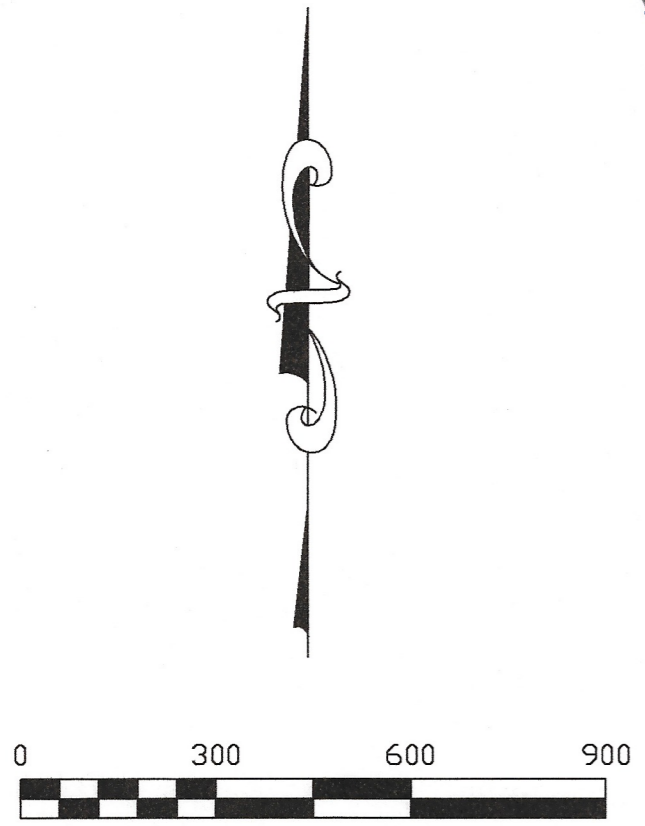


REUBEN BARROW SURVEY
ABSTRACT NO. 31



METES AND BOUNDS DESCRIPTION
MIDDLE TRACT
17,000 ACRES (740,539 Square Feet)
REUBEN BARROW SURVEY
ABSTRACT NUMBER 31
GALVESTON COUNTY, TEXAS

ALL that certain 17,000 acre (740,539 square feet) tract of land situated in the Reuben Barrow Survey, Abstract Number 31, Galveston, County Texas, and being out of and a part of that certain call 1,107 acre tract of land described in a Deed to Kalita Virginia Hardin at Volume 743, Page 508, of the Galveston County Deed Records (G.C.D.R.) and further being the remainder portion of tract Number 3-B, as set out in that certain "Final Decree confirming the report of the Commissioners and Vesting Title" at Volume 3065, Page 445, of the G.C.D.R., and finally being remainder portions of that certain Tract No. 3, as referenced in that certain Special Warranty Deed to Armstrong Holden Properties L.L.C., at Clerk's File Number 9504898 of the Official Public Records Galveston County, Texas (O.P.R.G.C.T.), and being more particularly described by metes and bounds as follows: (all bearings based upon the Texas Coordinate System of 1983, South Central Zone 4204, and are tied to NGS Mark "HGCSO 64", PID AW6988 (N: 13,744,577.67; E: 3,366,638.74)

BEGINNING at a 1/2 inch iron rod found in the northerly right-of-way (R.O.W.) line of State Highway 87 (SH 87) for the east corner of that certain 1 acre tract of land as described in deed to David Kohlhofer at Clerk's File Number 2015045335 O.P.R.G.C.T., and the south corner of the herein described tract (N: 13,753,273.74; E: 3,384,855.19);

THENCE, with the easterly line of said 1 acre tract and the westerly line of the herein described tract, North 27 Degrees 04 Minutes 24 Seconds West, at 208.86 feet pass a found 1/2 inch iron rod with plastic cap stamped "COASTAL SURVEYING" for the north corner of said 1 acre tract and the most northerly east corner of that certain 86.0 acre tract of land as described in deed to Daniel Kohlhofer and Andrew Kohlhofer, d/b/a Twin Oaks Apartments at Clerk's File Number 2005076032 O.P.R.G.C.T., and continue, with the easterly line of said 86.0 acre tract, in all a distance of 3,890.64 feet to the calculated southerly R.O.W. line of the Intracoastal Waterway (ICW, nominal width 300 feet) for the north corner of said 86.0 acre tract and the west corner of the herein described tract;

