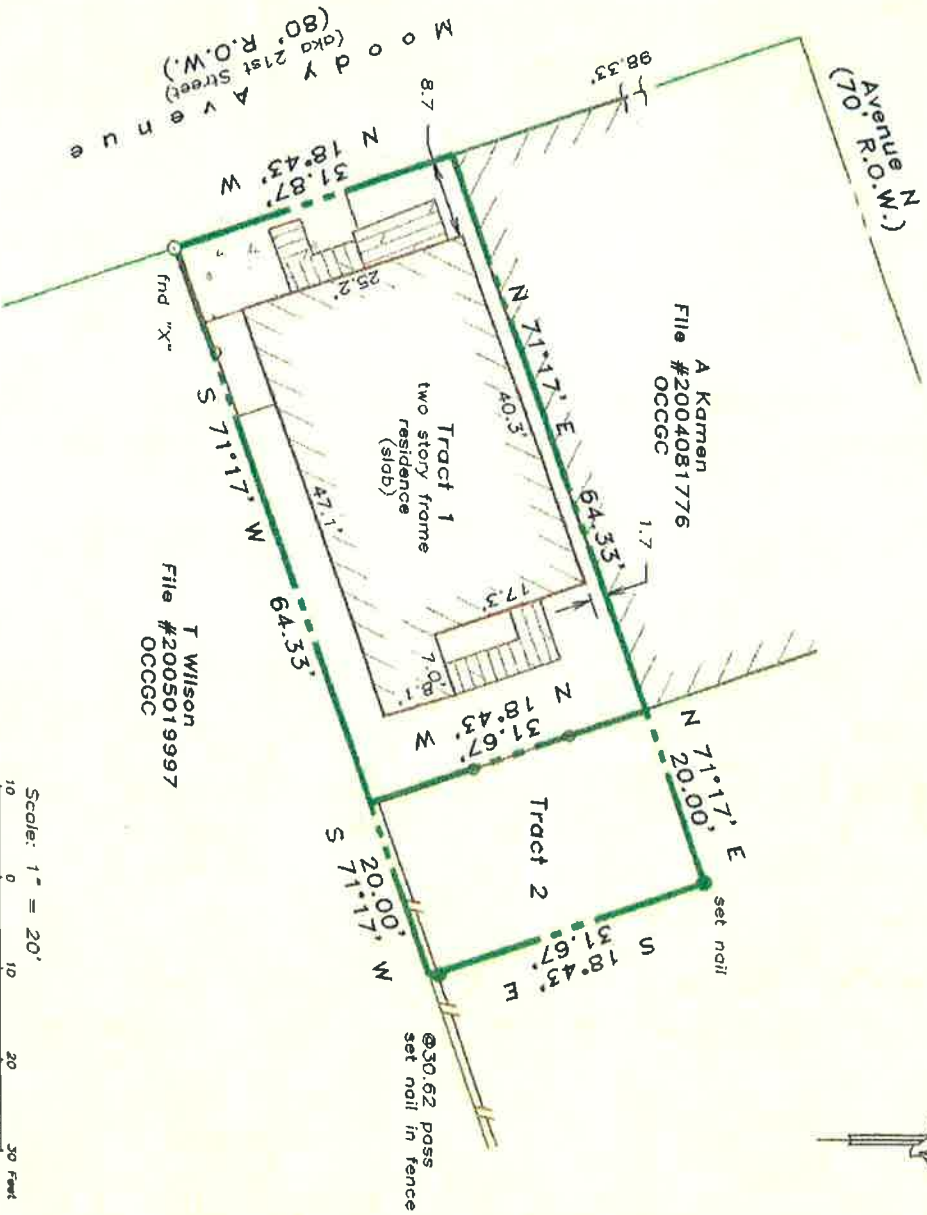
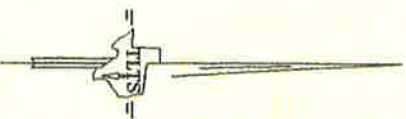


This property is within the 100-Year Special Flood Hazard Area & is designated to be w/in FIRM Zone AE, located on Panel 0026-E, Community #485469, December 6, 2002.



