

DECLARATION OF OCEAN GROVE, A CONDOMINIUM

EXHIBIT "A"

DESCRIPTION OF REAL PROPERTY



TRUE MERIDIAN

P.O. Box 566 • Pearland, Texas 77588-0566 • Office: (281) 412-0149 • Fax: (281) 412-5390

FIELD NOTE DESCRIPTION OF A 3.311 ACRE TRACT OF LAND, BEING LOT 2, OF OCEAN GROVE, A SUBDIVISION IN GALVESTON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT NO. 2004A, MAP NO. 182, OF THE MAP RECORDS OF GALVESTON COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING at the Northeast corner of Lot 295 on the West right-of-way line of 95th Street, a 50 foot wide right-of-way abandoned and recorded in Volume 2967, Page 341, in the Office of the County Clerk of Galveston County, Texas;

THENCE S 25°00'00" E, along the West right-of-way line of said 95th Street, a distance of 896.81 feet to the PLACE OF BEGINNING;

THENCE N 65°00'00" E, a distance of 233.53 feet to the Northeast corner of this herein described tract of land on the West line of a tract of land conveyed to Sea Arama Liquidation Trust as recorded under Galveston County Clerk's Film Code No. 008-12-1448;

THENCE S 25°00'00" E, along the West line of said Sea Arama Liquidation Trust tract, passing at 215.48 feet a 5/8 inch iron rod with cap stamped "GEOSURV", continuing in all a total distance of 422.83 to a found 1 inch iron pipe on the North right-of-way line of Seawall Boulevard (150' R.O.W.);

THENCE S 55°51'30" W, along the North right-of-way line of Seawall Boulevard, a distance of 252.72 feet to a 1/2 inch iron rod set for corner;

THENCE N 25°00'00" W, a distance of 164.07 feet to a 1/2 inch iron rod set for corner;

THENCE S 65°00'00" W, a distance of 112.99 feet to a 1/2 inch iron rod set for corner;

THENCE N 25°00'00" W, passing at 83.43 feet a 5/8 inch iron rod with cap stamped "GEOSURV", continuing in all a total distance of 298.91 feet to a point for corner;

THENCE N 65°00'00" E, along the South line of a tract of land conveyed to XVI Limited, Co. as recorded under Galveston County Clerk's Film Code No. 011-76-2621, a distance of 128.97 feet to the PLACE OF BEGINNING and containing 3.311 acres of land.

Todd J. Slaton, R.P.L.S. No. 5082
August 24, 2005



DECLARATION OF OCEAN GROVE, A CONDOMINIUM

EXHIBIT "B"

PLANS AND UNIT INFORMATION

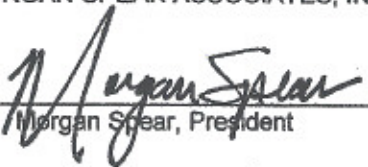
MORGAN
SPEAR
ASSOCIATES
INC.
AIA
ARCHITECTS

225
S. CARANCAHUA
CORPUS
CHRISTI,
TEXAS
78401
PHONE
361-883-5588

CERTIFICATION

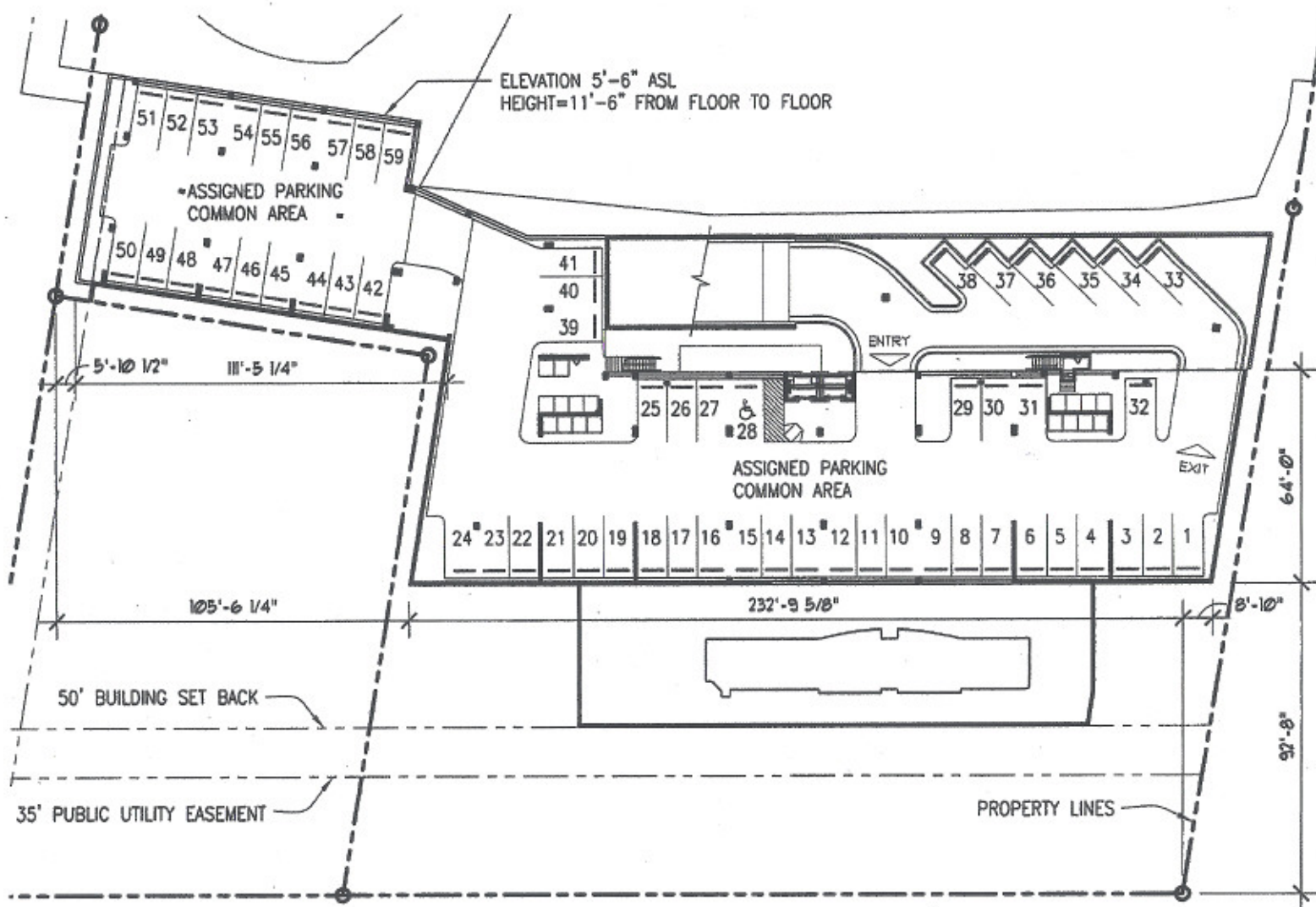
THE UNDERSIGNED HEREBY CERTIFIES AS OF THIS 25 DAY OF JULY, 2005, THAT BASED UPON THE INFORMATION KNOWN AND AVAILABLE AT THE TIME OF FILING, THE UNIT PLANS AND BUILDING PLANS ATTACHED AS EXHIBIT B TO THE DECLARATION OF OCEAN GROVE, A CONDOMINIUM, CONTAIN ALL INFORMATION REQUIRED BY SECTION 82.059 D(1), D(2) OF THE TEXAS UNIFORM CONDOMINIUM ACT.