THENCE, with the calculated southerly R.O.W. line of said Intracoastal Waterway and the northerly line of the herein described tract, North 63 Degrees 58 Minutes 07 Seconds East, a distance of 190.27 feet to the west corner of that certain tract of land (Tract 4-B) referenced in a Special Warranty Deed to Point Bolivar Series, a series of WeeOnes Holdings Series, LLC, at Clerk's File Number 2014004299 of the O.P.R.G.C.T. and the north corner of the herein described tract;

THENCE, with the westerly line of said Tract 4-B and the easterly line of the herein described tract, South 27 Degrees 04 Minutes 24 Seconds East, at 3,994.31 feet, pass a 1/2 inch iron rod with plastic cap stamped "COASTAL SURVEYING" found 0.46 feet right, for reference, and continue, in all, a distance of 3,894.55 feet to a 1/2 inch iron rod with plastic cap stamped "COASTAL SURVEYING" found in the northerly R.O.W. line of said SH 87 for the south corner of said Tract 4-B and the east corner of the herein described tract;

THENCE, with the northerly R.O.W. line of said SH 87 and the southerly line of the herein described tract, South 65 Degrees 08 Minutes 36 Seconds West, a distance of 190.27 feet to the POINT OF BEGINNING and containing 17,000 acres (740,539 square feet) of land.

METES AND BOUNDS DESCRIPTION
NORTH TRACT
48,740 ACRES (2,123,110 Square Feet)
REUBEN BARROW SURVEY
ABSTRACT NUMBER 31
GALVESTON COUNTY, TEXAS

ALL that certain 48,740 acre (2,123,110 square feet) tract of land situated in the Reuben Barrow Survey, Abstract Number 31, Galveston, County Texas, and being out of and a part of that certain call 1,107 acre tract of land described in a Deed to Kalita Virginia Hardin at Volume 743, Page 508, of the Galveston County Deed Records (G.C.D.R.) and further being northerly remainder portion of Tract Numbers 3-B, as set out in that certain "Final Decree confirming the report of the Commissioners and Vesting Title" at Volume 3065, Page 445, of the G.C.D.R., and finally being northerly remainder portion of that certain Tract No. 3, as referenced in that certain Special Warranty Deed to Armstrong Holden Properties L.L.C., at Clerk's File Number 9504898 of the Official Public Records Galveston County, Texas (O.P.R.G.C.T.) and being more particularly described by metes and bounds as follows: (all bearings based upon the Texas Coordinate System of 1983, South Central Zone 4204, and are tied to NGS Mark "HGCSO 64", PID AW6988 (N: 13,744,577.67; E: 3,366,638.74)

BEGINNING at a point in the calculated northerly right-of-way (R.O.W.) line of the Intracoastal Waterway (ICW, nominal width 300 feet) for the east corner of that certain 229,256 acre tract of land referenced in a Special Warranty Deed to "SLK" and Associates LLC at Clerk's File Number 2019040934 of the O.P.R.G.C.T., for the south corner of the herein described tract (N: 13,757,004.75; E: 3,382,948.12);

THENCE, with the easterly line of said 229,256 acre tract and the westerly line of the herein described tract, North 27 Degrees 04 Minutes 24 Seconds West, a distance of 11,133.29 feet to the edge of water of the northerly coastline of Goat Island at East Galveston Bay as measured on June 20, 2022, for the west corner of the herein described tract;

THENCE, with the edge of water line of the northerly coastline of Goat Island at East Galveston Bay and the northerly line of the herein described tract, the following three (3) courses;

- 1) North 59 Degrees 07 Minutes 33 Seconds East, a distance of 78.63 feet to an angle point;
- 2) North 29 Degrees 30 Minutes 00 Seconds East, a distance of 101.09 feet to an angle point;
- 3) North 49 Degrees 52 Minutes 09 Seconds East, a distance of 28.15 feet to the upper west corner of that certain tract of land (Tract 4-B) referenced in a Special Warranty Deed to Point Bolivar Series, a series of WeeOnes Holdings Series, LLC, at Clerk's File Number 2014004299 of the O.P.R.G.C.T., and the north corner of the herein described tract;

THENCE, with the upper westerly line of said Tract 4-B and the easterly line of the herein described tract, South 27 Degrees 04 Minutes 24 Seconds East, a distance of 11,204.01 feet to a point in the calculated northerly R.O.W. line of said ICW for the upper south corner of said Tract 4-B and the east corner of the herein described tract;

THENCE, with the calculated northerly R.O.W. line of ICW and the southerly line of the herein described tract, South 63 Degrees 58 Minutes 07 Seconds West, a distance of 190.27 feet to the POINT OF BEGINNING and containing 48,740 acres (2,123,110 square feet) of land.

