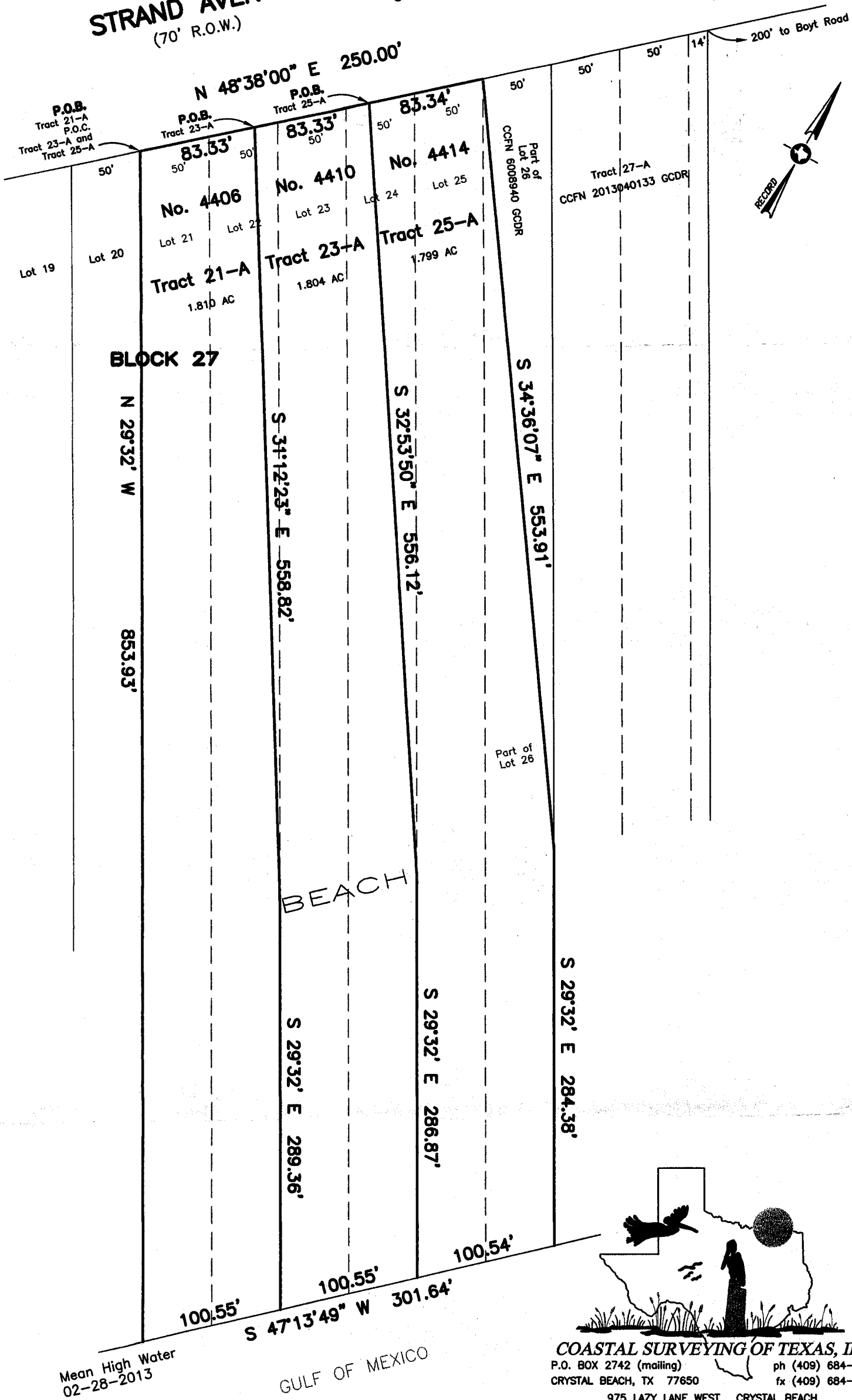
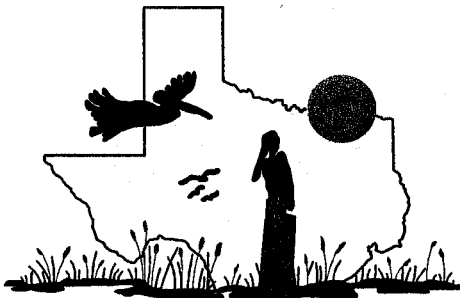


STRAND AVENUE

(70' R.O.W.)