MORGAN SPEAR ASSOCIATES, INC.


BY: Morgan Spear, President

[SEAL]





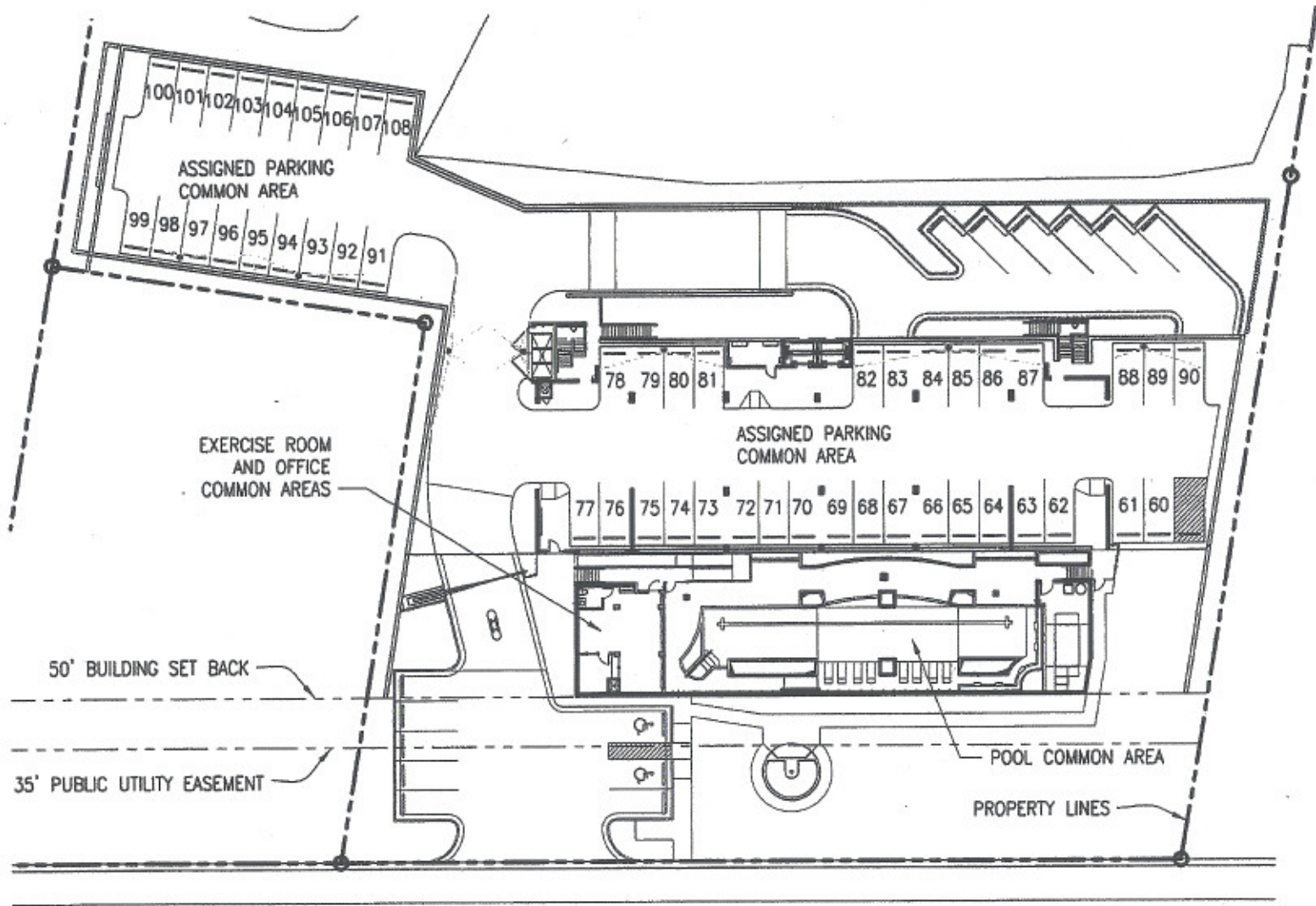
ELEVATION 5'-6" ASL
HEIGHT=11'-6" FROM FLOOR TO FLOOR

OCEAN GROVE CONDOMINIUMS
GROUND LEVEL SITE PLAN



ELEVATION 7'-0" ASL
HEIGHT=10'-0" FROM FLOOR TO FLOOR

EXHIBIT B-1



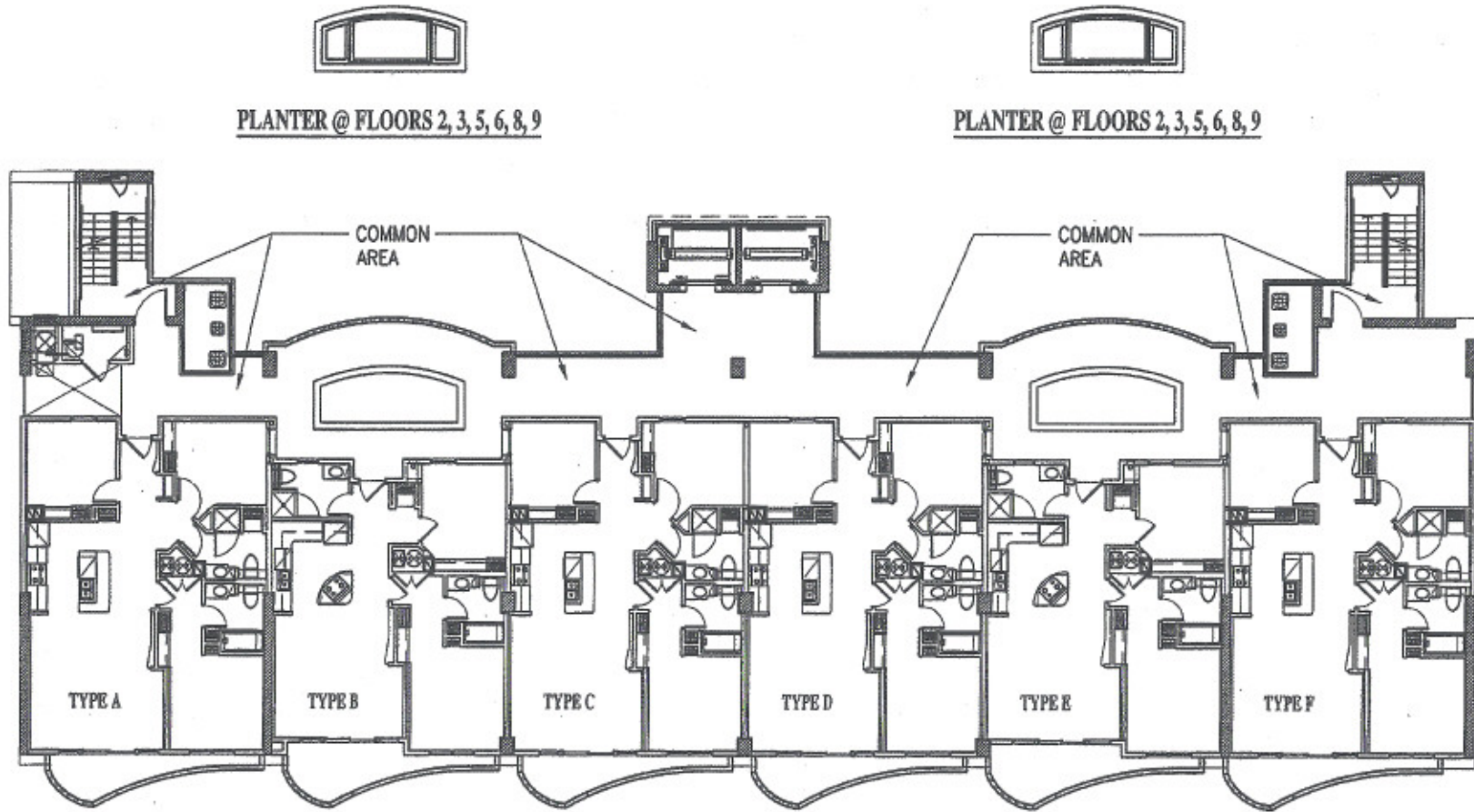
**OCEAN GROVE CONDOMINIUMS
STREET LEVEL SITE PLAN**



ELEVATION 17'-0" ASL
HEIGHT=10'-0" FROM FLOOR TO FLOOR

SEAWALL BLVD.

EXHIBIT B-2



