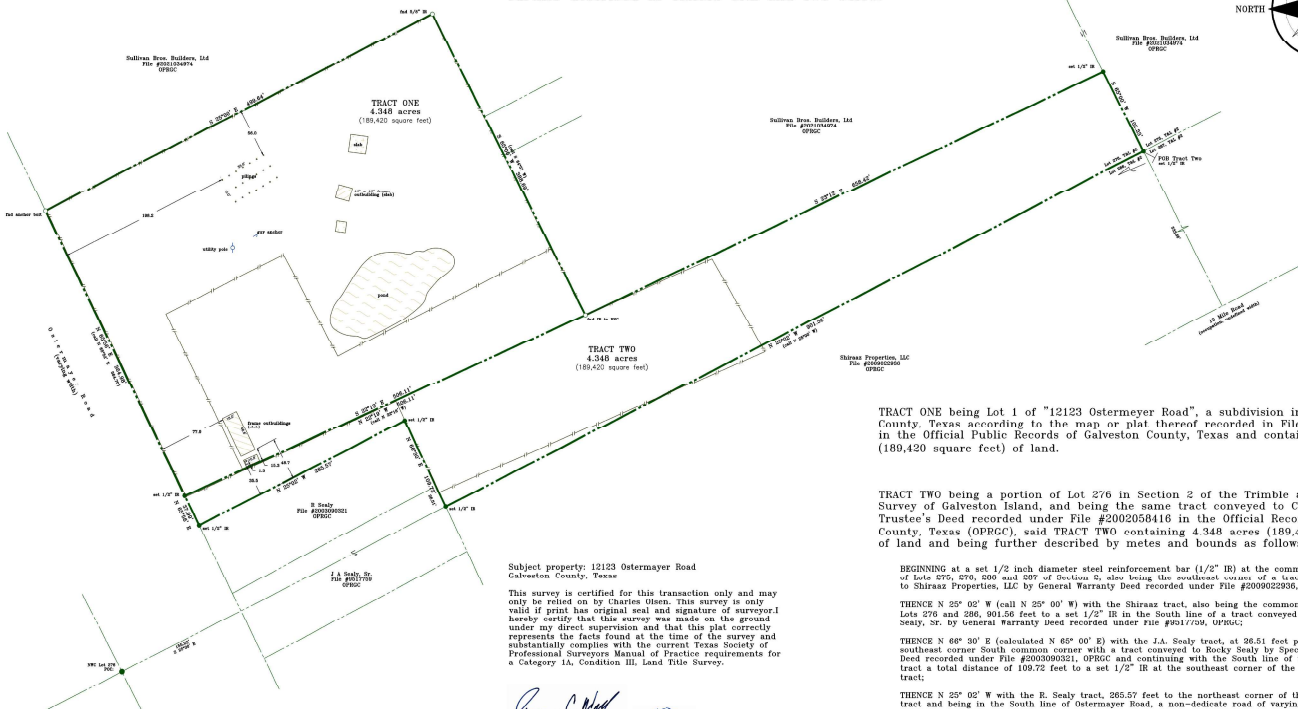
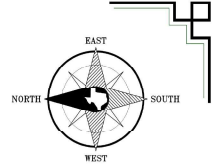


Hall and Jones Survey  
Abstract 121  
Galveston County, Texas

TWO TRACTS OF LAND TITLE SURVEY OF A TRACT OF LAND being a portion of Lot 269 and 276 and the intervening 50 foot county road, SECTION 2, TRIMBLE AND LINDSEY SURVEY of Galveston Island, Galveston County, Texas, said TWO TRACTS OF LAND containing IN TOTO 6.965 acres (303,405 square feet) of land and being further described as TRACTS ONE and TWO below.



TRACT ONE being Lot 1 of "12123 Ostermeyer Road", a subdivision in Galveston County, Texas according to the map or plat thereof recorded in File #2004036505, in the Official Public Records of Galveston County, Texas and containing 4.348 acres (189,420 square feet) of land.

TRACT TWO being a portion of Lot 276 in Section 2 of the Trimble and Lindsey Survey of Galveston Island, and being the same tract conveyed to Charles Olson by Trustee's Deed recorded under File #2002058416 in the Official Records of Galveston County, Texas (OPRGC), said TRACT TWO containing 4.348 acres (189,420 square feet) of land and being further described by metes and bounds as follows:

- BEGINNING at a set 1/2 inch diameter steel reinforcement bar (1/2" IR) at the common corner of Lots 275, 276, 299 and 297 of Section 2, also being the southeast corner of a tract conveyed to Shiraz Properties, LLC by General Warranty Deed recorded under File #2009022936, OPRGC;
- THENCE N 25° 02' W (call N 25° 00' W) with the Shiraz tract, also being the common line of Lots 276 and 286, 991.56 feet to a set 1/2" IR in the South line of a tract conveyed to John A. Sealy, Sr. by General Warranty Deed recorded under File #9311739, OPRGC;
- THENCE N 68° 30' E (calculated N 65° 00' E) with the J.A. Sealy tract, at 26.51 feet pass the southeast corner South common corner with a tract conveyed to Rocky Sealy by Special Warranty Deed recorded under File #2003090321, OPRGC and continuing with the South line of the R. Sealy tract a total distance of 109.72 feet to a set 1/2" IR at the southeast corner of the R. Sealy tract;
- THENCE N 25° 02' W with the R. Sealy tract, 265.57 feet to the northeast corner of the R. Sealy tract and being in the South line of Ostermeyer Road, a non-dedicate road of varying width;
- THENCE N 65° 06' E along Ostermeyer Road, 37.99 feet to the northwest corner of the above described Tract One;
- THENCE S 23° 12' E (calculated S 22° 15' E) 568.11 feet to a found IR inside a PVC sleeve, being the southwest corner of Tract One and the most westerly corner of Tract III conveyed to Sullivan Brothers Builders, LTD. by Warranty Deed recorded under File #2021034974, OPRGC;
- THENCE S 23° 12' E with Tract III, 658.42 feet to a set 1/2" IR in the common line of Lots 275 and 276, Section 2 of the Trimble and Lindsey Survey;
- THENCE S 65° 00' W along the common line, 102.33 feet to the POINT OF BEGINNING, containing 4.348 acres (189,420 square feet).

Subject property: 12123 Ostermeyer Road  
Galveston County, Texas

This survey is certified for this transaction only and may only be relied on by Charles Olson. This survey is only valid if print has original seal and signature of surveyor. 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 and substantially complies with the current Texas Society of Professional Surveyors Manual of Practice requirements for a Category 1A, Condition III, Land Title Survey.

*Laurence C. Wall*  
Laurence C. Wall  
RPLS #4014  
June 1, 2020



NOTES:  
- THIS SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE TEXAS SURVEYING ACT AND THE TEXAS SOCIETY OF PROFESSIONAL SURVEYORS MANUAL OF PRACTICE REQUIREMENTS FOR A CATEGORY 1A, CONDITION III, LAND TITLE SURVEY.  
- THIS SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE TEXAS SURVEYING ACT AND THE TEXAS SOCIETY OF PROFESSIONAL SURVEYORS MANUAL OF PRACTICE REQUIREMENTS FOR A CATEGORY 1A, CONDITION III, LAND TITLE SURVEY.  
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