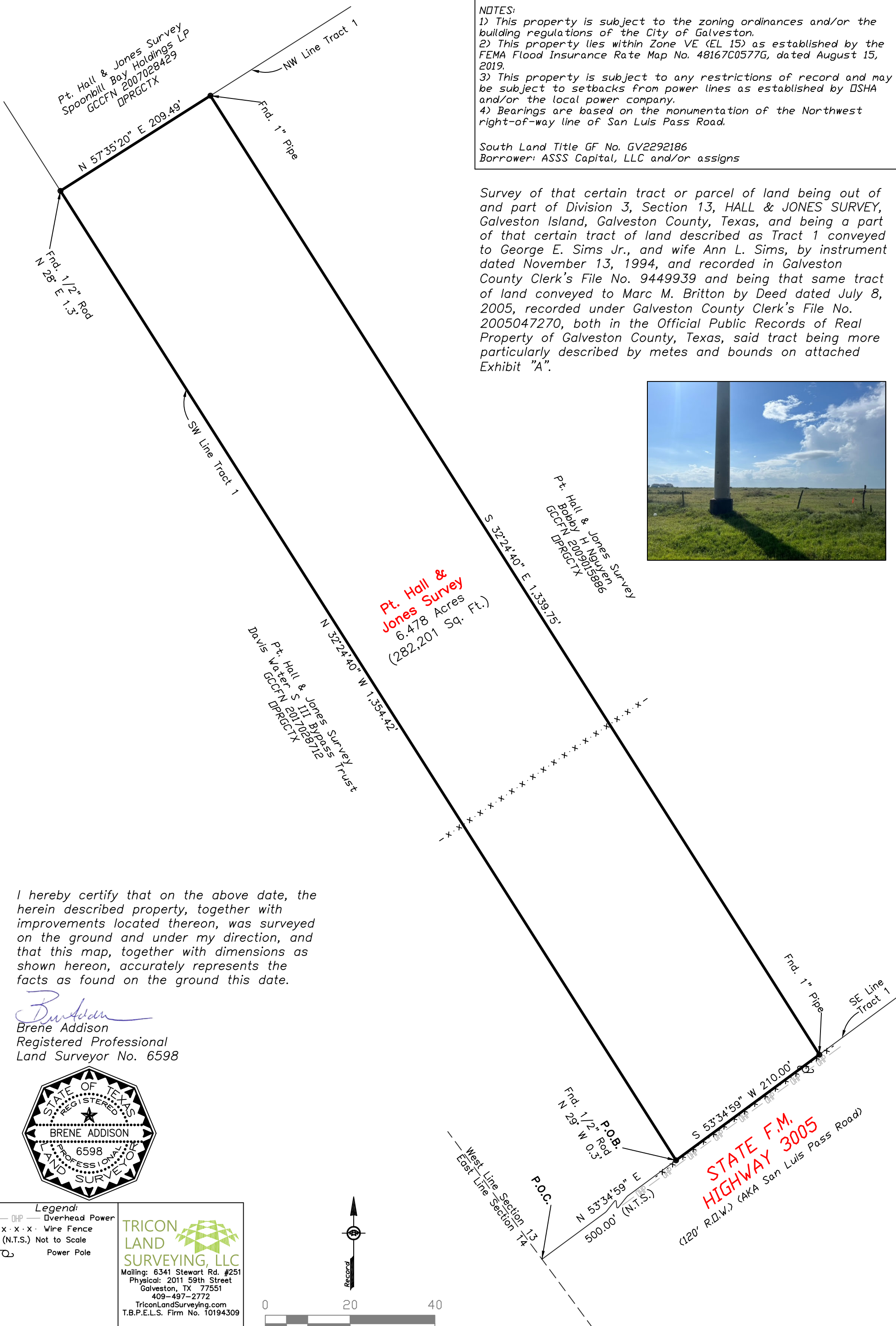


NOTES:
 1) This property is subject to the zoning ordinances and/or the building regulations of the City of Galveston.
 2) This property lies within Zone VE (EL 15) as established by the FEMA Flood Insurance Rate Map No. 48167C0577G, dated August 15, 2019.
 3) This property is subject to any restrictions of record and may be subject to setbacks from power lines as established by DSHA and/or the local power company.
 4) Bearings are based on the monumentation of the Northwest right-of-way line of San Luis Pass Road.

