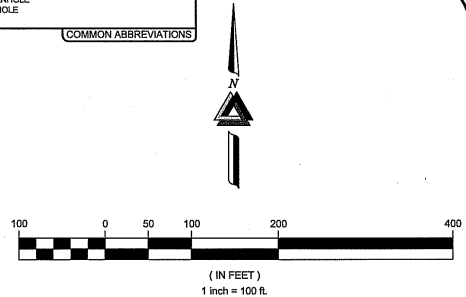


**LEGEND**

GRATE INLET, SIGN, MANHOLE, BOLLARD, LIGHT STANDARD, WATER VALVE, CLEAN OUT, SANITARY MANHOLE, IRON FENCE, WOOD FENCE, POWER LINE, STORM MANHOLE, POWER POLE, GUY ANCHOR, WATER METER, ELECTRIC BOX, CONCRETE, COVERED, CHAIN LINK FENCE, FIRE HYDRANT, AERIAL EASEMENT, BUILDING LINE, FENCE, FOUND, IRON PIPE, IRON ROD, MANHOLE, OVERHEAD UTILITIES, POLYETHYLENE CHLORIDE PIPE, BOUNDARY LINE, POWER POLE, REINFORCED CONCRETE PIPE, SANITARY SEWER MANHOLE, STORM SEWER MANHOLE, UTILITY EASEMENT, WATERLINE EASEMENT

COMMON ABBREVIATIONS



**WOODLAND STREET (80' R.O.W.)**  
(F.K.A. ELM STREET)

**LAKE ROAD (60' R.O.W.)**

**MAXWELL STREET (60' R.O.W.)**  
(F.K.A. CEDAR)

**Line Table**

Line #	Length	Direction
L1	43.25	N85°07'00"W
L2	55.00	S77°22'00"W
L3	56.25	S70°01'00"W
L4	22.37	S67°52'00"W
L5	35.90	S81°23'00"W
L6	46.40	N72°54'00"W
L7	38.90	N45°45'00"W
L8	91.00	N25°11'00"W
L9	81.20	N21°28'00"W
L10	79.00	N42°40'00"W
L11	79.00	N41°47'00"W
L12	46.31	N45°35'00"W

- NOTES:**
1. ALL EASEMENTS AND BUILDING LINES SHOWN ARE PER THE RECORDED PLAT UNLESS OTHERWISE NOTED.
  2. SUBJECT TO A DRAINAGE EASEMENT ON EACH SIDE OF THE CENTERLINE OF ALL NATURAL DRAINAGE COURSES.
  3. RESTRICTIVE COVENANTS AND EASEMENTS LISTED IN SCHEDULE "B" OF TITLE COMMITMENT AS DERIVED PER VOL. 81, PG. 526, VOL. 407, PG. 522, & VOL. 469, PG. 512, G.C.D.R.
  4. ABSTRACT INFORMATION PROVIDED HEREON IS BELIEVED TO BE SUFFICIENT AND CORRECT BY THE UNDERSIGNED SURVEYOR. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. THE ENCUMBRANCES OF RECORD, AS REFLECTED ON THIS SURVEY ARE BASED ON THE RECORDED MAP OR PLAT AND/OR DEEDS, TITLE INFORMATION AND INFORMATION PROVIDED BY OWNER/BUILDER.
  5. BUILDER TO VERIFY ALL REQUIREMENTS IMPOSED BY GOVERNING MUNICIPALITIES PRIOR TO PLANNING OR CONSTRUCTION.
  6. MINIMUM FINISH FLOOR REQUIREMENTS, IF SHOWN, ARE PER RECORDED PLAT AND/OR DEED RESTRICTIONS ONLY, AND NOTED AS SUCH. ADDITIONAL FINISHED FLOOR REQUIREMENTS MAY BE REQUIRED BY F.E.M.A. AND/OR LOCAL GOVERNING AUTHORITIES.
  7. SURFACE OR SUBSURFACE FAULTING, HAZARDOUS WASTE, MINERAL RIGHTS, WETLAND DESIGNATION OR OTHER ENVIRONMENTAL ISSUES AND ARCHEOLOGICAL ISSUES HAVE NOT BEEN ADDRESSED WITHIN THE SCOPE OF THIS SURVEY.
  8. A PRESCRIPTIVE GROUND AND/OR AERIAL EASEMENT MAY EXIST ADJACENT TO EXISTING UTILITIES NOT LOCATED WITHIN A RECORDED EASEMENT DEDICATED TO THAT UTILITY. OWNER/BUILDER MUST VERIFY CLEARANCE OF UTILITIES AND EASEMENTS WITH APPLICABLE UTILITY COMPANIES PRIOR TO PLANNING AND/OR CONSTRUCTION.
  9. BURIED UTILITIES HAVE NOT BEEN SHOWN. VERIFY ALL UTILITIES PRIOR TO CONSTRUCTION.
  10. THIS SURVEY DOES NOT ADDRESS ARCHITECTURAL PROTRUSIONS SUCH AS AWES, OVERHANGS, WINDOW LEDGES, ETC. IN RELATION TO EASEMENTS AND/OR BUILDING LINES.

