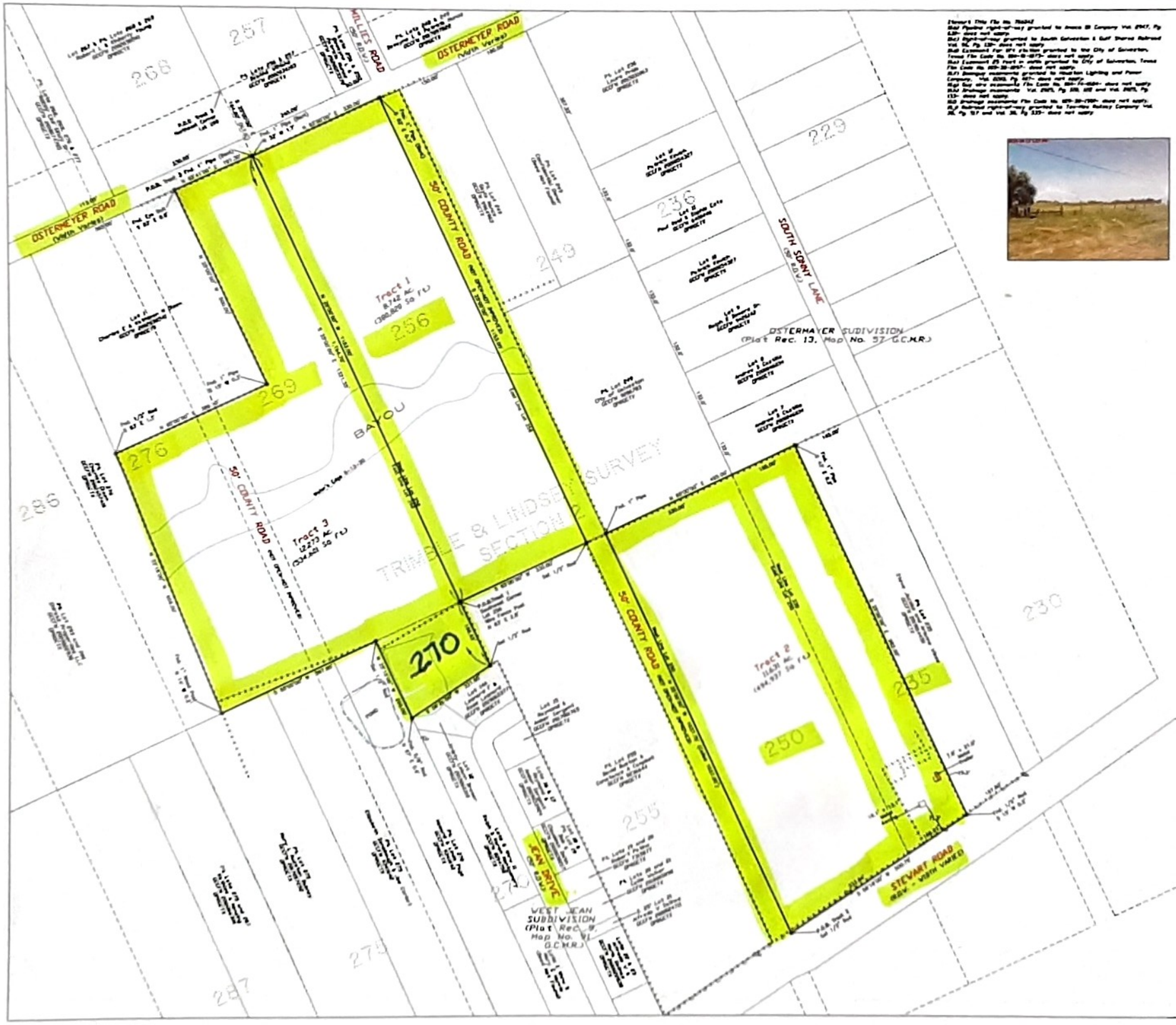


Stewart Title File No. 78282

Deed Reserve right-of-way granted to Amoco Oil Company Vol. 2947, Pg 528- does not apply.

