 79.92 feet to a point for the most Easterly corner of the tract herein described and being in the North right of way line of Highway No. 87 (120' R.O.W.)

THENCE S64°59'11"W along and with the North right of way line of said Highway No. 87, a distance of 399.50 feet to the Point Of Beginning of the tract herein described.



GENERAL NOTES:

- Coordinates based on NAD83 (GORS96) Texas State Plane Coordinate System, South Central Zone as determined by GPS Static Survey.
- All shown bearings referenced to Grid North, Texas State Plane Coordinate System NAD83, Texas South Central Zone.
- By graphical plotting only this site is located in Flood Zones "V19", with a BFE of 16' and 17', according to FLOOD INSURANCE RATE MAP (FIRM) No. 48547D 0085 E dated Aug. 18, 1992.



STATE OF TEXAS §
COUNTY OF GALVESTON §

I, Michael Lucas of Ambiance Development LLC, hereinafter referred to as Owner of the 3.0645 acre tract described in the above and foregoing map of Peninsula 19, 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, 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 forever 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 utility purposes forever unobstructed aerial easements. The aerial easements shall extend horizontally an 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 an 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 of such restrictions 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 or alley or any drainage ditch, either directly or indirectly.

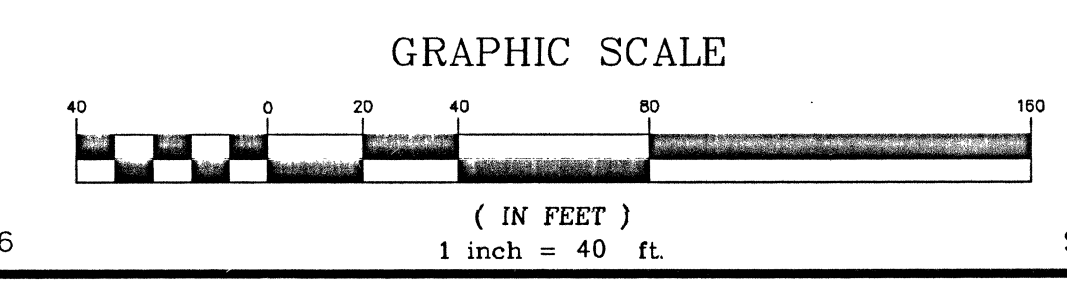
FURTHER, Owners do hereby dedicate to the public a strip of land thirty (30') feet wide on each side of the center line of any and all bays, creeks, gullies, ravines, draws, sloughs or other natural drainage courses located in said plat, as easements for drainage purposes, giving Galveston County, or 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 way shall hereby be restricted to keep such drainage ways and easements clear of fences, buildings, planting and other obstructions to the operations and maintenance of the drainage facility and that such abutting property 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 Commissioners' Court of Galveston County.

Michael Lucas
MICHAEL LUCAS
Ambiance Development LLC.

PLAT OF
PENINSULA 19
17 LOTS 1 BLOCK
3.0645 ACRES
A SUBDIVISION OUT OF
THE ELJAY FRANKS SURVEY
ABSTRACT NO. 64
BOLIVAR PENINSULA, GALVESTON COUNTY, TEXAS
JUNE 2009



THE STATE OF TEXAS §
COUNTY OF GALVESTON §

I, Mary Ann Daigle, County Clerk, Galveston County, Texas, do hereby certify that this written instrument was filed for record in my Office on September 30, 2009, at 10:00 o'clock A.M., and duly recorded on September 30, 2009, at 10:00 o'clock A.M., in PLAT RECORD 2009A, MAP NUMBER 81, Galveston County Map Records.

WITNESS MY HAND AND SEAL OF OFFICE at Galveston, Texas, the day and date last above written.

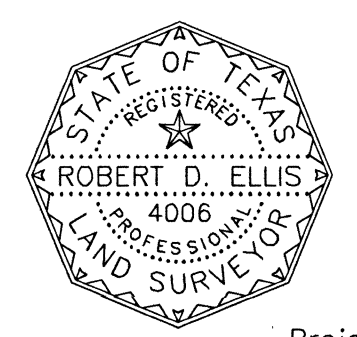
Mary Ann Daigle
County Clerk
Galveston County, Texas

By: *Robert D. Ellis* Deputy

2009A/81
2009054421

I, Robert D. Ellis, registered under the laws of the State of Texas to practice the profession of surveying and hereby certify that the above subdivision is true and correct; was prepared from an actual survey of the property made under my supervision on the ground; that all boundary corners, angle points, points of curvature and other points of reference have been marked with iron rods having an outside diameter of not less than 5/8 inch and a length of not less than three (3) feet.

Robert D. Ellis
ROBERT D. ELLIS
RPLS. NO. 4006



Project No. 1746

SHEET 1 OF 1