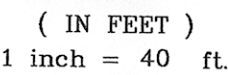




ALTA/ACSM LAND TITLE SURVEY OF

5.5787 ACRES (243,009 SQUARE FEET), BEING PART OF LOTS 125 AND 126 OF TRIMBLE AND LINDSEY SURVEY OF GALVESTON ISLAND, GALVESTON COUNTY, TEXAS, AND PART OF 73RD STREET ABANDONED BETWEEN SAID LOTS AND PART OF THE SEAWALL RIGHT-OF-WAY.

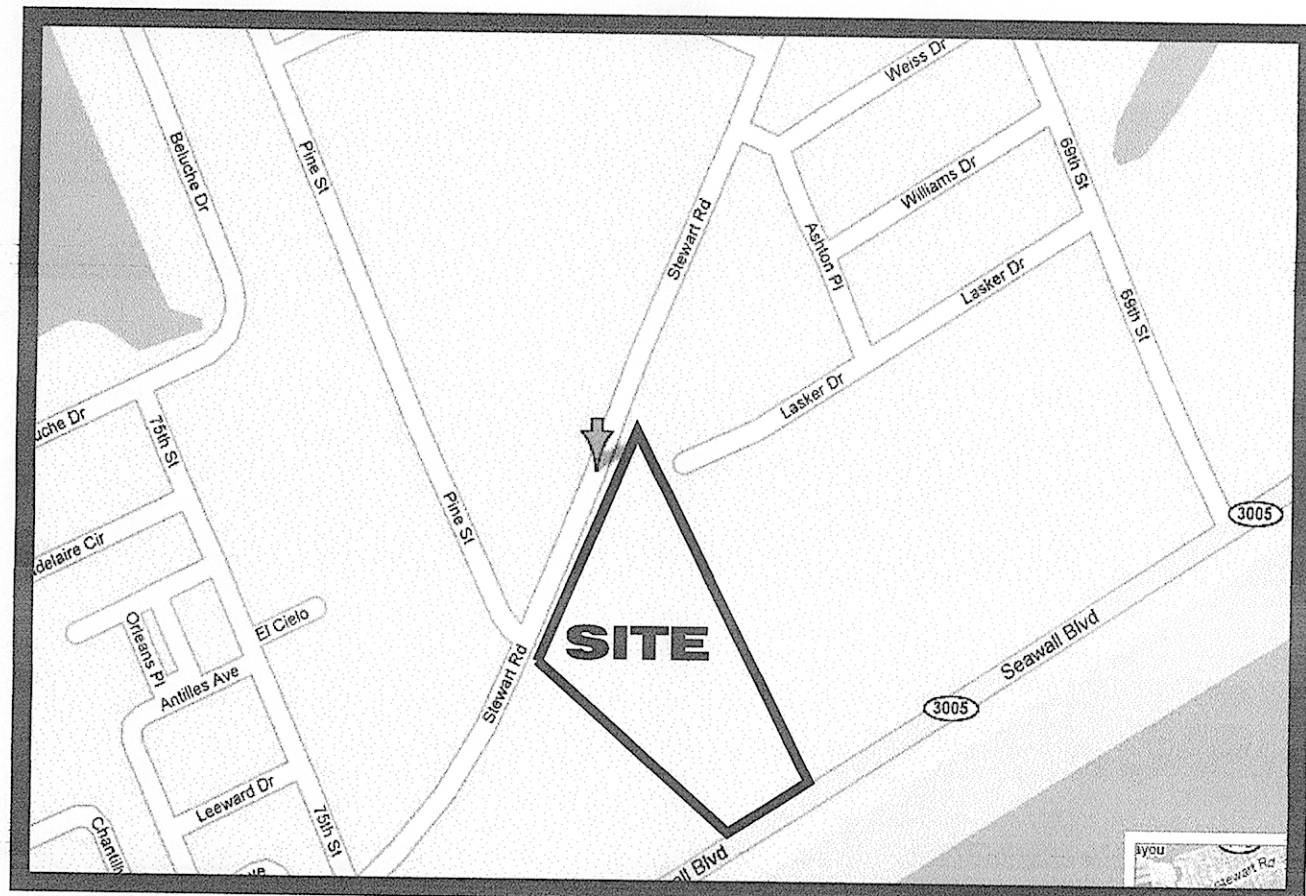


LEGEND:

- A/C** - AIR CONDITION
- AE** - AERIAL EASMENT
- BL** - BUILDING
- BLDG** - BUILDING
- CB** - CATCH BASIN
- CON** - CONCRETE
- CABLE** - CABLE CONDUIT
- ELEC** - ELECTRIC
- EM** - EASEMENT
- FM** - FILL CODE
- FFH** - FIRE HYDRANT
- FO** - FILING
- GM** - GAS METER
- HP** - HIGH PRESSURE & POWER
- IR** - IRON PIPE
- IR RP** - IRON ROAD PIPING
- LGP** - LIGHT POLE
- CL** - CLARK COUNTY DEED RECORDS
- QULF** - QUINCY COUNTY DEED RECORDS
- GA** - GALVESTON COUNTY CLERK FILE
- @H** - HAMMOLE
- PO** - POINT OF BEGINNING
- POB** - POINT OF BEGINNING
- POI** - POWER POLE
- PS** - PARKING SPACES
- RT** - RIGHT OF WAY
- SO, FT.** - SQUARE FEET
- TEL** - TELEPHONE
- UE** - UTILITY EASEMENT
- W** - WATER
- WV** - WATER VALVE
- WB** - WASHED WATER FENCE
- CH** - CHAIN LINK
- CONC** - CONCRETE
- CC** - COVERED CONCRETE
- E** - OVERHEAD ELECTRIC LINES
- W** - WOOD FENCE
- IR** - BUILT/IRON FENCE
- G** - GUY WIRE
- R** - RECORDED DATA
- M** - MEASURED DATA

PARKING
SUBJECT PROPERTY CONTAINS 208 REGULAR PARKING SPACES AND
5 HANDICAP PARKING SPACE.
TOTAL= 213 PARKING SPACES

SEA CONDO TRACT
VOL. 2112, PG. 295, GCDR



VICINITY MAP
NOT TO SCALE

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	11.10'	1482.72	0°25'44"	N 22°53'15" E	11.10'

NOTES:

1. ALL BEARINGS AND STREET RIGHT OF WAYS ARE BASED ON RECORDED PLAT.
2. SURVEYOR DID NOT ABSTRACT PROPERTY. SURVEY BASED ON LEGAL DESCRIPTIONS SUPPLIED BY TITLE COMPANY. EASEMENTS, BUILDING LINES, ETC., SHOWN ARE AS IDENTIFIED BY GN. CTH-OW-CTH1153857K OF RECORD.
3. NOTHING IN THIS SURVEY IS INTENDED TO EXPRESS AN OPINION REGARDING OWNERSHIP OR TITLE.
4. THE WORD CERTIFY IS UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL JUDGMENT BY THE SURVEYOR, WHICH IS BASED ON HIS BEST KNOWLEDGE, INFORMATION AND BELIEF.
5. SURVEY IS CERTIFIED FOR THIS TRANSACTION ONLY.
6. THIS SURVEY IS BEING PROVIDED SOLELY FOR THE USE OF THE CURRENT PARTIES AND THAT NO LICENSE HAS BEEN CREATED, EXPRESS OR IMPLIED, TO COPY OR SUBMIT ANY INFORMATION AS IS NECESSARY IN CONJUNCTION WITH THE ORIGINAL TRANSACTION.

FLOOD NOTE:

PROPERTY IS IN THE 100 YEAR FLOOD ZONE, IT IS IN ZONE AE (BFE:11.0')
ACCORDING TO F.I.R.M. MAP NO. 485469 0024E, DATE 12-06-02
BY GRAPHING PLOTTING ONLY, WE DO NOT ASSUME RESPONSIBILITY FOR EXACT DETERMINATION.

POINTE WEST

6.1056 ACRES (26958 SQUARE FEET), BEING LOT 1, BLOCK 1, THE THE POINTE APARTMENTS ACCORDING TO THE MAP OF "THE GOLF COURSE OF CABINET 2011A, SHEET #65 OF THE MAP RECORDS OF GALVESTON COUNTY, TEXAS; ALSO, BEING PARTS LOTS 125 AND 126 OF TRIMBLE AND LINDSEY SURVEY OF GALVESTON ISLAND, GALVESTON COUNTY, TEXAS, AND PART OF 73RD STREET ABANDONED BETWEEN SAID TRACT TWO IN GALVESTON COUNTY CLERKS FILE NUMBER 9632742 AND PART OF TRACT TWO IN GALVESTON COUNTY CLERKS FILE NUMBER 9632742 AND ALL OF A CALLED 5.5787 ACRE TRACT AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 3/4 INCH IRON PIPE FOUND BEING THE INTERSECTION OF THE SOUTHEASTERLY LINE OF STEWART ROAD (BASED ON A 100.00 FOOT RIGHT-OF-WAY) AND THE EASTERLY LINE OF LOT 125 OF THE TRIMBLE AND LINDSEY SURVEY, SECTION ONE, SAME BEING THE NORTHEAST CORNER OF SAID 5.5787 ACRE TRACT;