Deed Right-of-way granted to South Galveston & Gulf Shores Railroad Vol. 50, Pg 139- does not apply.

Deed Easement Pge. 201 (No Date) granted to the City of Galveston, Texas File Code No. GM-B-0375- does not apply.

Deed (unnamed 20 foot) or metes granted to City of Galveston, Texas File Code No. 0001-30-0017- does not apply.

B.U. Drainage easements granted to Houston Lighting and Power Company Vol. 2000, Pg 187- does not apply.

Right but not easements File Code No. 0001-30-0001- does not apply.

B.U. Drainage easements granted to Texas Water Vol. 2000, Pg 200, 202 and Vol. 2000, Pg 133- does not apply.

B.U. Drainage easements File Code No. 0001-30-0001- does not apply.

B.U. Railroad right-of-way granted to Texas Railway Company Vol. 30, Pg 157 and Vol. 30, Pg 335- does not apply.



| | | |
|---|---|---|
| KLF Job No. 20-0097 | Stewart Road, Galveston, TX 77554 | Ref No. 7200-0000-0036-00 |

Tract 1

Survey of all that part of Lot 256, Section Two of the Trimble & Lindsey Survey of Galveston Island, Galveston County, Texas lying South of Ostermeyer Road (width varies), and being more particularly described by metes and bounds and bounds as follows:

BEGINNING at the Southwest corner of said Lot 256, same being the Southwest corner of the herein described tract, a found wire fence post bearing N 83° E 2.8';

THENCE North 25° 00' 00" West, along the West line of said Lot 256, a distance of 1,153.00 feet to a point in the South right-of-way line of said Ostermeyer Road, same being the Northwest corner of the herein described tract, a found 1 inch pipe (bent) bearing N 32° W 1.7';

THENCE North 65° 00' 00" East, parallel to the South line of said Lot 256 and along the South right-of-way line of said Ostermeyer Road, a distance of 330.00 feet to a point in the East line of said Lot 256, same being the Northeast corner of the herein described tract, a found 1 inch pipe (bent) bearing S 62° E 0.7';

THENCE South 25° 00' 00" East, along the East line of said Lot 256, a distance of 1,153.00 feet to the Southeast corner of said Lot 256, same being the Southeast corner of the herein described tract, a set 1/2 inch rod;

THENCE South 65° 00' 00" West, along the South line of said Lot 256, a distance of 330.00 feet to the PLACE OF BEGINNING, and containing 8.742 acres (380,820 square feet) of land, more or less.

Tract 2

Survey of all that part of Lot 250 and all that part of the West half of Lot 235 both in Section Two of Trimble and Lindsey Survey of Galveston Island, Galveston County, Texas, lying North of and adjacent to Stewart Road (width varies), and being more particularly described by metes and bounds as follows:

BEGINNING at the intersection of the West line of said Lot 250 with the North line of said Stewart Road, same being the Southeast corner of the herein described tract, a set 1/2 inch rod;

THENCE North 25° 00' 00" West, along the West line of said Lot 250, a distance of 1,037.75 feet (called 1,037.00 feet) to the Northwest corner of said Lot 250, same being the Northeast corner of the herein described tract, a found 1 inch pipe;

THENCE North 65° 00' 00" East, along the North line of said Lot 250 and Lot 235, of 330.00 feet passing the Northeast corner of said Lot 250 and the Northwest corner of said Lot 235, for a total distance of 495.00 feet to the Northeast corner of the herein described tract, a found 1 inch pipe bearing S 43° E 0.3';

THENCE South 25° 00' 00" East, parallel to the West line of said 235, a distance of 962.00 feet to the North line of said Stewart Road, same being the Southeast corner of the herein described tract, a found 1/2 inch rod bearing S 15° W 0.2';

THENCE South 56° 18' 00" West, along the North line of said Stewart Road, of 188.92 feet passing the intersection of the West line of said Lot 235 and the East line of said Lot 250 with the North line of said Stewart Road, for a total distance of 500.78 feet to the PLACE OF BEGINNING, and containing 11.631 acres (494,837 square feet) of land, more or less.