PLAT OF SURVEY

69,369 Acres (3,021,717 Square feet)
in 3 Tracts situated in the
REUBEN BARROW SURVEY
Abstract Number 31
Galveston County, Texas.

I hereby certify that on the below date, the herein described property, together with improvements located thereon, was surveyed on the ground and under my direction, and that this map, together with dimensions as shown hereon, accurately represents the facts as found on the ground this date.

Michael Hoover
Registered Professional
Land Surveyor No. 5423



SEACOAST SURVEYORS
409-684-6400
975 West Lazy Lane / Crystal Beach, Texas 77650
Mailing: P.O. Box 2579 / Crystal Beach, Texas 77650
Texas Firm Registration No.: 10194703
www.seacoastsurveyors.com

SURVEY DATE:	June 07, 2022
FILE No.:	0031-0003-0000-000
DRAFTING:	bm/ms
JOB No.:	222-0567 (Pg. 1 of 2)

COBRA FLOOD
Zone: VE
BFE: 14'

GOAT ISLAND

NORTH TRACT
48,740 Acres
(2,123,110 Square feet)

REUBEN BARROW SURVEY
ABSTRACT 31

NORTH TRACT
48,740 Acres
(2,123,110 Square feet)

COBRA FLOOD
Zone: VE
BFE: 13'

GOAT ISLAND

INTRACOASTAL WATERWAY
(nominal width 300')
NOTE: This area may be subject to the USAACE and considered part of the USA

GENERAL NOTES:

- 1) This property does lie within the 100 Year Flood Plain as established by the Federal Emergency Management Agency and lies within the designated coastal barriers.
 - 2) According to the FEMA FIRM Community Number 48167C, Panel No. 0331 G, effective date August 15, 2019, this property lies within Zone VE with a Base Flood Elevation of 13', 14', & 15' (as measured to the lowest horizontal structural member).
 - 3) This property is subject to any restrictions of record and may be subject to setbacks from power lines as established by OSHA (call your power company).
 - 4) All bearings shown hereon are based upon the Texas Coordinate System of 1983, South Central Zone 4204, and are tied to NGS Mark "HGCSO 64" (PID AW6988) (N:13,744,577.67, E:3,366,638.74).
 - 5) Separate metes and bounds descriptions of even date accompanies this survey.
 - 6) Surveyor notes that the north tract shown hereon is substantially inundated and has no apparent significant above ground improvements.
 - 7) Title Company: South Land Title, GF No.: CB2292095
- PROPERTY MAY BE SUBJECT TO THE FOLLOWING MATTERS OF RECORD AS TO MIDDLE TRACT:
- (10.e) 100' Gulf & Interstate Railway Esmt. Vol. 305/Pg. 340 OPRGCTx.
 - (10.f) 300' ROW Vol. 455/Pg. 539 & Vol. 463/Pg. 319 OPRGCTx. (INTRACOASTAL CANAL)
 - (10.g) Gulf States Utilities Company Esmt. Vol. 739/Pg. 478 OPRGCTx. (may affect property, location uncertain, no above ground facilities noted).
 - (10.h) Texas Gas Corporation Esmt.s Vol. 1073/Pg. 113 & Vol. 1073/Pg. 114 OPRGCTx. (may affect property, location uncertain, no above ground facilities noted).
 - (10.i) BPSUD Water Line & Temp. Construction Esmt. GCCFN 2003084184 OPRGCTx. (shown on survey)
- For: Ranjit Pillai

LINE	BEARING	DISTANCE
L3	N 63°58'07" E	190.27'
L4	S 65°08'36" W	190.39'
L5	N 59°07'33" E	78.63'
L6	N 29°30'00" E	101.09'
L7	N 49°52'09" E	28.15'
L8	S 63°58'07" W	190.27'

LEGEND

- Power Pole
- Overhead Utility Esmt.
- Barb Wire Fence
- Approx. FEMA Flood Line as of August 15, 2019

COBRA FLOOD
Zone: VE
BFE: 13'

MIDDLE TRACT
17,000 Acres
(740,539 Square feet)

COBRA FLOOD
Zone: VE
BFE: 14'

(10.i) 20' wide water transmission line and adjacent temporary construction easements GCCFN 2003084184 OPRGCTx

COBRA FLOOD
Zone: VE
BFE: 15'