OCEAN GROVE CONDOMINIUMS
TYPICAL RESIDENTIAL LEVEL

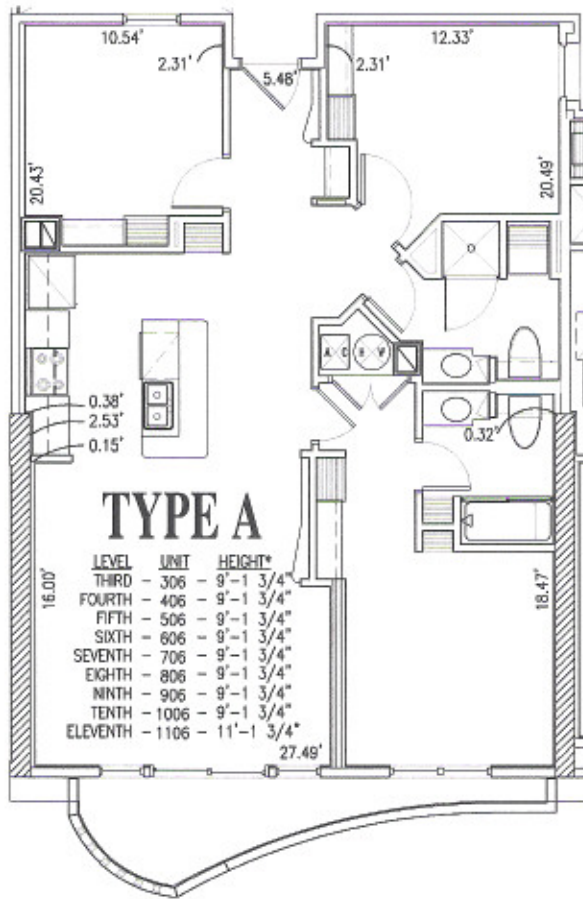
FIRST THRU NINTH FLOOR



LEVEL	ELEVATION	HEIGHT*
FIRST	- 27'-0" ASL	- 9'-1 3/4"
SECOND	- 38'-0" ASL	- 9'-1 3/4"
THIRD	- 49'-0" ASL	- 9'-1 3/4"
FORTH	- 60'-0" ASL	- 9'-1 3/4"
FIFTH	- 71'-0" ASL	- 9'-1 3/4"
SIXTH	- 82'-0" ASL	- 9'-1 3/4"
SEVENTH	- 93'-0" ASL	- 9'-1 3/4"
EIGHTH	- 104'-0" ASL	- 9'-1 3/4"
NINTH	- 115'-0" ASL	- 11'-1 3/4"

*HIEGHT IS FROM TOP OF SLAB TO
 BOTTOM OF THE CEILING FURRING.