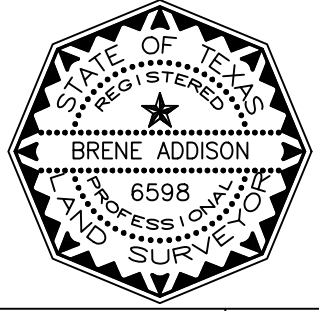
South Land Title GF No. GV2292186
 Borrower: ASSS Capital, LLC and/or assigns

Survey of that certain tract or parcel of land being out of and part of Division 3, Section 13, HALL & JONES SURVEY, Galveston Island, Galveston County, Texas, and being a part of that certain tract of land described as Tract 1 conveyed to George E. Sims Jr., and wife Ann L. Sims, by instrument dated November 13, 1994, and recorded in Galveston County Clerk's File No. 9449939 and being that same tract of land conveyed to Marc M. Britton by Deed dated July 8, 2005, recorded under Galveston County Clerk's File No. 2005047270, both in the Official Public Records of Real Property of Galveston County, Texas, said tract being more particularly described by metes and bounds on attached Exhibit "A".

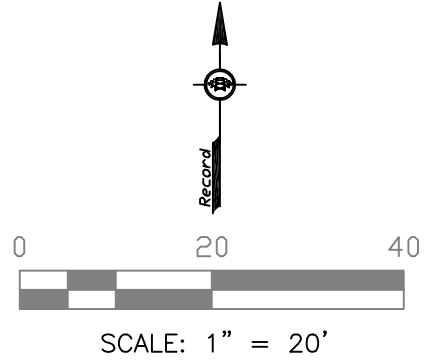


I hereby certify that on the above date, the herein described property, together with improvements located thereon, was surveyed on the ground and under my direction, and that this map, together with dimensions as shown hereon, accurately represents the facts as found on the ground this date.

Brene Addison
 Brene Addison
 Registered Professional
 Land Surveyor No. 6598



<p>Legend: — OHP — Overhead Power · · · · · Wire Fence (N.T.S.) Not to Scale Power Pole</p>	<p>TRICON LAND SURVEYING, LLC Mailing: 6341 Stewart Rd. #251 Physical: 2011 59th Street Galveston, TX 77551 409-497-2772 TriconLandSurveying.com T.B.P.E.L.S. Firm No. 10194309</p>
Drafting: LP	Parcel ID: 370263
Surveyed for: Rafiq Ali	



TRICON
LAND
SURVEYING, LLC

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Galveston, TX 77551
409-497-2772
TriconLandSurveying.com
T.B.P.L.S. Firm No. 10194309

Exhibit "A"

Being that certain tract or parcel of land being out of and part of Division 3, Section 13, HALL & JONES SURVEY, Galveston Island, Galveston County, Texas, and being a part of that certain tract of land described as Tract 1 conveyed to George E. Sims Jr., and wife Ann L. Sims, by instrument dated November 13, 1994, and recorded in Galveston County Clerk's File No. 9449939 and being that same tract of land conveyed to Marc M. Britton by Deed dated July 8, 2005, recorded under Galveston County Clerk's File No. 2005047270, both in the Official Public Records of Real Property of Galveston County, Texas, said tract being more particularly described by metes and bounds as follows:

COMMENCING at the intersection of the West line of said Section 13, same being the East line of Section 14, Hall & Jones Survey, with the North right-of-way line of Texas State F.M. Highway 3005 (120' R.O.W.) (A.K.A. San Luis Pass Road);

THENCE North 53° 35' 00" East along and with the North right-of-way line of said F.M. 3005, a distance of 500.00 feet to the PLACE OF BEGINNING, and being the Southwest corner of the herein described tract, a found 1/2 inch rod bearing N 29° W a distance of 0.3 feet;

THENCE North 32° 24' 40" West along and with the Southwesterly line of said Tract 1, a distance of 1,354.42 feet to the Northwest corner of the herein described tract, a found 1/2 inch rod bearing N 28° E a distance of 1.3 feet;

THENCE North 57° 35' 20" East along and with the Northwesterly line of said Tract 1, a distance of 209.49 feet to the Northeast corner of the herein described tract, a found 1 inch pipe;

THENCE South 32° 24' 40" East parallel with the Southwesterly line of said Tract 1, a distance of 1,339.75 feet to the North right-of-way line of said F.M. 3005, and being the Southeast corner of the herein described tract, a found 1 inch pipe;

THENCE South 53° 35' 00" West along the North right-of-way line of said F.M. 3005 and with the Southeasterly line of said Tract 1, a distance of 210.00 feet to the PLACE OF BEGINNING, and containing 6.478 acres (282,201 square feet) of land, more or less.