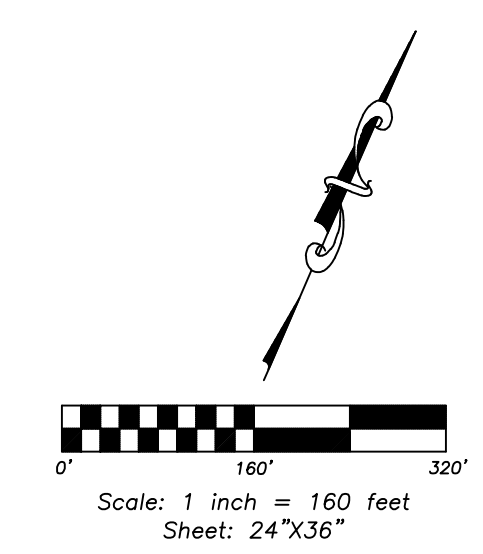


LEGEND

- pipeline marker
- fiber optic box
- valve
- pipeline
- chain-link fence
- barbed-wire fence
- Point of Beginning
- Bearings and distances in parenthesis are based on record data.
- Official Public Records of Jefferson Co., Texas
- Real Property Records of Jefferson Co., Texas
- Deed Records of Jefferson Co., Texas



- GENERAL NOTES:**
- This survey was prepared based on the Title Commitment issued by Stewart Title Guarantee Company on April 4, 2022 (effective March 28, 2022), with File No. 1592728.
 - All measured bearings, distances, coordinates, and areas are grid, based on the Texas Coordinate System of 1983 (NAD83), South Central Zone.
 - Bearings and distances shown in parenthesis are based on record information.
 - According to Fema's Flood Insurance Rate Map No. 4803850360 C, Dated August 6, 2002, the subject property is located in Flood Zone "X". Flood Zone location is based on scaled FIRM only. Access Surveyors, LLC does not warrant nor subscribe to the accuracy of said FIRM.
 - The common survey line of the L. Hampshire Survey, Abstract No. 667 and the W.D. Cotton Survey, Abstract No. 105 is approximate and was determined based on scaling.
 - A Texas811 Locate Request was made under Ticket No. 2255293223. No underground facilities were marked in response to said ticket at the time of this survey.
 - According to the Railroad Commission of Texas GISviewer (<https://www.rrc.texas.gov/resource-center/research/gis-viewer>), one or more pipeline(s) not shown on this plat exist on the subject property.
 - Pipeline locations shown are based on above ground evidence, existing pipeline markers, record information, and information on the Railroad Commission of Texas GISviewer. No subsurface probing, excavation, or exploration was performed by Access Surveyors, LLC. A Texas811 locate request should be made prior to digging in this area.
 - All set iron rods have plastic cap stamped "Access Surveyors".

- NOTES PERTAINING TO SURVEY RELATED SCHEDULE B ITEMS:**
(Schedule B items not listed are not survey related.)
- STEWART TITLE - FILE NO. 1592728
- Item 10.d: Pipeline Easement, Right of Way and/or Agreement granted to Spindletop Gas Distribution, by instrument recorded in/under County Clerk's File Number 8436465 of the Official Public Records, Jefferson County, Texas. AFFECTS THE SUBJECT PROPERTY AS SHOWN ON PLAT.
- Item 10.e: A Pipeline easement granted to Amoco Gas Company by instrument recorded in/under County Clerk's File Number 9032156 and 9032156 of the Official Public Records of Jefferson County, Texas. AFFECTS THE SUBJECT PROPERTY AS SHOWN ON PLAT.
- Item 10.f: All terms, conditions, and provisions of that certain Easement Agreement, recorded in/under County Clerk's File Number 9832558 of the Official Public Records of Jefferson County, Texas. AFFECTS THE SUBJECT PROPERTY AS SHOWN ON PLAT.
- Item 10.g: All terms, conditions, and provisions of that certain Easement Agreement, recorded in/under County Clerk's File Number 9832559 of the Official Public Records of Jefferson County, Texas. AFFECTS THE SUBJECT PROPERTY AS SHOWN ON PLAT.
- Item 10.h: All terms, conditions, and provisions of that certain Easement Agreement, recorded in/under County Clerk's File Number 98032560 of the Official Public Records of Jefferson County, Texas. AFFECTS THE SUBJECT PROPERTY AS SHOWN ON PLAT.
- Item 10.i: All terms, conditions, and provisions of that certain Easement Agreement, recorded in/under County Clerk's File Number 98032561 of the Official Public Records of Jefferson County, Texas. AFFECTS THE SUBJECT PROPERTY AS SHOWN ON PLAT.
- Item 10.j: All terms, conditions, and provisions of that certain Easement Agreement, recorded in/under County Clerk's File Number 9805267, 9805268, and 9831569 of the Official Public Records of Jefferson County, Texas. County Clerk's File Number 9805267: AFFECTS THE SUBJECT PROPERTY AS SHOWN ON PLAT. County Clerk's File Number 9805268: AFFECTS THE SUBJECT PROPERTY AS SHOWN ON PLAT. County Clerk's File Number 9831569: AFFECTS THE SUBJECT PROPERTY AS SHOWN ON PLAT.
- Item 10.k: All terms, conditions, and provisions of that certain Surface Use Agreement, recorded in/under County Clerk's File Number 2000007780 and 2000007781 of the Official Public Records of Jefferson County, Texas. AFFECTS THE SUBJECT PROPERTY AS SHOWN ON PLAT.
- Item 10.l: All terms, conditions, and provisions of that certain Access and Easement Agreement, recorded in/under County Clerk's File Number 2013035605 of the Official Public Records of Jefferson County, Texas. AFFECTS THE SUBJECT PROPERTY.