EXHIBIT B-3

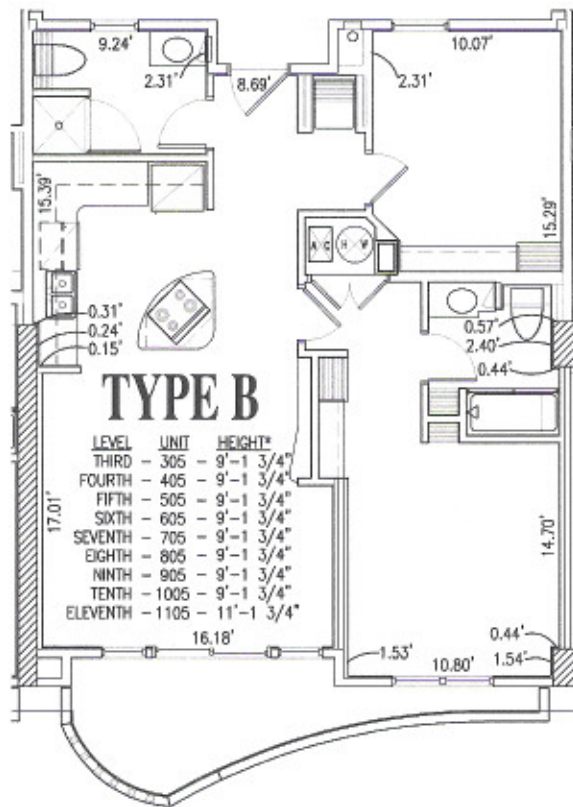


OCEAN GROVE CONDOMINIUMS
TYPE A UNITS



1075.54 SQFT
 SQUARE FOOTAGE OF CONDITIONED
 SPACE CALCULATED FROM FACE OF
 METAL STUD OT FACE OF METAL STUD.
 *HEIGHT IS FROM TOP OF SLAB TO
 BOTTOM OF CEILING FURRING.

EXHIBIT B-4

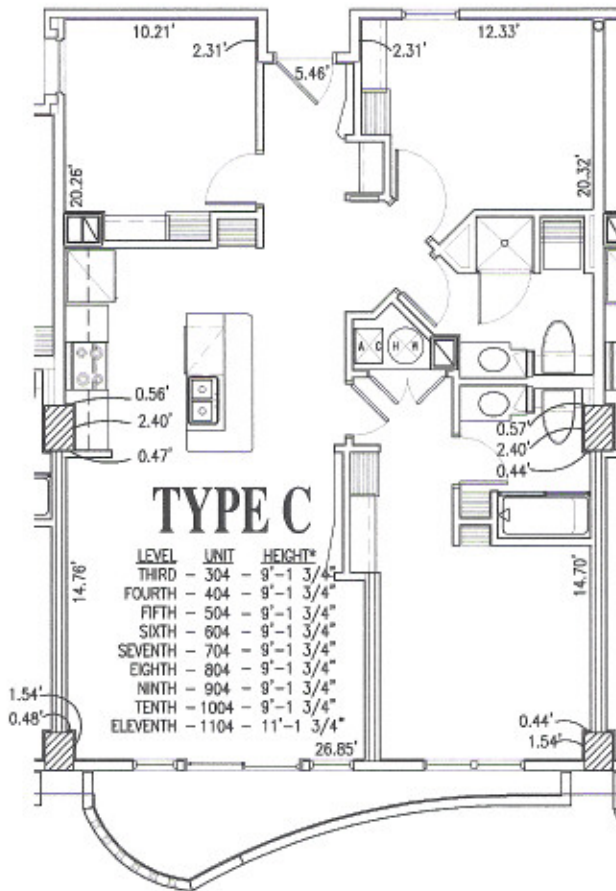


OCEAN GROVE CONDOMINIUMS
TYPE B UNITS



892.85 SQFT
 SQUARE FOOTAGE OF CONDITIONED
 SPACE CALCULATED FROM FACE OF
 METAL STUD OT FACE OF METAL STUD.
 *HEIGHT IS FROM TOP OF SLAB TO
 BOTTOM OF CEILING FURRING.

EXHIBIT B-5



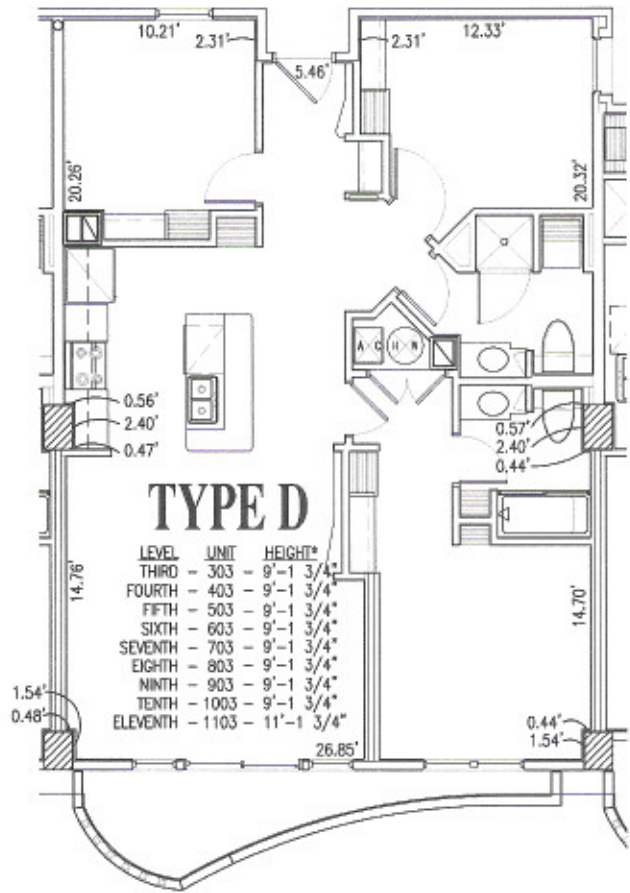
OCEAN GROVE CONDOMINIUMS
TYPE C UNITS



1070.52 SQFT
SQUARE FOOTAGE OF CONDITIONED
SPACE CALCULATED FROM FACE OF
METAL STUD OT FACE OF METAL STUD.

*HEIGHT IS FROM TOP OF SLAB TO
BOTTOM OF CEILING FURRING.