COASTAL SURVEYING OF TEXAS, INC.
 P.O. BOX 2742 (mailing) ph (409) 684-6400
 CRYSTAL BEACH, TX 77650 fx (409) 684-6112
 975 LAZY LANE WEST, CRYSTAL BEACH
 Firm Registration Certificate No. 10026601
 SURVEYGALVESTON.COM



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Tract 21-A (4406 Strand Avenue)



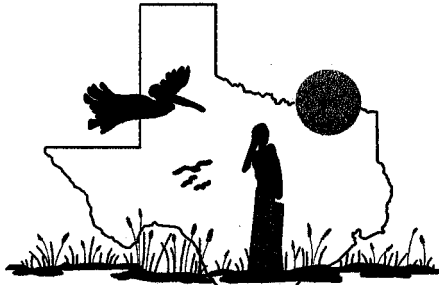
Being Lot 21 and part of Lot 22, Block 27, of LIVE OAK RIDGE SUBDIVISION, a subdivision in Galveston County, Texas, according to the map or plat thereof recorded in Volume 254-A, Page 74, of the Map Records in the Office of the County Clerk of Galveston County, Texas, as conveyed to Therese Roane Ruddy Land Trust in Galveston County Clerk File No. 9324046, of the Deed Records of Galveston County, Texas, said Tract 21-A being more particularly described by metes and bounds as follows:

BEGINNING at the Northwest corner of said Lot 21 and the South line of Strand Avenue (70' R.O.W.);
THENCE North 48°38' East, with the said South line of Strand Avenue, a distance of 83.33 feet;
THENCE South 31°12'23" East, a distance of 558.82 feet to a point on the East line of said Lot 22;
THENCE South 29°32' East, along the East line of said Lot 22, a distance of 289.36 feet to the meanders of the Mean High Water Line of the Gulf of Mexico;
THENCE South 47°13'49" West, along said Mean High Water Line as surveyed on 02/28/13, a distance of 100.55 feet to the West line of said Lot 21;
THENCE North 29°32' West, along the said West line of Lot 21, a distance of 853.93 feet to the POINT OF BEGINNING, containing 1.810 acres more or less.

Tract 23-A (4410 Strand Avenue)

Being part of Lot 22, as conveyed to Therese Roane Ruddy Land Trust in Galveston County Clerk File No. (GCCFN) 9324046, Galveston County Deed Records (GCDR), all of Lot 23 and part of Lot 24, as conveyed to RFLP2, Limited, a Texas Limited Partnership in GCCFN 2012058347 GCDR, all in Block 27, of LIVE OAK RIDGE SUBDIVISION, a subdivision in Galveston County, Texas, according to the map or plat thereof recorded in Volume 254-A, Page 74, of the Map Records in the Office of the County Clerk of Galveston County, Texas, said Tract 23-A being more particularly described by metes and bounds as follows:

COMMENCING at the Northwest corner of Lot 21 in said Block 27 and in the South line of Strand Avenue (70' R.O.W.);
THENCE North 48°38' East, with the said South line of Strand Avenue, a distance of 83.33 feet to the PLACE OF BEGINNING;
THENCE continuing North 48°38' East, with the said South line of Strand Avenue, a distance of 83.33 feet;
THENCE South 32°53'50" East, a distance of 556.12 feet to a point in the East line of said Lot 24;
THENCE South 29°32' East, along the East line of said Lot 24, a distance of 286.87 feet to the meanders of the Mean High Water Line of the Gulf of Mexico;
THENCE South 47°13'39" West, along said Mean High Water Line as surveyed on 02/28/13, a distance of 100.55 feet;
THENCE North 29°32' West, along the West line of said Lot 23, a distance of 289.36 feet;
THENCE North 31°12'23" West, a distance of 558.82 feet to the POINT OF BEGINNING, containing 1.804 acres more or less.



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Tract 25-A (4414 Strand Avenue)

Being part of Lot 24, all Lot 25 and part of Lot 26, Block 27, of LIVE OAK RIDGE SUBDIVISION, a subdivision in Galveston County, Texas, according to the map or plat thereof recorded in Volume 254-A, Page 74, of the Map Records in the Office of the County Clerk of Galveston County, Texas, as as conveyed to RFLP2, Limited, a Texas Limited Partnership in Galveston County Clerk File No. (GCCFN) 2012058347 Galveston County Deed Records (GCDR) of Galveston County, Texas, said Tract 25-A being more particularly described by metes and bounds as follows:

COMMENCING at the Northwest corner of said Lot 21 and the South line of Strand Avenue (70' R.O.W.);

THENCE North 48°38' East, with the said South line of Strand Avenue, a distance of 166.66 feet to the PLACE OF BEGINNING;

THENCE continuing North 48°38' East, with the said South line of Strand Avenue, a distance of 83.34 feet to the Northeast corner of said Lot 25 and the Northwest corner of that certain tract or parcel conveyed to Dr. T C Mitchell as recorded in County Clerk File Number 6008940 Galveston County Deed Records, Galveston County, Texas;

THENCE South 34°36'07" East, along the West line of the said Mitchell tract, a distance of 553.91 feet to the East line of said Lot 26;

THENCE South 29°32' East, along the East line of said Lot 26 and the West line of the said Mitchell tract, a distance of 294.38 feet to the meanders of the Mean High Water Line of the Gulf of Mexico;

THENCE South 47°13'49" West, along said Mean High Water Line as surveyed on 02/28/13, a distance of 100.54 feet;

THENCE North 29°32' West, along the West line of said Lot 25, a distance of 286.87 feet;

THENCE North 32°53'50" West, a distance of 556.12 feet to the POINT OF BEGINNING, containing 1.799 acres more or less.

FILED AND RECORDED



OFFICIAL PUBLIC RECORDS

Dwight D. Sullivan
2014000931

January 08, 2014 04:21:07 PM

FEE: \$46.00

Dwight D. Sullivan, County Clerk
Galveston County, TEXAS