Tract 3

Survey of part of Lots 269, 270 and 276 in Section Two of the Trimble & Lindsey Survey of Galveston Island, Galveston County, Texas, and being more particularly described by metes and bounds as follows:

COMMENCING at the Northeast corner of said Lot 269;

THENCE South 25° 00' 00" East, along the East line of said Lot 269, a distance of 164.80 feet to the PLACE OF BEGINNING, same being the Northeast corner of the herein described tract, a found 1 inch pipe (bent);

THENCE continuing South 25° 00' 00" East, along the East line of said Lot 269, at 1,134.70 feet passing the Southeast corner of said Lot 269 and the Northeast corner of said Lot 270, for a total distance of 1,321.33 feet, to the North line of West Jean Subdivision, a subdivision in Galveston County, Texas, according to the map or plat thereof recorded in Plat Record 9, Map Number 91 in the Office of the County Clerk of Galveston County, Texas, same being the Southeast corner of the herein described tract, a set 1/2 inch rod;

THENCE South 56° 21' 00" West, along the North line of said West Jean Subdivision, a distance of 221.63 feet to a point for corner, a found 5/8 inch rod bearing N 87° E 0.6';

THENCE North 25° 13' 00" West, a distance of 200.00 feet to the South line of said Lot 267, a set 1/2 inch rod;

THENCE South 65° 00' 00" West, along the South line of said Lot 269 and Lot 270, a distance of 357.85 feet to the Southwest corner of the herein described tract, a found 1 inch wood post bearing N 14° W 0.2';

THENCE North 22° 18' 00" West, a distance of 656.00 feet to a point for corner, a found 1/2 inch rod bearing S 63° E 1.3';

THENCE North 65° 00' 00" East, parallel to the South line of said Lot 269 and 270, a distance of 386.10 feet to a point for corner, a found 1 inch pipe bearing S 15° W 0.3';

THENCE North 25° 00' 00" West, parallel to the East line of said Lot 269, a distance of 500.00 feet to the South line of said Ostermeyer Road, same being the Northwest corner of the herein described tract, a found eye bolt bearing S 82° 0.5';

THENCE North 65° 41' 00" East, along the North line of said Lot 269 and with the South line of said Stewart Road, a distance of 187.30 feet to the PLACE OF BEGINNING, and containing 12.273 acres (534,601 square feet) of land, more or less.

I hereby certify that on the below 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.

Brent Addison
Registered Professional
Land Surveyor No. 6398

SCALE: 1" = 20'

NOTES:
1) This property is subject to the building and zoning ordinances of the City of Galveston.
2) This property lies within Zone AE (El. 10) as established by the FEMA Flood Insurance Rate Map No. 48167C0395G, Dated August 19, 2014.
3) This property is subject to any restrictions of record and may be subject to additional flood control fees to be established by Other agencies.
4) Bearings are based on the monumentation of the north right-of-way line of Stewart Road.
Stewart Title File Number
Harrison Beach Developments, LLC
Amarillo Prosperity Bank

Legend
Set Iron Rod
Found Iron Rod
Found Pipe
Found Nail
Found Cotton Spindle
Set Cotton Spindle
Set Nail
Utility Pole
Telephone Pedestal
Telephone Manhole
Telephone Cabinet
Telephone Pole
Telephone Riser
Telephone Junction Box
Telephone Vault
Telephone Pedestal
Telephone Manhole
Telephone Cabinet
Telephone Pole
Telephone Riser
Telephone Junction Box
Telephone Vault
Water Valve
Water Meter
Water Well
Water Tower
Water Tank
Water Fountain
Water Spigot
Water Hydrant
Water Pump
Water Pump Station
Water Pump Station
Water Pump Station