

ADDRESS: 8611 TWELVE OAKS DRIVE

GRAPHIC SCALE

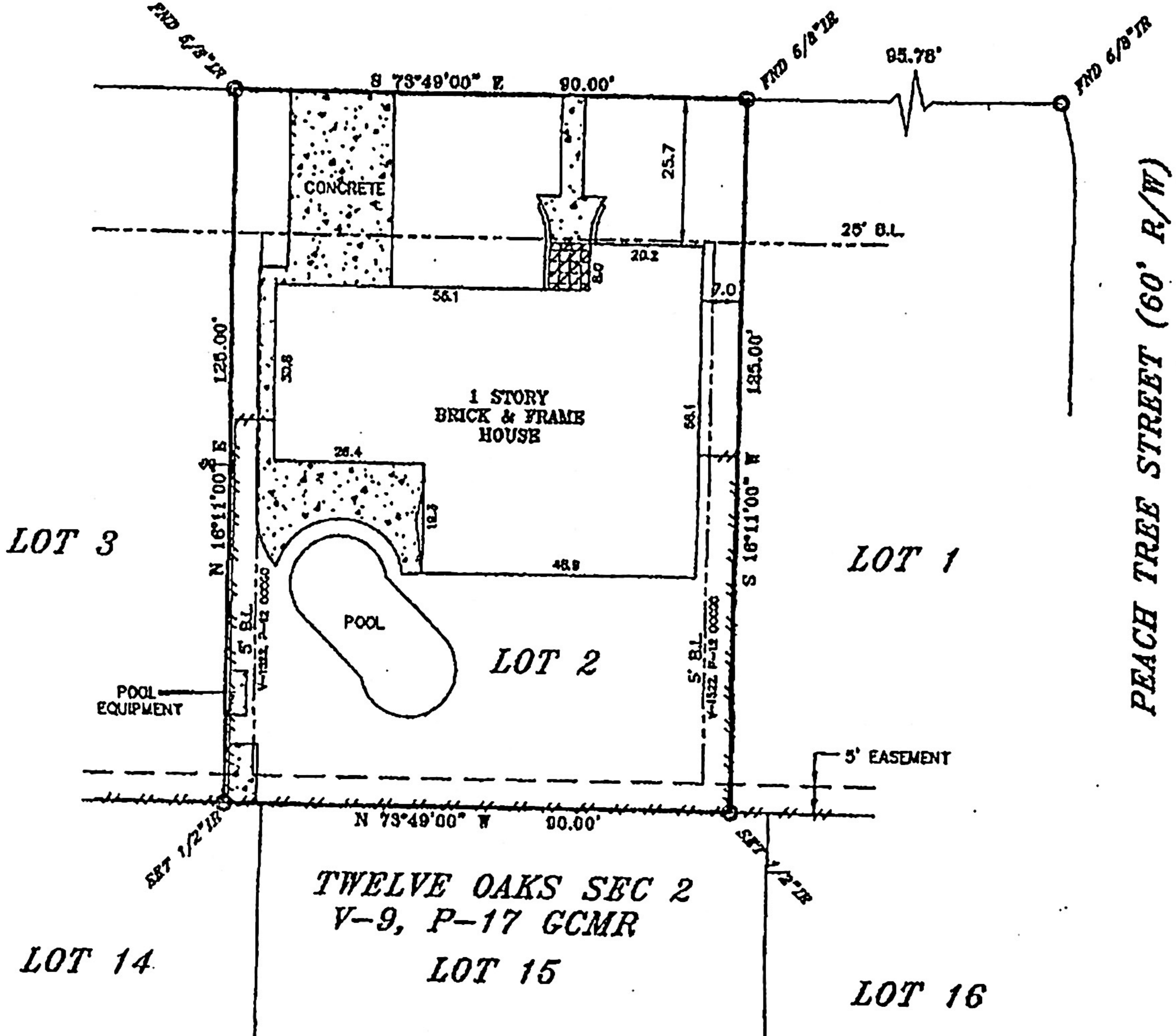


LEGEND

IRON ROD	IN U.L.L.	COVERED AREA	
UTILITY EASEMENT	BL	CONCRETE	
BUILDING LINE	LT	WOOD	
ADJACENT EASEMENT	OT		
WOOD FENCE	00		
WIRE FENCE			
CHAIN LINK FENCE			