DAVID KOHLHOFER
GCCFN 2015045335 OPRGCTx

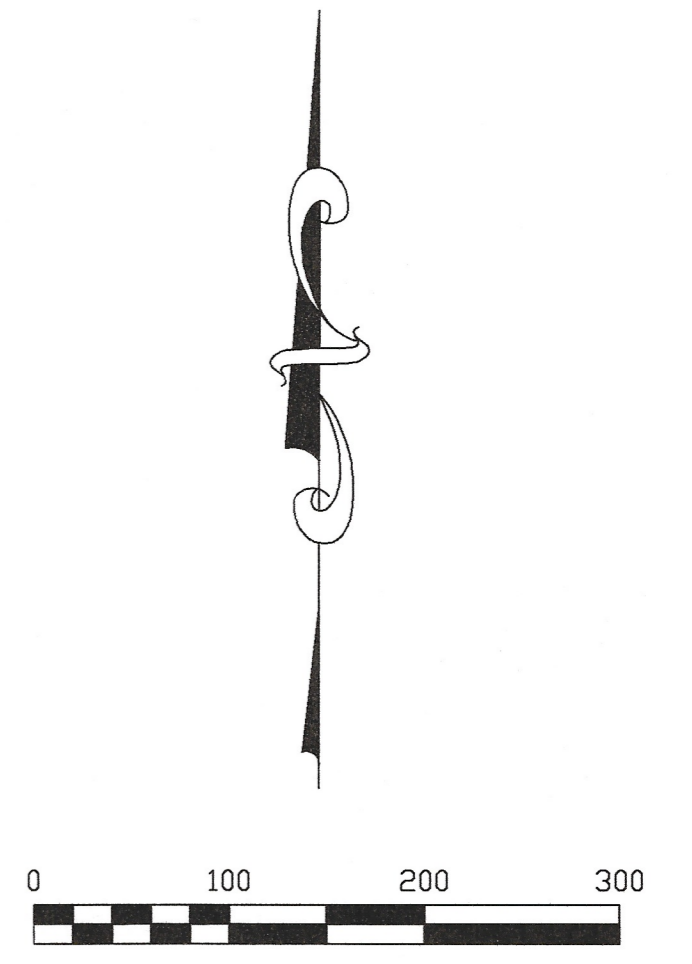
POINT OF BEGINNING
MIDDLE TRACT
1/2" I.R. (CH)
N: 13,753,273.74
E: 3,384,855.19

STATE HIGHWAY NO. 87
(139' WIDE)

