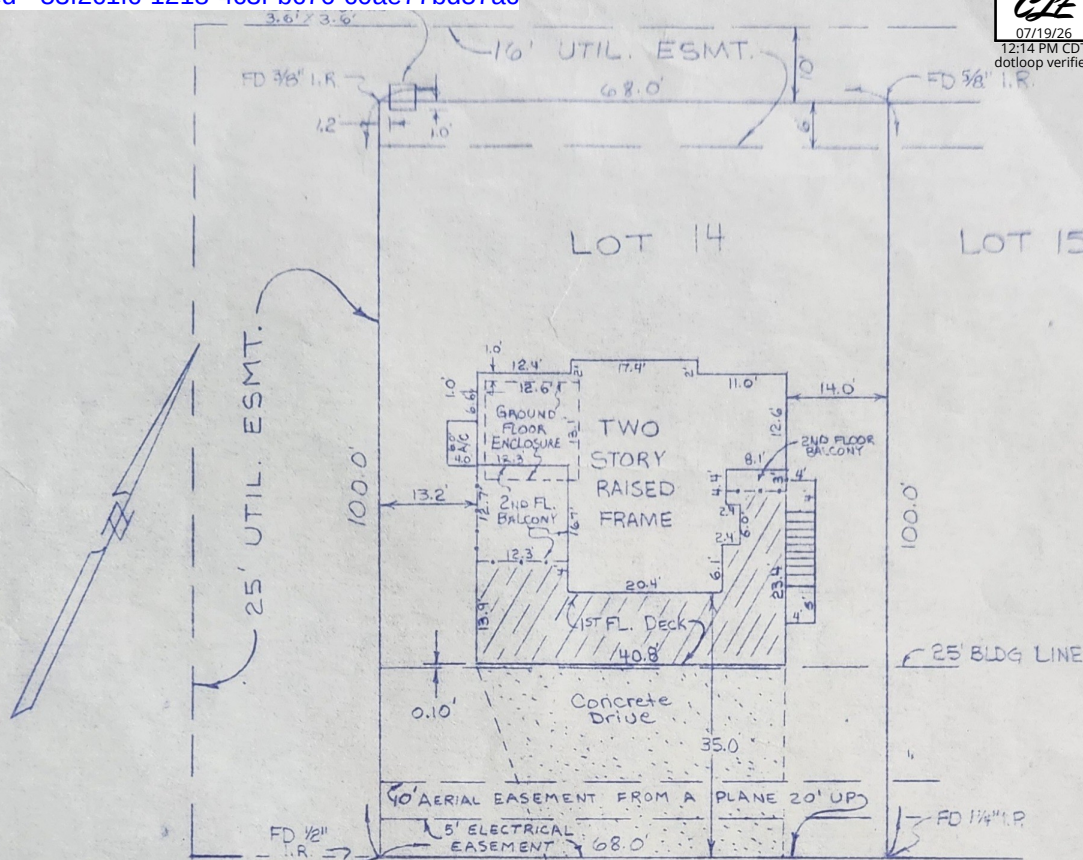




13684 MUTINY LANE

THE SURFACE ONLY OF LOT 14 IN BLOCK 2, OF PIRATES BEACH, SECTION 4,
A SUBDIVISION IN GALVESTON COUNTY, TEXAS.

According to the map thereof recorded in Volume 10, Page 77 of
the map records in the office of the County Clerk of Galveston
County, Texas.

There were no encroachments at the time of this survey and all
improvements were constructed entirely within the property lines
except as shown on plat.

Scale: 1 inch = 20 feet

Surveyed November 1, 1990

By: *S. A. Duitscher*

James A. Elton and wife
Catherine L. Elton

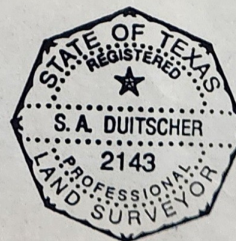
S. A. Duitscher
Reg. Public Surveyor
D Engineers, Inc.
La Marque, Texas

NOTE: This property is in Zone A, which
lies within the 100 year flood plain.

Reference:

Lender: Guaranty Federal.

Title Company: Stewart Title



REV: 11-5-90

5/23/90
90-10-1029
90-05-1014