

MAP OR PLAT RECORDED IN COUNTY RECORDS.

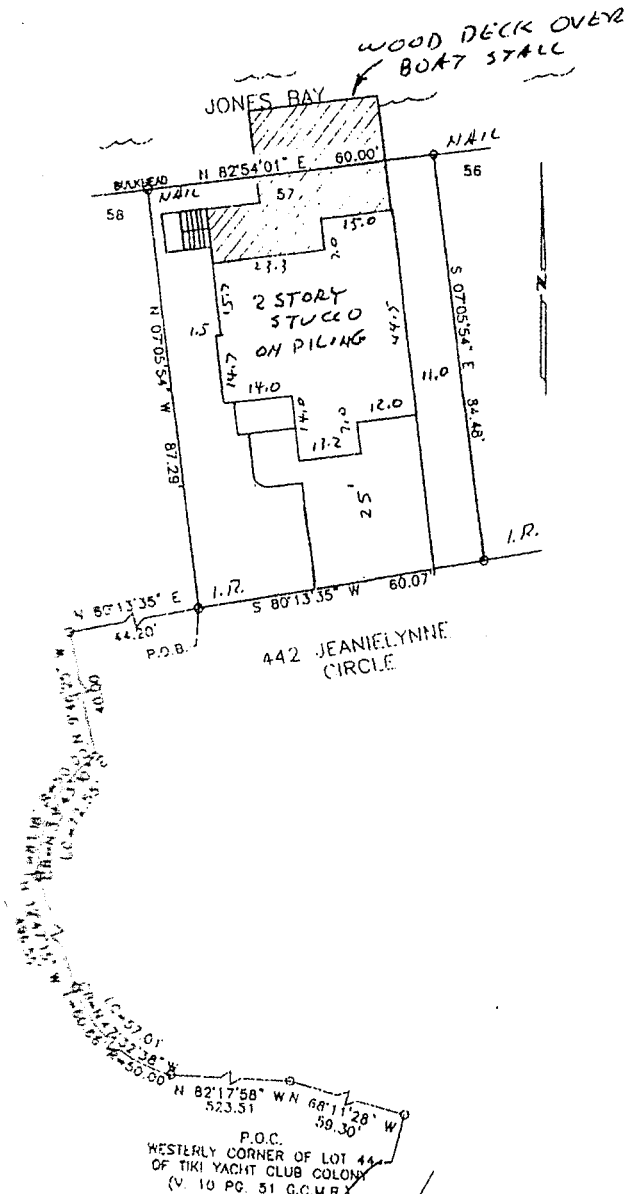
Declaration is made to original purchaser of the survey. It is not transferable to additional institutions or subsequent owners. Survey is void only if print has original seal and signature of surveyor. Bearings based on recorded plat. Found or set iron rods at all corners.

(Zone V20
BASE=15')

FEMA MCD No. 281470241 D dated 1/1/85

This tract was surveyed under the 1990 Year Flood Plain Elevation N. Tract 040 485.

BEARINGS BASED ON TIKI YACHT CLUB COLONY PLAT.
 LOT SUBJECT TO RESTRICTIONS AS RECORDED VOLUME 1713, PAGE 264, GALVESTON COUNTY CLERK'S RECORDS.
 LOT SUBJECT TO G. L. & P. CO. EASEMENT AS RECORDED UNDER CLERK'S FILE NO. 9213477.
 LOT SUBJECT TO B. L. & P. CO. AGREEMENT AS RECORDED UNDER CLERK'S FILE NO. 9218691 & 9218692.



THIS PROPERTY ADJOINS AND SHARES A COMMON BOUNDARY WITH THE TIDALLY INFLUENCED SUBMERGED LAND OF THE STATE. THIS BOUNDARY IS SUBJECT TO CHANGE AND CAN BE DETERMINED ACCURATELY ONLY BY A STATE REPRESENTATIVE. THIS SURVEY REFLECTS THE SHORELINE ON THE DAY SURVEYED.