THENCE SOUTH 25 DEGREES 00 MINUTES 00 SECONDS EAST, ALONG THE EASTERLY LINE OF LOT 125, SAME BEING THE EAST LINE OF SAID 5.5787 ACRE TRACT, PASSING AT A DISTANCE OF 797.06 FEET THE COMMON EAST CORNER OF SAID 5.5787 ACRE AND 0.5268 ACRE TRACT AND CONTINUING FOR A TOTAL DISTANCE OF 100.00 FEET TO A "X" IN CONCRETE FOUND FOR THE SOUTHEAST CORNER OF SAID 0.5268 ACRE TRACT AND THE HEREIN DESCRIBED TRACT. SAID POINT ALSO BEING LOCATED A PERPENDICULAR DISTANCE OF 100.00 FEET FROM THE NORTH EDGE OF THE CONCRETE SEAWALL RETAINING WALL;

THENCE SOUTH 58 DEGREES 17 MINUTES 48 SECONDS WEST, ALONG A LINE WHICH IS AT A PERPENDICULAR DISTANCE OF 100.00 FEET FROM THE NORTH EDGE OF THE AFOREMENTIONED CONCRETE WALL, A DISTANCE OF 202.75 FEET TO A "X" IN CONCRETE FOUND FOR THE SOUTHWEST CORNER OF SAID 0.5268 ACRE TRACT AND THE HEREIN DESCRIBED TRACT, SAID POINT BEING THE EAST CORNER OF A TRACT DESCRIBED IN VOLUME 2449, PAGE 702 OF THE GALVESTON COUNTY DEED RECORDS.

TENACE NORTH 54 DEGREES 20 MINUTES 57 SECONDS WEST, PASSING AT A DISTANCE OF 108.35 FEET THE COMMON WEST CORNER OF SAID 0.5268 ACRE TRACT AND SAID 5.5787 ACRE TRACT, SAME POINT BEING THE COMMON EAST CORNER OF SAID TRACT DESCRIBED IN VOLUME 2449, PAGE 702 AND A "BY THE SEA CONDOMINIUM" TRACT DESCRIBED IN VOLUME 2112 PAGE 295 OF THE GALVESTON COUNTY DEED RECORDS, AND CONTINUING FOR A TOTAL DISTANCE OF 559.96 FEET TO A 5/8 INCH IRON ROD FOUND IN THE SOUTHEASTERLY LINE OF SAID STEWART ROAD;

THENCE ALONG THE SOUTHEASTERLY LINE OF SAID STEWART ROAD FOLLOWING A CURVE TO THE LEFT HAVING A RADIUS OF 1482.72 FEET, A CENTRAL ANGLE OF 00 DEGREES 25 MINUTES 44 SECONDS, A CHORD BEARING OF NORTH 22 DEGREES 53 MINUTES 15 SECONDS EAST, A CHORD DISTANCE OF 11.10 FEET AND AN ARC LENGTH OF 11.10 FEET TO A 5/8 INCH IRON ROD SET FOR CORNER;

THENCE NORTH 22 DEGREES 40 MINUTES 23 SECONDS, EAST, ALONG THE SOUTHEASTERLY LINE OF STEWART ROAD, A DISTANCE OF 632.46 FEET TO THE PLACE OF BEGINNING AND CONTAINING 6.1056 ACRES (265,958 SQUARE FEET) OF LAND.

CERTIFICATION

TO: MOODY NATIONAL BANK, NSP ENTERPRISES, LLC, AND CHICAGO TITLE
INSURANCE COMPANY:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1-4, 7a, 7b1, 8-9, 11a, 13-14 of Table A thereof. The field work was completed on August 19, 2011.

Fred W. Lawton, Registered Professional Land Surveyor No. 2321
Surveyor's Email Address: fwlawton@tstsurvey.com



ALTA/ACSM LAND TITLE SURVEY OF

LOT 1, BLOCK 1, THE POINTE APARTMENTS ACCORDING TO THE MAP OR
PLAT THEREOF RECORDED IN CABINET 2011A, SHEET 65 OF THE MAP
RECORDS OF GALVESTON COUNTY, TEXAS.

ADDRESS: 7301 STEWART ROAD
GALVESTON, TEXAS 77551

SITE: THE POINT APARTMENTS

SCALE: 1" = 40'
SHEET 1 OF 1

SOUTH TEXAS SURVEYING ASSOCIATES, INC.
11281 Richmond Ave. Bldg J, Suite 101, Houston, Texas 77082
(281) 556-6918 FAX (281) 556-9331

REVISIONS:		
NO.	DATE	DESCRIPTION
1.	08-30-11	COMMENTS
2.	9-20-11	ADD TITLE