EXHIBIT B-6

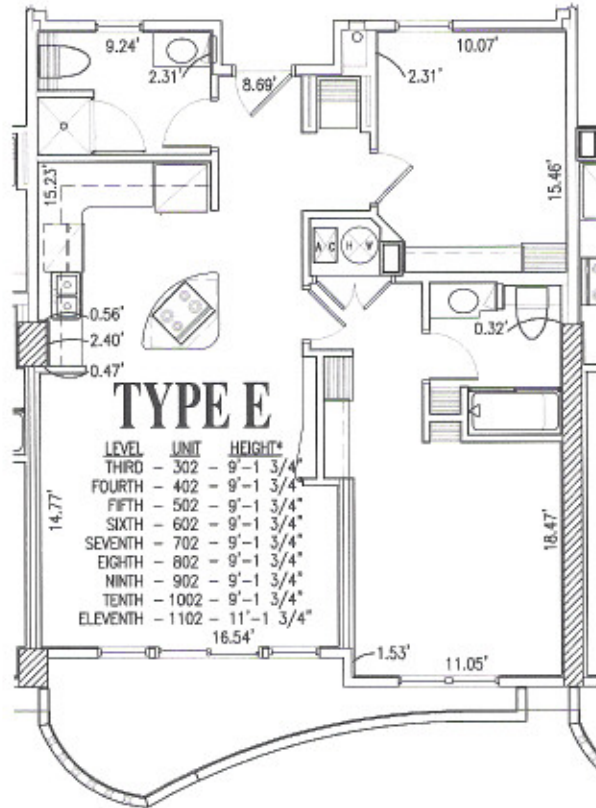


OCEAN GROVE CONDOMINIUMS
TYPE D UNITS



1070.52 SQFT
 SQUARE FOOTAGE OF CONDITIONED
 SPACE CALCULATED FROM FACE OF
 METAL STUD OT FACE OF METAL STUD.
 *HEIGHT IS FROM TOP OF SLAB TO
 BOTTOM OF CEILING FURRING.

EXHIBIT B-7

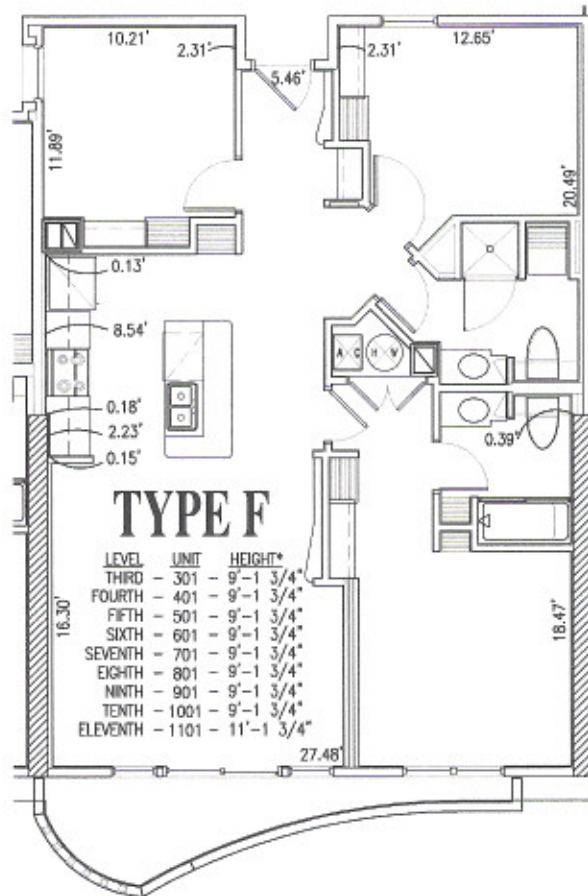


OCEAN GROVE CONDOMINIUMS
 TYPE E UNITS



895.89 SQFT
 SQUARE FOOTAGE OF CONDITIONED
 SPACE CALCULATED FROM FACE OF
 METAL STUD OT FACE OF METAL STUD.
 *HEIGHT IS FROM TOP OF SLAB TO
 BOTTOM OF CEILING FURRING.