FIELD NOTE DESCRIPTION - 13.000 ACRES

BEING a 13.000 acre tract of land lying in the L. Hampshire Survey, Abstract No. 667, Jefferson County, Texas, being out of and a portion of the remainder of that certain called 50.49 acre tract of land described in an instrument to Thomas Louis Fore et al. of record in Film Code No. 100-63-2487, Real Property Records, Jefferson County, Texas, and being out of and a portion of that certain tract of land described in an instrument to Vivian Broussard Smith et al. of record in County Clerk's File No. 9831966 of said Official Public Records, said 13.000 acres being more particularly described by metes and bounds as follows:

BEGINNING at a point for the East corner of that certain called 1.1686 acre tract of land described in an instrument to Spindletop Gas Distribution Corp. of record in County Clerk's File No. 8417178 of said Official Public Records, and being an exterior angle point of the herein described tract, from which a 1/2-inch iron rod found bears N 25°54'05" W a distance of 0.78 feet and marking the Northwesterly right of way line of State Highway 124 (a.k.a. Fannett Road, right of way width varies), said point having a Texas State Plane Coordinate Value of N: 13,891,905.31, E: 3,458,665.57;

THENCE N 25°54'05" W (called N 23°01'03" W) with the Northeastly line of said 1.1686 acre tract and a Southeastly line of the herein described tract a distance of 200.84 feet (called 200.00 feet) to a 1/2-inch iron rod found marking the North corner of said 1.1686 acre tract and being an interior angle point of the herein described tract;

THENCE S 64°11'05" W (called S 66°58'57" W) with the Northwesterly line of said 1.1686 acre tract and a Southeastly line of the herein described tract a distance of 308.56 feet (called 309.04 feet) to a 1/2-inch iron rod found marking the West corner of said 1.1686 acre tract and being an interior angle point of the herein described tract;

THENCE N 54°16'48" W with the remainder of said 50.49 acre tract and over and across said abandoned railroad right of way for a distance of 601.64 feet to a capped iron rod stamped "ACCESS SURVEYORS" set marking the East line of said Jos Fannett Survey, the West line of said L. Hampshire Survey, the Northwesterly line of said abandoned railroad right of way, and being the Northwest corner of the herein described tract;

THENCE N 63°01'39" E with the Northwesterly line of said abandoned railroad right of way and the Northwesterly line of the herein described tract a distance of 829.27 feet to a capped iron rod stamped "ACCESS SURVEYORS" set marking the Northeast corner of the herein described tract;

THENCE S 54°16'48" E over and across said abandoned railroad right of way and the remainder of said 50.49 acre tract and the Northeastly line of the herein described tract a distance of 835.19 feet to a capped iron rod stamped "ACCESS SURVEYORS" set marking the Northwesterly right of way line of said State Highway 124 and a Southeastly line of said 50.49 acre tract;

THENCE with the Northwesterly right of way line of said State Highway 124, Southeastly lines of said 50.49 acre tract, and Southeastly lines of the herein described tract the following courses and distances:

S 60°54'47" W (called S 64°14'17" W) a distance of 216.74 feet to a 2-inch iron pipe found for corner;

S 64°11'52" W (called S 67°14'00" W) a distance of 415.17 feet to the POINT AND PLACE OF BEGINNING, containing in area 13.000 acres of land, more or less.

13.000 Acres of Land
lying in the
L. Hampshire Survey,
Abstract No. 667,
Jefferson County, Texas
being out of and a portion
of that certain called
50.49 acre tract
described in
Film Code 100-63-2487,
RPRJCT &
all of that certain
tract of land
described in
CF 9831966, OPRJCT

PREPARED EXCLUSIVELY FOR: **Andrew Michael Dunn**

SURVEYOR'S CERTIFICATION:

I, Scott N. Brackin, Texas Registered Professional Land Surveyor No. 6650, do hereby certify that I have made a survey on the ground of the property shown hereon, and that the survey is true and correct to the best of my knowledge and belief.

The fieldwork was completed on April 8, 2022.
Date of Plat or Map: April 12, 2022
Date of Last Revision: April 25, 2022

Scott N. Brackin
Registered Professional Land Surveyor No. 6650

Commercial - Industrial - Residential
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