REUBEN BARROW SURVEY
ABSTRACT NO. 31

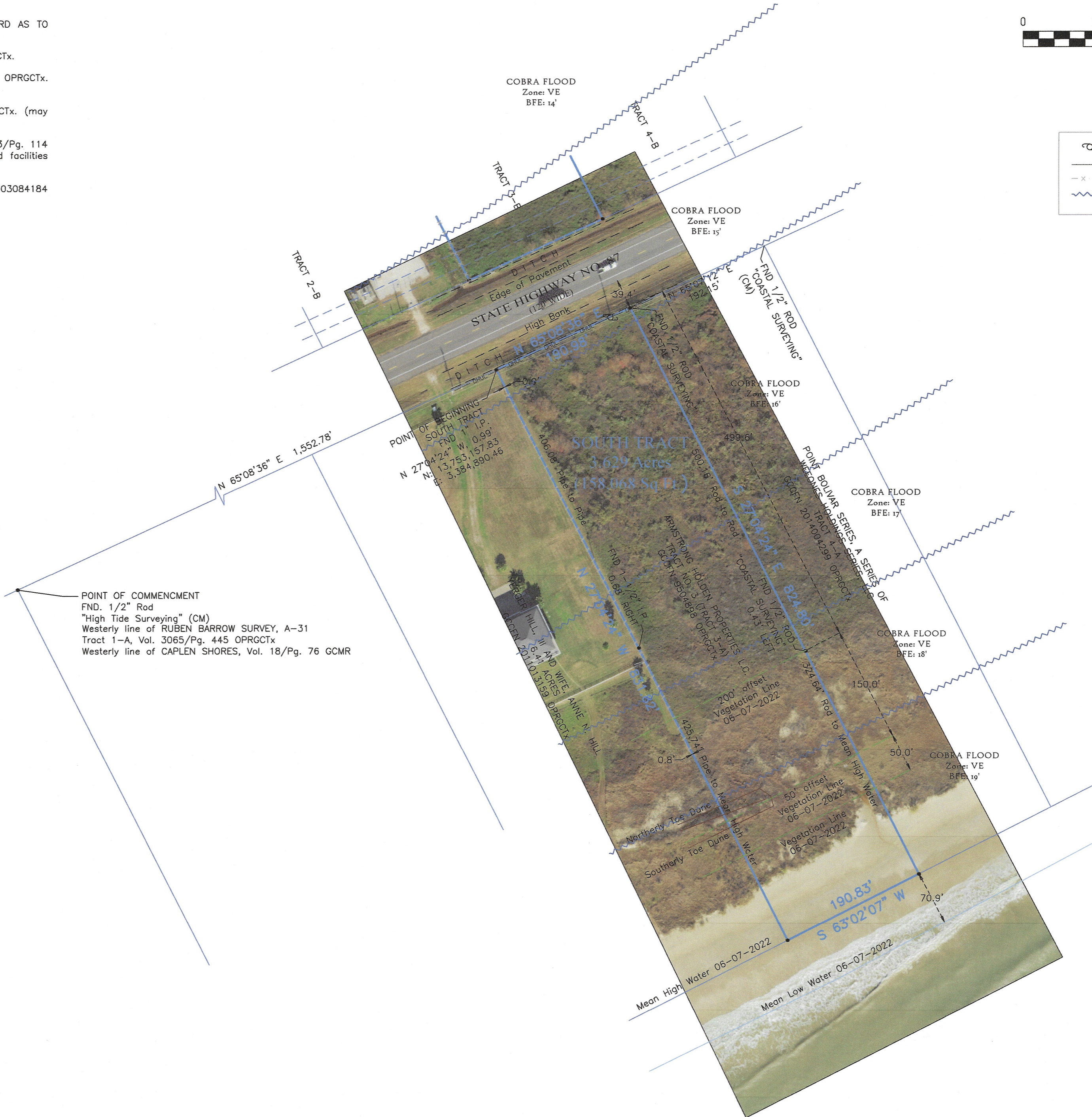
GENERAL NOTES:

- 1) This property does lie within the 100 Year Flood Plain as established by the Federal Emergency Management Agency and lies within the designated coastal barriers.
 - 2) According to the FEMA FIRM Community Number 48167C, Panel No. 0331 G, effective date August 15, 2019, this property lies within Zone VE with a Base Flood Elevation of 16', 17', 18' & 19' (as measured to the lowest horizontal structural member).
 - 3) This property is subject to any restrictions of record and may be subject to setbacks from power lines as established by OSHA (call your power company).
 - 4) All bearings shown hereon are based upon the Texas Coordinate System of 1983, South Central Zone 4204, and are tied to NGS Mark "HGCS 64" (PID AW6988) (N:13,744,577.67; E:3,366,638.74).
 - 5) Separate metes and bounds descriptions of even date accompanies this survey.
 - 6) Title Company: South Land Title, GF No.: CB2292095
- PROPERTY MAY BE SUBJECT TO THE FOLLOWING MATTERS OF RECORD AS TO MIDDLE TRACT:
- (10.e) 100' Gulf & Interstate Railway Esmt. Vol. 305/Pg. 340 OPRGCTx.
 - (10.f) 300' ROW Vol. 455/Pg. 539 & Vol. 463/Pg. 319 OPRGCTx. (INTRACOASTAL CANAL)
 - (10.g) Gulf States Utilities Company Esmt. Vol. 739/Pg. 478 OPRGCTx. (may affect property, location uncertain, no above ground facilities noted).
 - (10.h) Texas Gas Corporation Esmt. Vol. 1073/Pg. 113 & Vol. 1073/Pg. 114 OPRGCTx. (may affect property, location uncertain, no above ground facilities noted).
 - (10.i) BPSUD Water Line & Temp. Construction Esmt. GCCFN 2003084184 OPRGCTx. (shown on survey)
- For: Ranjit Pillai



LEGEND

	Power Pole
	Overhead Utility Esmt.
	Barb Wire Fence
	Approx. FEMA Flood Line as of August 15, 2019



METES AND BOUNDS DESCRIPTION
SOUTH TRACT
3.629 ACRES (158,068 Square Feet)
REUBEN BARROW SURVEY
ABSTRACT NUMBER 31
GALVESTON COUNTY, TEXAS