EXHIBIT B-8



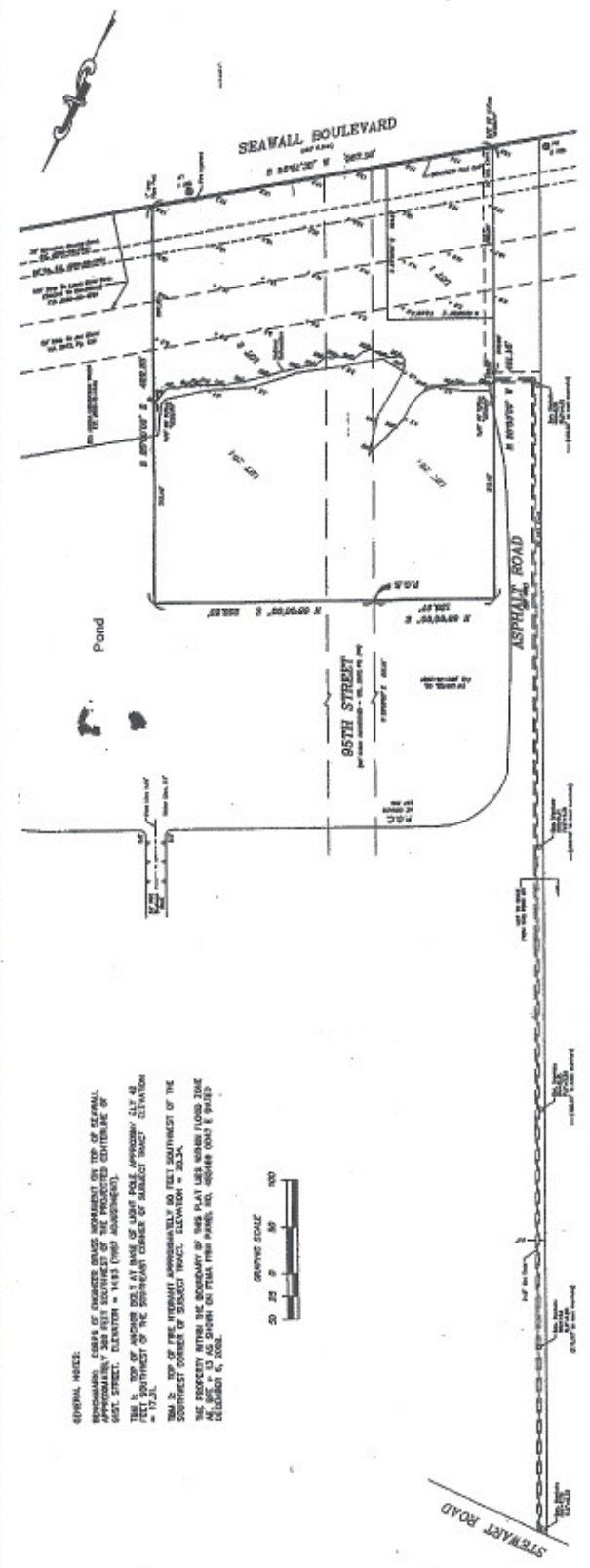
OCEAN GROVE CONDOMINIUMS
TYPE F UNITS



1074.39 SQFT
 SQUARE FOOTAGE OF CONDITIONED
 SPACE CALCULATED FROM FACE OF
 METAL STUD OT FACE OF METAL STUD.
 *HIEGHT IS FROM TOP OF SLAB TO
 BOTTOM OF CEILING FURRING.

EXHIBIT B-9

GENERAL NOTES:
 1. COPIES OF INSTRUMENT BEING RECORDED ON TOP OF SEAWALL BOULEVARD, GALVESTON, TEXAS, SHALL BE MAINTAINED BY THE OFFICE OF THE COUNTY CLERK OF GALVESTON COUNTY, TEXAS.
 2. THE TOTAL AREA OF THIS INSTRUMENT IS APPROXIMATELY 14.93 ACRES (149,300 SQ. FT.).
 3. THE TOTAL AREA OF THIS INSTRUMENT IS APPROXIMATELY 14.93 ACRES (149,300 SQ. FT.).
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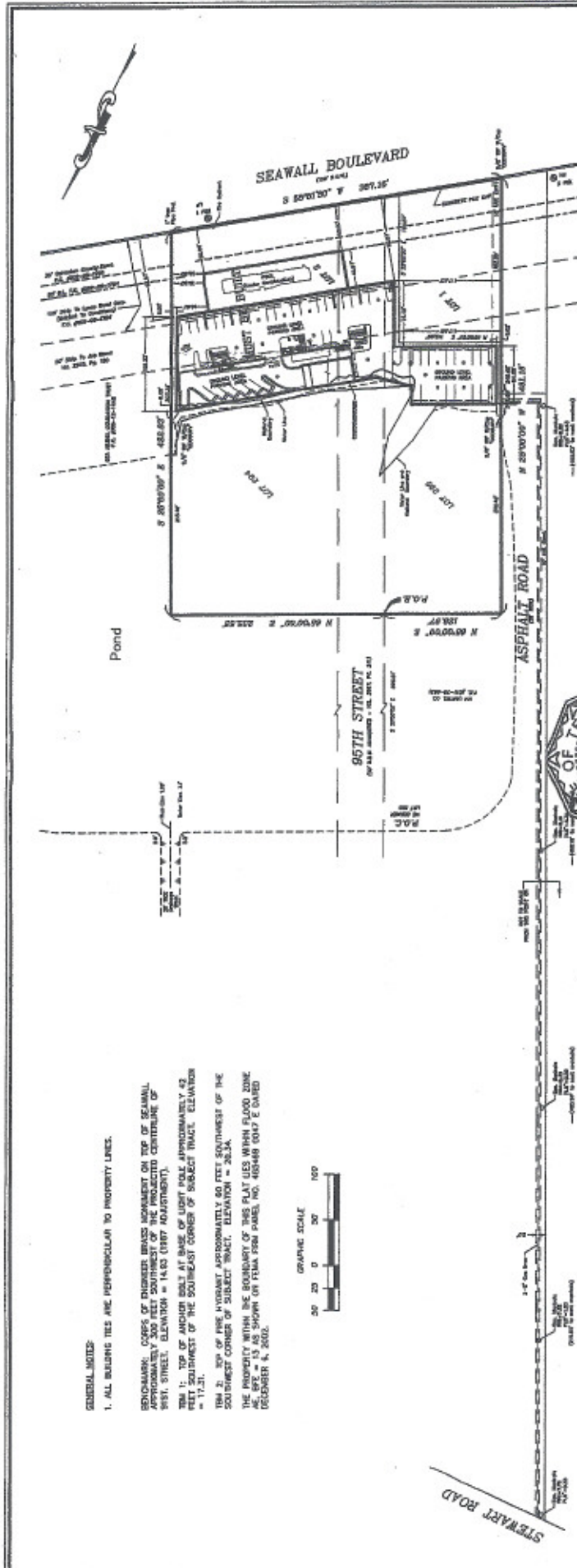
STATE OF TEXAS,
 COUNTY OF GALVESTON,
 I, _____, COUNTY CLERK, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT WAS RECORDED IN MY OFFICE ON THIS _____ DAY OF _____, 2004, AT _____ O'CLOCK _____ M., AND THAT THE SAME IS A TRUE AND CORRECT COPY OF THE ORIGINAL INSTRUMENT AS FILED FOR RECORD IN MY OFFICE.
 WITNESSED MY HAND AND SEAL OF OFFICE AT GALVESTON, TEXAS, THIS _____ DAY OF _____, 2004.

