

| CURVE | DELTA ANGLE | RADIUS | ARC LENGTH | TANGENT | CHORD BEARING | CHORD LENGTH |
|-------|-------------|---------|------------|---------|---------------|--------------|
| C1 | 09°19'50" | 300.00' | 48.88' | 24.47' | N80°59'10"E | 48.78' |
| C2 | 3°02'00" | 300.00' | 102.79' | 78.84' | N77°17'36"W | 100.39' |

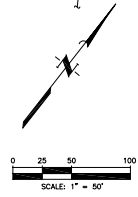
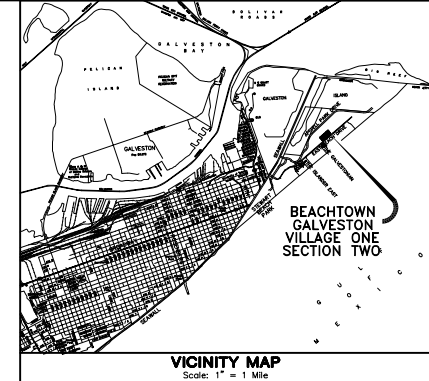
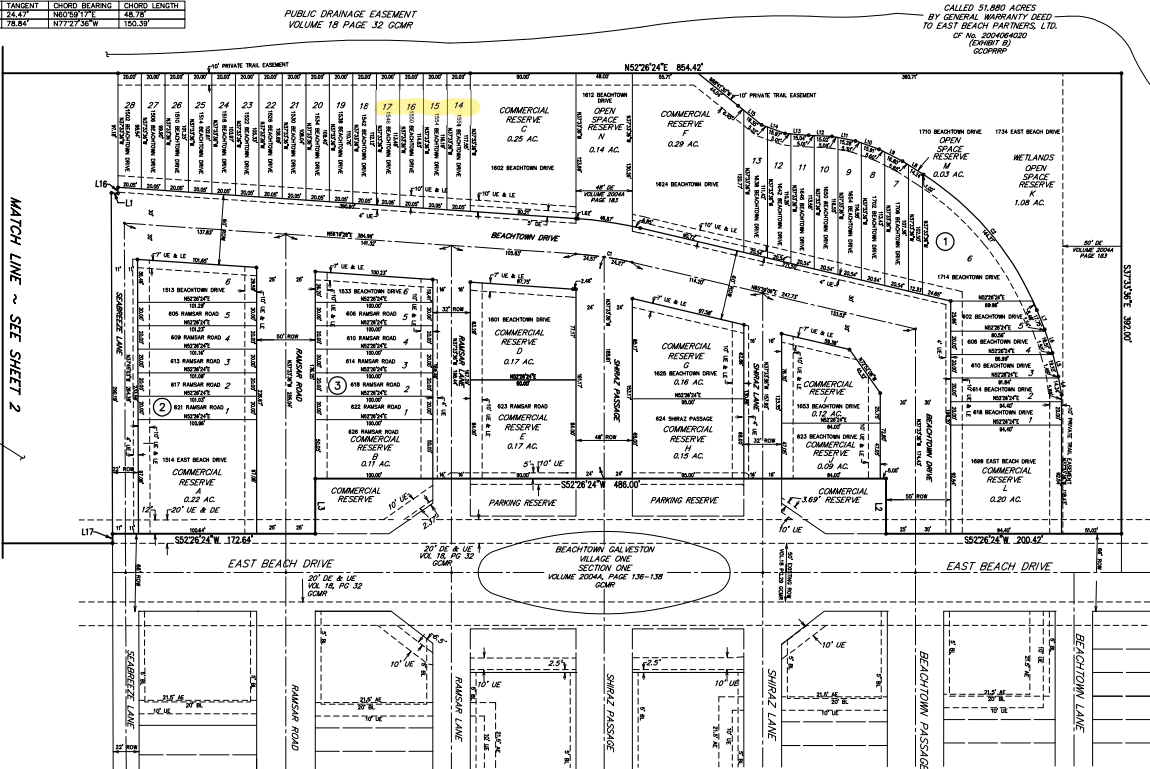
PUBLIC DRAINAGE EASEMENT
VOLUME 18 PAGE 32 GCMR