ALL that certain 3.629 acre (158,068 square feet) tract of land situated in the Reuben Barrow Survey, Abstract Number 31, Galveston, County Texas, and being out of and a part of that certain call 1,107 acre tract of land described in a Deed to Kalita Virginia Hardin at Volume 743, Page 508, of the Galveston County Deed Records (G.C.D.R.) and further being the remainder portions of Tract Number 3-A, as set out in that certain "Final Decree confirming the report of the Commissioners and Vesting Title" at Volume 3065, Page 445, of the G.C.D.R., and finally being remainder portions of that certain Tract No. 3, as referenced in that certain Special Warranty Deed to Armstrong Holden Properties L.C., at Clerk's File Number 9504898 of the Official Public Records Galveston County, Texas (O.P.R.G.C.T.), and being more particularly described by metes and bounds as follows: (all bearings based upon the Texas Coordinate System of 1983, South Central Zone 4204, and are tied to NGS Mark "HGCS 64", PID AW6988 (N: 13,744,577.67; E: 3,366,638.74)

COMMENCING at a 1/2 inch iron rod with plastic cap stamped "HIGH TIDE SURVEYING" found at the intersection of the southerly right-of-way (R.O.W.) line of State Highway 87 (SH 87) with the recognized westerly line of the said Reuben Barrow Survey and the apparent westerly line of said 1,107 acre tract (N: 13,752,505.20; E: 3,383,481.71);

THENCE, with the southerly R.O.W. line of said SH 87, North 65 Degrees 08 Minutes 36 Seconds East, a distance of 1,552.78 feet to a point for the north corner of that certain 6.41 acre tract as described in Special Warranty Deed to Yergler Hill, III and wife, Anne N. Hill at Clerk's File Number 2011013159 O.P.R.G.C.T., and the west corner and POINT OF BEGINNING of the herein described tract (N: 13,753,157.83; E: 3,384,890.46) from which a 1 inch iron pipe found for reference bears North 27 Degrees 04 Minutes 24 Seconds West, 0.99 feet;

THENCE, continuing with the southerly R.O.W. line of said SH 87 and now with the northerly line of the herein described tract, North 65 Degrees 08 Minutes 36 Seconds East, a distance of 190.98 feet to a 1/2 inch iron rod with plastic cap stamped "COASTAL SURVEYING" found for the west corner of that certain tract of land (Tract 4-A) referenced in a Special Warranty Deed to Point Balvor Series, a series of WeeOnes Holdings Series, LLC, at Clerk's File Number 2014004299 of the O.P.R.G.C.T. and the north corner of the herein described tract;

THENCE, with the westerly line of said Tract 4-A and the easterly line of the herein described tract, South 27 Degrees 04 Minutes 24 Seconds East, at 500.16 feet pass a 1/2 inch iron rod with plastic cap stamped "COASTAL SURVEYING" found 0.43 feet left, for reference, and continue, in all, a distance of 824.80 feet to line of Mean High Water (MHW) of the Gulf of Mexico as measured on March 2, 2022, for the south corner east corner of the herein described tract;

THENCE, with line of MHW of the Gulf of Mexico and the southerly line of the herein described tract, South 63 Degrees 02 Minutes 07 Seconds West, a distance of 190.83 feet for the east corner of said 6.41 acre tract and the south corner of the herein described tract;

THENCE, with the easterly line of said 6.41 acre tract and the westerly line of the herein described tract, North 27 Degrees 04 Minutes 24 Seconds West, at 425.74 feet pass a 1-1/2 inch iron pipe found 0.68 feet right, for reference, and continue, in all, a distance of 831.82 feet to the POINT OF BEGINNING and containing 3.629 acres (158,068 square feet) of land.

PLAT OF SURVEY

69.369 Acres (3,021,717 Square feet)
in 3 Tracts situated in the
REUBEN BARROW SURVEY
Abstract Number 31
Galveston County, Texas.

I hereby certify that on the below date, the herein described property, together with improvements located thereon, was surveyed on the ground and under my direction, and that this map, together with dimensions as shown hereon, accurately represents the facts as found on the ground this date.

Michael Hoover
Michael Hoover
Registered Professional
Land Surveyor No. 5423



SEACOAST
SURVEYORS

409-684-6400

975 West Lazy Lane / Crystal Beach, Texas 77650
Mailing: P.O. Box 2579 / Crystal Beach, Texas 77650
Texas Firm Registration No.: 10194703
www.seacoastsurveyors.com

SURVEY DATE:	June 06, 2027
FILE No.:	0031-0003-0000-000
DRAFTING:	bm/ms
JOB No.:	22-0567 (Pg. 2 of 2)