THIS IS TO CERTIFY THAT I, _____, A REGISTERED PROFESSIONAL LAND SURVEYOR, HAVE REVIEWED THE INSTRUMENT BEING RECORDED HEREON AND THAT ALL OF THE INFORMATION CONTAINED THEREIN IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.
 I, _____, COUNTY CLERK OF GALVESTON COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE ON THIS _____ DAY OF _____, 2004, AT _____ O'CLOCK _____ M., AND THAT THE SAME IS A TRUE AND CORRECT COPY OF THE ORIGINAL INSTRUMENT AS FILED FOR RECORD IN MY OFFICE.
 WITNESSED MY HAND AND SEAL OF OFFICE AT GALVESTON, TEXAS, THIS _____ DAY OF _____, 2004.

FINAL PLAT
OCEAN GROVE
 PART OF
LOTS 284 AND 286
TRIMBLE & LINDSEY SURVEY, SECTION 1
JR.
GALVESTON COUNTY, TEXAS
 1 BLOCK 2 LOTS
 APRIL 20, 2004

OWNER: PRIMA CONSTRUCTION
 GALVESTON, TEXAS 77554
 (409) 502-3777
 SURVEYOR: THE MCGRAW
 HILL GROUP
 (409) 502-3777

2004-102
 2004-03013
 JAN 2005



GENERAL NOTES:
 1. ALL BEARINGS ARE PERPENDICULAR TO PROPERTY LINES.

REMARKS: CORNER OF BURNER BRUSH MONUMENT ON TOP OF SEAWALL BOULEVARD APPROXIMATELY 300 FEET WEST OF THE INTERSECTION CENTRELINE OF 95TH STREET. ELEVATION = 14.83 (1987 ADJUSTMENT).
 TRM 1: TOP OF ANCHOR BOLT AT BASE OF LIGHT POLE APPROXIMATELY 43 FEET SOUTHWEST OF THE SOUTHWEST CORNER OF SUBJECT TRACT. ELEVATION = 11.31.
 TRM 2: TOP OF PINE HYDRANT APPROXIMATELY 60 FEET SOUTHWEST OF THE SOUTHWEST CORNER OF SUBJECT TRACT. ELEVATION = 28.24.
 THE PROPERTY WITHIN THE BOUNDARY OF THIS PLAT (IES) WHEN FLOOD ZONE AC. 872 = 15 AS SHOWN ON FEMA FIRM PANEL NO. 48549D 0247 D DATED DECEMBER 4, 2002.



STATE OF TEXAS
 COUNTY OF GALVESTON
 I, MARY ANN DUCKLE, PRESIDENT OF THE HONORABLE PROBATE COURT OF GALVESTON COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT AND ACKNOWLEDGEMENT THEREOF WERE SUBMITTED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGEMENT TO ME THAT HE EXERCISED THE SAME FOR THE PURPOSES AND CONSIDERATION SET FORTH HEREIN, AND AS HIS ACT AND DEED.

BY: *Scott A. Ingh*
 SCOTT A. INGH - PRESIDENT

STATE OF TEXAS
 COUNTY OF GALVESTON
 I, SCOTT A. INGH, PRESIDENT OF THE HONORABLE PROBATE COURT OF GALVESTON COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT AND ACKNOWLEDGEMENT THEREOF WERE SUBMITTED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGEMENT TO ME THAT HE EXERCISED THE SAME FOR THE PURPOSES AND CONSIDERATION SET FORTH HEREIN, AND AS HIS ACT AND DEED.

BY: *Scott A. Ingh*
 SCOTT A. INGH
 BY COMMISSIONER
 COUNTY CLERK, GALVESTON COUNTY, TEXAS

THIS IS TO CERTIFY THAT I, TODD A. SLATON, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HAVE PLATED THE FOREGOING INSTRUMENT AND ACKNOWLEDGEMENT THEREOF IN ACCORDANCE WITH THE CONGRESS, ANGLE POINTS AND POINTS OF CURVATURE AS SHOWN ON THE ORIGINAL INSTRUMENT AND ACKNOWLEDGEMENT AND THAT THIS PLAT CORRECTLY REPRESENTS THAT SURVEY MADE UNDER MY SUPERVISION.

BY: *Todd A. Slaton*
 TODD A. SLATON
 LAND SURVEYOR, NO. 5092

THE SIGNATURE, IN THE CITY AND COUNTY OF GALVESTON, TEXAS, AS SET FORTH IN THE ABOVE PLAT WAS APPROVED BY THE COMMISSIONER PLANNING COMMISSION THIS _____ DAY OF _____ 2004.

COMMISSIONER
 GALESTON PLANNING COMMISSION

I, MARY ANN DUCKLE, COUNTY CLERK OF GALVESTON COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE WRITTEN INSTRUMENT WAS FILED FOR RECORD IN OFFICE ON _____ AT _____ O'CLOCK (A.M. OR P.M.) AND DAILY RECORDED ON _____ O'CLOCK (A.M. OR P.M.) IN PLAT RECORD _____ MAP NUMBER _____ GALVESTON COUNTY MAP RECORDS. WITNESS MY HAND AND SEAL OF OFFICE, AT GALVESTON, THE DAY AND DATE LAST ABOVE WRITTEN.