8611 TWELVE OAKS DRIVE (60' R/W)



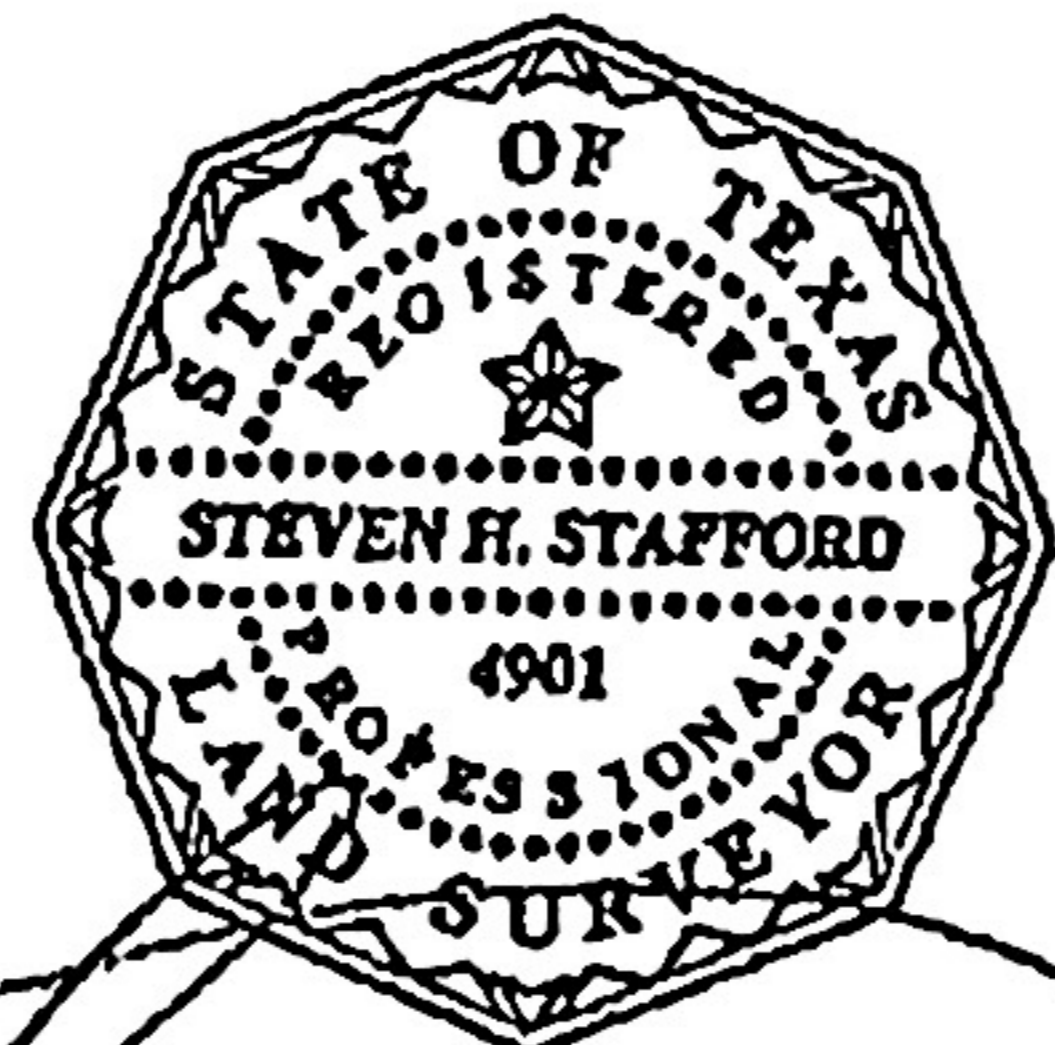
GR

Steven H. Stafford
Andy G. Galman

THIS PROPERTY IS SUBJECT TO THE FOLLOWING:
 RESTRICTIONS - V-1522, P-12 OCCGC.

LEGAL DESCRIPTION
 Lot Two (2), of TWELVE OAKS, SECTION THREE (3)
 REPLAT, a subdivision in Galveston County, Texas,
 according to the map or plat thereof recorded in Volume
 254-A, Page 88 transferred to Volume 9, Page 21 in The
 Office of the County Clerk of Galveston County, Texas.

BUYER MICHAEL FERANDA
 FOR# 0911021
 CFB# 0902084
 DATE 11-30-2009



SURVEY EXPRESS
 1951 MARINA BAY DRIVE,
 SUITE 130-317
 LEAGUE CITY, TX 77573
 PHONE (281) 864-0440
 FAX (281) 863-4126

I DO HEREBY CERTIFY THAT THIS SURVEY WAS THIS DAY MADE ON THE
 GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON AS CORRECT
 AND THERE ARE NO ENCROACHMENTS EXCEPT SHOWN, AS WAS DONE BY
 ME OR UNDER MY SUPERVISION, AND CONFORMS TO OR EXCEEDS THE
 CURRENT STANDARDS AS ADOPTED BY THE TEXAS BOARD OF
 PROFESSIONAL LAND SURVEYING.

-ALL RECORDS ARE BASED ON THE MAP OR PLAT OF RECORDS IF THE SUBJECT
 PROPERTY LIES IN A RECORDED SUBDIVISION OF SAID COUNTY.
 -THIS SURVEY IS CONDUCTED FOR THE TRANSACTION ONLY, IT IS NOT
 TRANSFERABLE TO ADJACENT PROPERTIES OR SUBSEQUENT OWNERS.
 -SUBJECT TO ANY AND ALL RECORDS AND UNRECORDED EASEMENTS, BARRIERS,
 RESTRICTIONS OR BUILDING LINES THAT MAY APPLY TO SUBJECT PROPERTY.

Any reference to the 100 year flood plain of flood
 hazard zones are an estimate based on the data
 shown on the Flood Insurance Rate Map provided
 by FEMA and should not be interpreted as a study
 or determination of the flooding propensities of this
 property. According to the Flood Insurance Rate
 Map for GALVESTON COUNTY, Dated 5-2-1983,
 Map No. 4855140023 C, the property described
 lies within "ZONE X" outside the 500 yr. flood.
 Flood information is based on graphical plotting only
 due to inherent inaccuracies on FEMA maps, we
 cannot assume responsibility for exact
 determination.