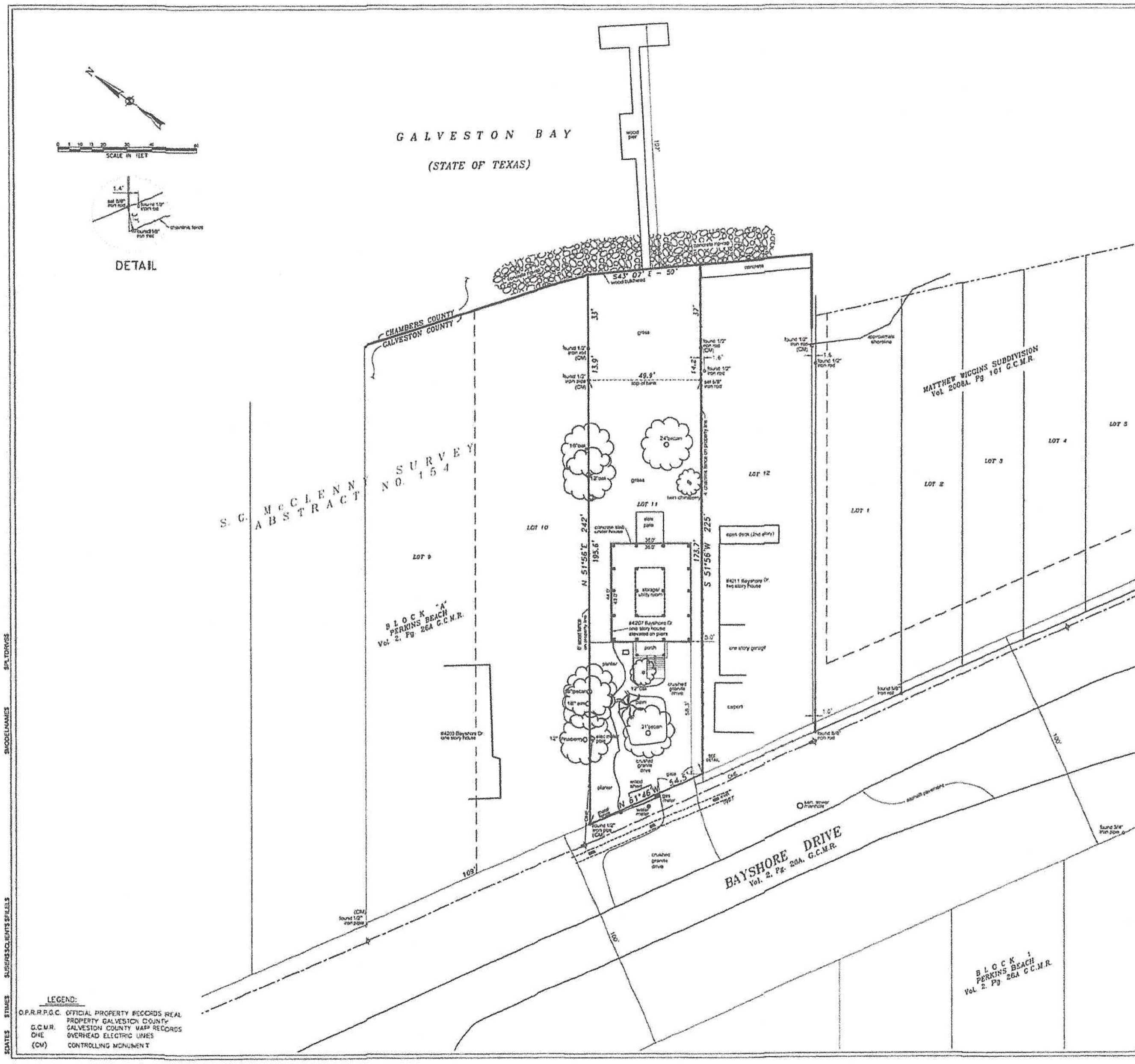

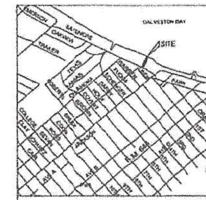

VICINITY MAP: N.T.S.

LEGAL DESCRIPTION:

Lot 11, in Block A, of PERKINS BEACH, a subdivision in Galveston County, Texas, according to the map or plat thereof recorded in Volume 254, Page 124 of the Map records and Transfered to Plat Record 2, Map No. 26A, both of the Map Records of Galveston County, Texas.

NOTES:

1. The bearings shown hereon are referenced to the northerly right-of-way line of Bayshore Drive as shown on Plat of PERKINS BEACH.
2. The recorded easements, setbacks and encumbrances shown hereon are from Schedule B of the commitment for title insurance issued by by First American Title Insurance Company (Veritas Title Partners, L.P.), GF No. 1001645, effective date August 26, 2010, issue date September 7, 2010. The surveyor has relied upon the accuracy and completeness of the information described above and has made no independent investigation or search for this information.
3. The above referenced title commitment lists the following restrictive covenants, mineral or other rights, or other encumbrances in connection with the property surveyed that have not been plotted or otherwise shown hereon:

   a) Vol. 2, Pg. 26A Galveston County Map Records
   b) Vol. 603, Pg. 151 & Vol. 1081, Pg 300 Galveston County Clerk's File.
4. By scaling the surveyed tract onto the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) No. 4854700035C, revised date May 2, 1983, the subject property is partially in ZONE C, defined as areas of minimal flooding and partially in ZONE V19, defined as areas of 100-year coastal flood with velocity. The surveyor makes no representation as to the accuracy of said FIRM or that it is the most current published flood map.
5. The utility appurtenances shown hereon include those visible at the time of the survey and are for general locative purposes only. In providing this boundary survey, no attempt has been made to obtain or show data concerning existence, size, depth, condition, capacity or location of any utility existing on or adjacent to the site, whether private, municipal or public owned.
6. The buildings and other improvements shown hereon represent the outline at ground level. The Surveyor has not located any underground buildings, overhead protrusions or improvements not obvious and located at ground level, unless otherwise noted.
7. Surveyor has not identified any geological or environmental conditions in connection with the subject property and Surveyor fully disclaims any and all responsibility related to issues or claims related thereto or resulting there from.

SURVEYOR'S CERTIFICATE

TO: Wells Fargo Bank, N.A., First American Title Insurance Company and Veritas Title Partners, L.P.

This survey substantially complies with the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1A, Condition II Survey.

Date of field survey: September 20, 2010

Jibrael K. Ahmad
Registered Professional Land Surveyor
Texas Registration Number 6183

BOUNDARY & IMPROVMENT SURVEY

LOT 11, BLOCK "A"
PERKINS BEACH SUBDIVISION
S.G. McCLENNY SURVEY, A-154
GALVESTON COUNTY, TEXAS

CLIENT: Gary C. Bowes

HALFF

Revision No.	Date	Description

JIBRAEL K. AHMAD 6183 PROFESSIONAL LAND SURVEYOR 10-05-10

The seal appearing on this document was authorized by Jibrael K. Ahmad, RPLS#6183 on 10/05/10. Alteration of a sealed document without proper notification to the responsible surveyor is an offense under the Texas Professional Land Surveying Practices Act. The record copy of this drawing is on file at the offices of Halff Associates, Inc. 3701 Kirby Drive, Suite 860 Houston, Texas 77098-3926 TBPLS No. 100296-06

Project No.:	1007/GCB
Issued:	10/05/2010
Drawn By:	AG
Checked By:	JKA
Scale:	1" = 20'
Sheet Title	V101-BS-1007GCB.dwg
Sheet Number	01