BY: _____
 COUNTY CLERK, GALVESTON COUNTY, TEXAS



DESCRIPTION OF A 3.18 ACRES TRACT OF LAND OUT OF LOTS 204 AND 290 OF THE TRIMBLE & LINDSEY SURVEY, SECTION 1, IN GALVESTON COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS BEGINNING AT A POINT ON THE WESTERLY RIGHT-OF-WAY USE OF 95TH STREET (57' R.O.W.) NOW ABANDONED AS RECORDED IN VOLUME 2087, PAGE 241 IN THE OFFICE OF THE COUNTY CLERK OF GALVESTON COUNTY, TEXAS, CORNER OF LOT 204:

THENCE N 85°00'00" E, A DISTANCE OF 233.53 FEET TO THE EASTERLY LINE OF LOT 290;

THENCE S 25°00'00" E, PASSING AT A DISTANCE OF 212.48 FEET A 3/8" IRON ROD AND 1/2" IRON PIPE TO THE POINT OF BEGINNING, THENCE S 85°00'00" E, A TOTAL DISTANCE OF 424.18 FEET TO A 1/2" IRON ROD ON THE NORTHERLY RIGHT-OF-WAY USE OF SEAWALL BOULEVARD (107' R.O.W.);

THENCE S 85°00'00" W, ALONG THE NORTHERLY RIGHT-OF-WAY USE OF SEAWALL BOULEVARD, A DISTANCE OF 343.54 FEET TO A 3/8" IRON ROD FOUND WITH CAP STAMPED "REGRANT";

THENCE N 25°00'00" W, PARALLEL WITH THE EASTERN LINE OF LOT 204, PASSING AT A DISTANCE OF 224.80 FEET A 1/2" IRON ROD AND 1/2" IRON PIPE TO A PLASTIC CAP STAMPED "CESSARY", CONTINUING IN ALL A TOTAL DISTANCE OF 481.18 FEET TO A POINT PER CORNER;

THENCE N 85°00'00" E, A DISTANCE OF 138.97 FEET TO THE PLACE OF BEGINNING AND CONTAINING 3.18 ACRES OF LAND.

FINAL PLAT
OCRAN GROVE
 OUT OF
LOTS 204 AND 290
 IN
TRIMBLE & LINDSEY SURVEY, SECTION 1
GALVESTON COUNTY, TEXAS
 1 BLOCK 2 LOTS
 APRIL 20, 2004

OWNER: WEDA CONSTRUCTION INC. 77354
 GALVESTON, TEXAS
 (409) 482-0777

SURVEYOR: IRVING MORTIMER
 P.O. BOX 568
 GALVESTON, TEXAS
 (409) 412-0188

DECLARATION OF OCEAN GROVE, A CONDOMINIUM

EXHIBIT "D"

ALLOCATION OF OWNERSHIP INTERESTS

DECLARATION OF OCEAN GROVE, A CONDOMINIUM

EXHIBIT "D"

OWNERSHIP OF COMMON ELEMENTS

<u>Unit Number</u>	<u>Unit Type</u>	<u>Approx. Square Footage</u>	<u>Percentage Interest in Common Elements</u>	<u>Percentage Interest in Common Expenses</u>
101	A	1,075.54	.0197	.0197
102	B	892.85	.0163	.0163
103	C	1,070.52	.0196	.0196
104	D	1,070.52	.0196	.0196
105	E	895.89	.0164	.0164
106	F	1,074.39	.0196	.0196
201	A	1,075.54	.0197	.0197
202	B	892.85	.0163	.0163
203	C	1,070.52	.0196	.0196
204	D	1,070.52	.0196	.0196
205	E	895.89	.0164	.0164
206	F	1,074.39	.0196	.0196
301	A	1,075.54	.0197	.0197
302	B	892.85	.0163	.0163
303	C	1,070.52	.0196	.0196
304	D	1,070.52	.0196	.0196
305	E	895.89	.0164	.0164
306	F	1,074.39	.0196	.0196

EXHIBIT "D" (continued)

OWNERSHIP OF COMMON ELEMENTS

<u>Unit Number</u>	<u>Unit Type</u>	<u>Approx. Square Footage</u>	<u>Percentage Interest in Common Elements</u>	<u>Percentage Interest in Common Expenses</u>
401	A	1,075.54	.0197	.0197
402	B	892.85	.0163	.0163
403	C	1,070.52	.0196	.0196
404	D	1,070.52	.0196	.0196
405	E	895.89	.0164	.0164
406	F	1,074.39	.0196	.0196
501	A	1,075.54	.0197	.0197
502	B	892.85	.0163	.0163
503	C	1,070.52	.0196	.0196
504	D	1,070.52	.0196	.0196
505	E	895.89	.0164	.0164
506	F	1,074.39	.0196	.0196
601	A	1,075.54	.0197	.0197
602	B	892.85	.0163	.0163
603	C	1,070.52	.0196	.0196
604	D	1,070.52	.0196	.0196
605	E	895.89	.0164	.0164
606	F	1,074.39	.0196	.0196

EXHIBIT "D" (continued)

OWNERSHIP OF COMMON ELEMENTS

<u>Unit Number</u>	<u>Unit Type</u>	<u>Approx. Square Footage</u>	<u>Percentage Interest in Common Elements</u>	<u>Percentage Interest in Common Expenses</u>
701	A	1,075.54	.0197	.0197
702	B	892.85	.0163	.0163
703	C	1,070.52	.0196	.0196
704	D	1,070.52	.0196	.0196
705	E	895.89	.0164	.0164
706	F	1,074.39	.0196	.0196
801	A	1,075.54	.0197	.0197
802	B	892.85	.0163	.0163
803	C	1,070.52	.0196	.0196
804	D	1,070.52	.0196	.0196
805	E	895.89	.0164	.0164
806	F	1,074.39	.0196	.0196
901	A	1,075.54	.0197	.0197
902	B	892.85	.0163	.0163
903	C	1,070.52	.0196	.0196
904	D	1,070.52	.0196	.0196
905	E	895.89	.0164	.0164
906	F	1,074.39	.0196	.0196
TOTAL		54,717.39	100.00	100.00

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS OF REAL PROPERTY

Mary Ann Daigle

2005 AUG 26 10:28 AM 2005059445
MAYCUM \$106.00
Mary Ann Daigle, COUNTY CLERK
GALVESTON, TEXAS