**LEGAL DESCRIPTION**

A 14.74 Acre (642,082 Sq. Ft.) tract of land, being all of Lot 1, of Division "S" and part of Lot 9, Division "T", COOK & STEWART SUBDIVISION, as recorded in Volume 81, Page 526, Galveston County Deed Records, being all those certain 2 tracts of land described in deed conveyed to M & J Ploss Enterprises LLC, recorded in Galveston County Clerk's File No. (GCCF No.) 2017077458, situated in the John D. Moore League, Galveston County, Texas.

BEGINNING at a set 5/8" iron rod with "Tri-Tech" cap, marking the intersection of the west Right-of-Way line (ROW line) of Lake Road (50 feet wide) and the south ROW line of Maxwell Street (60 feet wide), being an interior angle corner in the east line of said Lot 1 and the herein described tract;

Thence, EAST, along said south ROW line of Maxwell Street and a north line of said Lot 1, Division "S", passing at a distance of 300.00 feet, the northerly common corner of said Lot 1, Division "S" and said Lot 9, Division "T", continuing along the common line of said south ROW line and said Lot 9 for a total distance of 200.35 feet, to a found 1/2" iron rod marking the northeast corner of a called 6,629 acre tract conveyed to Shivan, Inc., as described in deed recorded in GCCF No. 2016035665 and the northeast corner of the herein described tract;

Thence, SOUTH, departing said south ROW line, over & across said Lot 9, along the west line of said Shivan tract, a distance of 1,163.00 feet, to a point lying in the north side of Highland Bayou, being the common south corner of said Shivan Tract and the herein described tract;

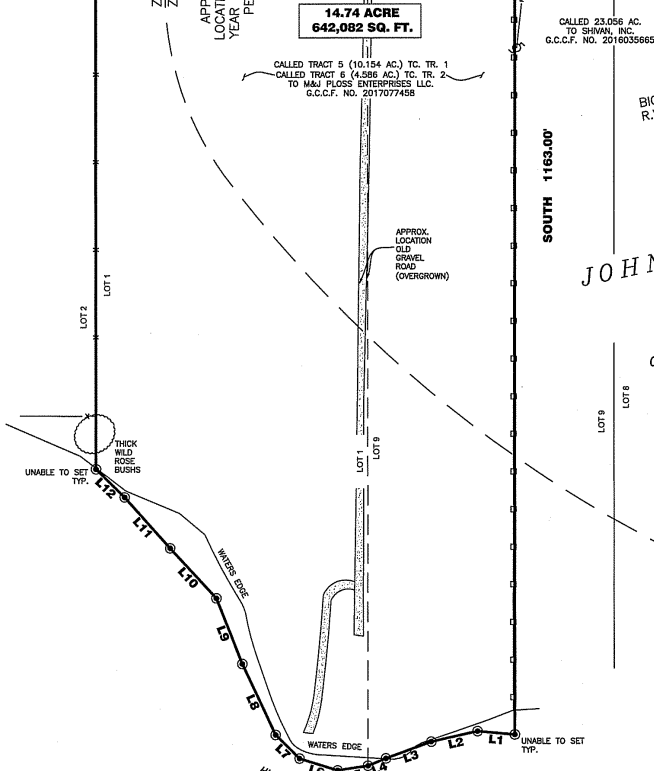
Thence, westerly along the meanders of the north side of said Highland Bayou the following courses and distances:

North 85 deg. 07 min. 00 sec. West, a distance of 43.25 feet;  
 South 77 deg. 22 min. 00 sec. West, a distance of 55.00 feet;  
 South 70 deg. 01 min. 00 sec. West, a distance of 56.25 feet;  
 South 67 deg. 52 min. 00 sec. West, a distance of 22.37 feet;  
 South 81 deg. 23 min. 00 sec. West, a distance of 35.90 feet;  
 North 72 deg. 54 min. 00 sec. West, a distance of 46.40 feet;  
 North 45 deg. 45 min. 00 sec. West, a distance of 38.90 feet;  
 North 25 deg. 11 min. 00 sec. West, a distance of 91.00 feet;  
 North 21 deg. 28 min. 00 sec. West, a distance of 81.20 feet;  
 North 42 deg. 40 min. 00 sec. West, a distance of 79.00 feet;  
 North 41 deg. 47 min. 00 sec. West, a distance of 79.00 feet;  
 North 45 deg. 35 min. 00 sec. West, a distance of 46.31 feet, to a point in the common line of said Lot 1 and Lot 2, of said Division "S", also being the east line of called Lot 2, conveyed to Brent Ritchie, as described in deed recorded in GCCF No. 2009025709 and being the southwest corner of the herein described tract;

Thence, NORTH, departing said meanders and along said common line of Lots 1 and 2, a distance of 1,241.00 feet, to a found 1/2" iron rod marking the southwest corner of a called 2.0 acre tract conveyed to Ken Carmouche, as described in deed recorded in GCCF No. 2020030116, being the northwest corner of the herein described tract;

Thence, EAST, departing said common line of Lots 1 and 2, over & across said Lot 1, along the south line of said 2.0 acre tract, a distance of 285.40 feet, to a point lying in the aforementioned west ROW line of Lake Road, said point being the southwest corner of said 2.0 acre tract and being the northeast corner of the herein described tract, from which a found 3/4" iron pipe bears South 76 deg. 00 min. East, a distance of 0.7 feet;

Thence, SOUTH, along said west ROW line of Lake Road, a distance of 384.74 feet, to the Point of Beginning, containing 14.74 Acres (642,082 Sq. Ft.) of land.



**TRI-TECH SURVEYING COMPANY, L.P.**

10401 WESTOFFICE DR.  
HOUSTON, TEXAS 77042  
PH: 713-667-0800

www.tritechtx.com TBPLS #10115900

NO.	DATE	REASON	BY
1			

REVISIONS 28

**0 MAXWELL STREET**

LA MARQUE, GALVESTON COUNTY, TEXAS 77568

**CAT 1A, CONDITION II SURVEY**

PROPERTY INFORMATION

LOT: SEE LEGAL  
 BLOCK: N/A  
 SUBDIVISION: COOK & STEWART SUBDIVISION  
 RECORDED: VOL. 81, PG. 526  
 GALVESTON COUNTY DEED RECORDS  
 BORROWER: TRIC TECH  
 TITLE COMPANY: FIRST AMERICAN TITLE SHIVANY CO.  
 OF. NO. 25605012000  
 OF. EFFECTIVE DATE: 09-28-2020  
 SURVEYED FOR: DANA TALLEY

**FLOOD INFORMATION**

F.I.R.M. NO. 48102C PANEL: 04010  
 REVISED DATE 08-18-2018 ZONE: AE & VE

FLOOD INFORMATION PROVIDED HEREON IS BASED ON SCALING THE LOCATION OF THE SUBJECT TRACT ON THE FLOOD INSURANCE RATE MAPS. THE INFORMATION SHOULD BE USED TO DETERMINE FLOOD INSURANCE RATES ONLY AND IS NOT INTENDED TO IDENTIFY SPECIFIC FLOODING CONDITIONS. WE ARE NOT RESPONSIBLE FOR THE F.I.R.M.'S ACCURACY.

**CERTIFICATION**

I, the undersigned registered professional land surveyor, do hereby state that the plat shown hereon represents a boundary survey made on the ground under my supervision of the tract or parcel of land, according to the map or plat and/or deeds thereof, indicated hereon.

DANIEL S. SULLIVAN  
 5828  
 PROFESSIONAL LAND SURVEYOR  
 11-24-20

SURVEYOR REGISTRATION