- NOTES:
- NO RECORD EASEMENTS, RESTRICTIONS, ROADWAYS, RIGHTS-OF-WAY, ETC. PROVIDED OR KNOWN
 - True ground distances shown
 - Bearings assumed on 21st

LAND TITLE SURVEY OF TWO TRACTS OF LAND out of the Northwest Block of Outlot 44, in the City and County of Galveston, Texas, EN TOTO containing 0.061 acre (2.670 square feet) of land and being described in the Field Notes attached.

Laurence C. Wall



Subject property: 1506 21st Street Galveston County, Texas To Ramiro Tovar and whom it may concern; I hereby certify that this survey was made on the ground under my direct supervision and that this plat correctly represents the facts found at the time of the survey.

Laurence C. Wall
RPLS #4814
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April 24, 2006



1801 Moody Avenue
Galveston, Texas 77550
(409) 765-8883



TLTS, Inc.
TEXAS LAND TITLE SURVEYORS

FIELD NOTES

THE STATE OF TEXAS, §
§
COUNTY OF GALVESTON §

TWO TRACTS OF LAND out of the Northwest Block of Outlot 44, in the City and County of Galveston, Texas, EN TOTO containing 0.061 acre (2,670 square feet) of land and being further described as TRACT 1 and TRACT 2 as follows:

TRACT 1

A TRACT OF LAND out of the Northwest Block of Outlot 44, in the City and County of Galveston, Texas, containing .047 acre (2,040 square feet) of land, being the same tract conveyed to Rausio Tovar and wife, Aurora Tovar by deed recorded under File #95422224, in the Office of the County Clerk of Galveston County, Texas, and being described by metes and bounds as follows;

COMMENCING at the northwest corner of the Northwest Block of Outlot 44, being the intersection of the East line of Moody Avenue (aka 21st Street, 80 foot wide) and the South line of Ursaline Avenue (aka Avenue N);

THEN S 18° 43' E along Moody Avenue, 98.33 feet to the southwest corner of a masonry building for the POINT OF BEGINNING;

THEN N 71° 17' E along the face of the building, 64.33 feet to the southeast corner of the building;

THEN S 18° 43' E, 31.67 feet;

THEN S 71° 17' W, 64.33 feet to an "X" found in Moody Avenue;

THEN N 18° 43' W along Moody Avenue, 31.67 feet to the POINT OF BEGINNING, containing 0.047 acre (2,040 square feet) of land.



TLTS, Inc.

TEXAS LAND TITLE SURVEYORS

TRACT 2

A TRACT OF LAND out of the Northwest Block of Outlot 44, in the City and County of Galveston, Texas, containing .015 acre (630 square feet) of land, and being a part of the tract conveyed to A. Kamen recorded under File #2004081776, in the Office of the County Clerk of Galveston County, Texas (OCCGC), and being described by metes and bounds as follows;

COMMENCING at the northwest corner of the Northwest Block of Outlot 44, being the intersection of the East line of Moody Avenue (aka 21st Street, 80 foot wide) and the South line of Ursaline Avenue (aka Avenue N), also being the northwest corner of the Kamen tract;

THEN S 18' 43' E along Moody Avenue, 98.33 feet to the southwest corner of a masonry building, being the northwest corner of a tract conveyed to R. Tovar by deed recorded under File #9542224, OCCGC;

THEN N 71' 17' E along the face of the building, also being the North line of the Tovar tract, 64.33 feet to the southeast corner of the building for the POINT OF BEGINNING;

THEN continuing N 71' 17' E, 20.00 feet to a nail set in asphalt;

THEN S 18' 43' E, at 30.62 pass a nail set in a wood fence, in all 31.67 feet;

THEN S 71' 17' W, 20.00 feet to the southeast corner of the Tovar tract;

THEN N 18' 43' W along the East line of the Tovar tract, 31.67 feet to the POINT OF BEGINNING, containing 0.015 acre (630 square feet) of land.

This description has been prepared in conjunction with the survey plat attached hereto. Bearings described are assumed based on the right-of-way of 21st Street. Distances are true ground distances.

Laurence C. Wall
RPLS #4814
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April 26, 2006