CALLED 51.880 ACRES
BY GENERAL WARRANTY DEED
TO EAST BEACH PARTNERS, LTD.
OF No. 200404200
(2004)042000
(GCMRPP)

| LINE | BEARING | DISTANCE |
|------|-------------|----------|
| L1 | N56°19'20"E | 5.63' |
| L2 | N37°33'18"W | 47.00' |
| L3 | S37°33'18"W | 47.00' |
| L4 | N47°48'30"W | 15.83' |
| L5 | S37°33'18"W | 20.00' |
| L6 | S55°39'20"W | 21.04' |
| L7 | N89°59'20"W | 17.25' |
| L8 | N85°02'10"E | 21.19' |
| L9 | N75°14'03"E | 22.41' |
| L10 | N71°58'31"E | 21.22' |
| L11 | N63°12'26"E | 20.57' |
| L12 | N55°21'26"E | 20.63' |
| L13 | N56°42'29"E | 20.06' |
| L14 | N22°04'40"E | 21.22' |
| L15 | N85°27'32"W | 25.80' |
| L16 | N57°33'18"W | 9.01' |
| L17 | S37°40'03"E | 6.00' |

REMAINDER OF
RESERVE "B"
REPLAT 24.7 AC
BEACHTOWN GALVESTON
GRAND BEACH
VOLUME 2004A, PAGE 183
GCMR

MATCH LINE ~ SEE SHEET 2



General Notes

- The minimum width for single or combined lots for single family detached homes shall be 30'. All lots for single family detached homes shall be sold in adjoining groups of two or more with 10' of separation between single family detached homes with 5' on each lot with the exception of Block 1, Lot 6.
- Block 1, Lots 1-28, are restricted to single family detached only.
- Designated open spaces, zoning reserves, landscaping easements, and concrete pavers will be maintained in perpetuity by a Homeowners Association and/or the HOA.
- All lots and reserves are to have building lines that conform to the TND Ordinance unless otherwise noted.
- The 4' utility easement (adjacent to Block 1, 2, 3, and Commercial Reserves A, B, C, H, and L) will not contain any service lines and is to be used for utility access only.
- The 10' Private Tract easement on Block 1 is hereby dedicated to the Beachtown Galveston Homeowners' Association, Inc. for the purpose of constructing and maintaining a walking/jogging trail.

| OPEN SPACE | |
|-------------------------|----------|
| TOTAL PLAT AREA | 7.199 AC |
| WETLAND/DUNE/BEACH AREA | 1.08 AC |
| DEVELOPMENT AREA | 6.12 AC |
| REQUIRED OPEN SPACE | .49 AC |
| AVAILABLE OPEN SPACE: | .34 AC |
| - RESERVE M | |
| - RESERVE N | |
| - PASSAGE STREET | |
| TOTAL OPEN SPACE AVAIL. | .67 AC |
| OPEN SPACE REMAINING | .18 AC |

FINAL PLAT OF
BEACHTOWN GALVESTON
VILLAGE ONE
SECTION TWO

BEING 7.199 ACRES OUT OF RESERVE "B"
BEACHTOWN GALVESTON GRAND BEACH REPLAT
RECORDED IN VOLUME 2004A PAGES 136-138 G.C.M.R
JUAN SEQUIN SURVEY

GALVESTON COUNTY, TEXAS
40 LOTS 14 RESERVES 4 BLOCKS

DEVELOPER/OWNER:
BEACHTOWN GALVESTON TWO, LTD
10000 OLD KATY ROAD, SUITE 100
HOUSTON, TEXAS 77055

ENGINEER:
JC JONES & CARTER, INC.
ENGINEERS-PLANNERS-SURVEYORS
800 Los Cornos Parkway, Suite 230 Austin, Texas 78746-5693 (512) 441-8893
Fax: (512) 446-2704