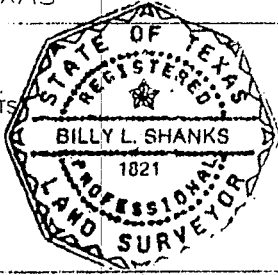
Handwritten signature and date: 2/1/85

SURVEY

TIKI YACHT CLUB COLONY, SECTION 2, S.C. BUNDICK TRACT, 4-7, GALVESTON COUNTY, TEXAS

Date: 2/1/85
 Revised:
 Drawn by:
 Surveyor's Title:
 Surveyor's Name & License:
 State of Texas
 License No. 1821

THIS PLAT IS AN ACCURATE REPRESENTATION OF THAT SURVEY MADE ON THE GROUND UNDER MY SUPERVISION. THERE ARE NO APPARENT ENCROACHMENTS OR CONFLICTS WITH ADJACENT PROPERTY LINES AT THE TIME OF THIS SURVEY. EXCEPT AS SHOWN HERON.



Handwritten signature: Billy L. Shanks
 BILLY L. SHANKS R.P.L.S. #1821

244 WAVECREST LN.
 HOUSTON, TEXAS 77062

281-488-1486
 FAX 281-488-5526

Handwritten note at the bottom of the page: Area to be surveyed...

LOT 57, TIKI YACHT CLUB COLONY, SECTION 2, S. C. BUNDIC LEAGUE, ABSTRACT NO. 7,
GALVESTON COUNTY, TEXAS:

COMMENCING AT THE MOST WESTERLY CORNER OF LOT 44, TIKI YACHT CLUB
COLONY, SECTION ONE ACCORDING TO THE PLAT AS RECORDED IN VOLUME 10, PAGE
51, GALVESTON COUNTY MAP RECORDS;

THENCE N 68°11'28" W. ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF LAKE SHORE
DRIVE, A DISTANCE OF 59.30 FEET TO AN ANGLE POINT;

THENCE N 82°17'55" W. ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF LAKE SHORE
DRIVE, A DISTANCE OF 523.51 FEET TO A POINT OF CURVATURE;

THENCE NORTHWESTERLY, ALONG THE NORTHEASTERLY RIGHT-OF-WAY LINE OF
LAKE SHORE DRIVE, BEING A CURVE TO THE RIGHT WITH A RADIUS OF 50.00 FEET, A
CENTRAL ANGLE OF 69°30'43", A DISTANCE OF 60.66 FEET TO A POINT OF TANGENCY;

THENCE N 12°47'15" W. ALONG THE EASTERLY RIGHT-OF-WAY LINE OF LAKE SHORE
DRIVE, A DISTANCE OF 496.55 FEET TO A POINT OF CURVATURE;

THENCE NORTHEASTERLY, ALONG THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF
LAKE SHORE DRIVE, BEING A CURVE TO THE RIGHT WITH A RADIUS OF 50.00 FEET, A
CENTRAL ANGLE OF 93°00'50", A DISTANCE OF 81.17 FEET TO A POINT OF TANGENCY
ON THE SOUTHERLY RIGHT-OF-WAY LINE OF JEANIE LYNNE CIRCLE;

THENCE N 8°46'05" W. A DISTANCE OF 40.00 FEET TO A POINT OF THE NORTHERLY
RIGHT-OF-WAY LINE OF SAID JEANIE LYNNE CIRCLE;

THENCE N 80°13'05" E. ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF JEANIE LYNNE
CIRCLE, A DISTANCE OF 44.20 FEET TO AN IRON ROD SET AT THE POINT OF BEGINNING
OF SAID LOT 57.

THENCE N 07°05'54" W. ALONG THE COMMON LINE BETWEEN LOTS 58 AND 57, A
DISTANCE OF 87.29 FEET TO A POINT ON THE EDGE OF JONES LAKE;

THENCE N 82°54'01" E. ALONG THE EDGE OF JONES LAKE, A DISTANCE OF 60.00 FEET TO
THE COMMON REAR CORNER OF LOTS 57 AND 56;

THENCE S 07°05'54" E. ALONG THE COMMON LINE BETWEEN LOTS 57 AND 56, A
DISTANCE OF 84.48 FEET TO AN IRON ROD SET ON THE NORTHERLY RIGHT-OF-WAY
LINE OF JEANIE LYNNE CIRCLE;

THENCE S 87°13'35" W. ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF JEANIE LYNNE
CIRCLE, A DISTANCE OF 60.07 FEET TO THE POINT OF BEGINNING AND CONTAINING A
COMPUTED AREA OF 5153.52 SQUARE FEET OF LAND.



Billy L. Shanks
9/10/01