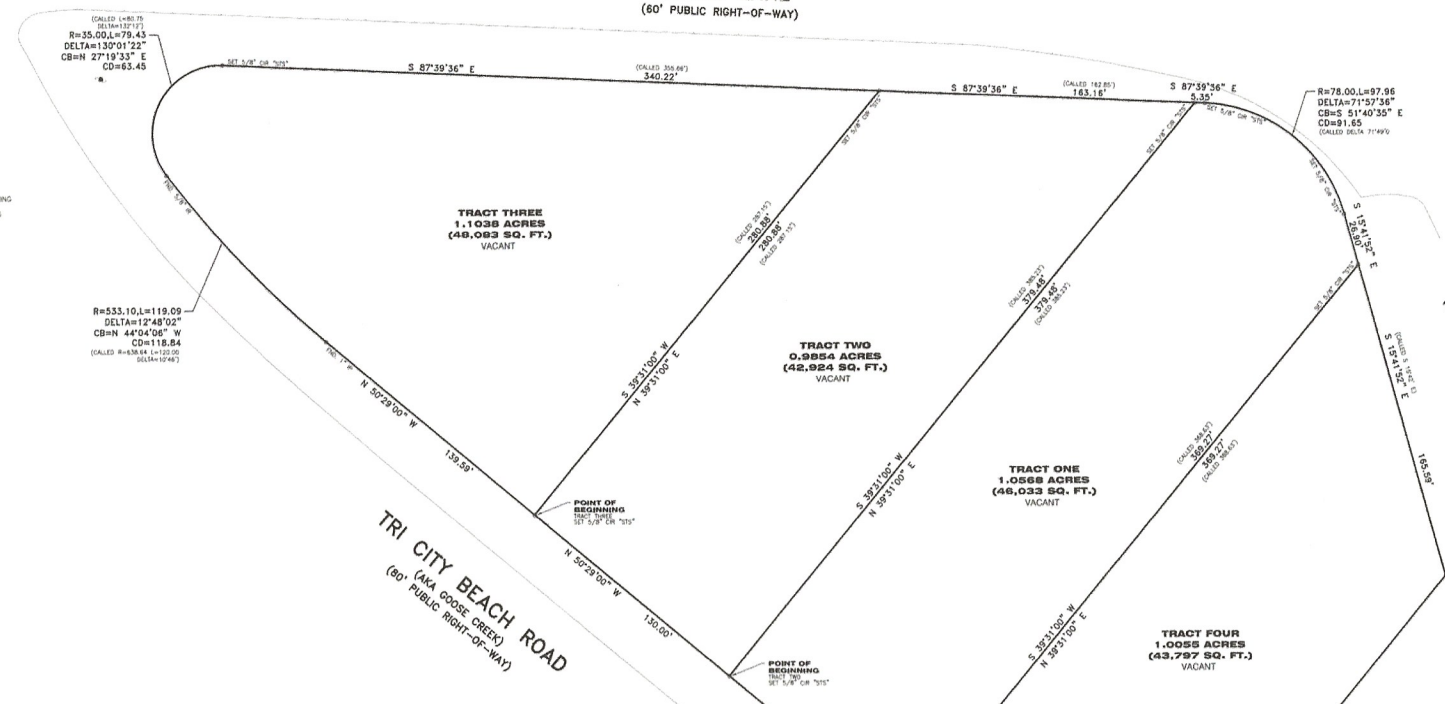
GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.



LEGEND:

- AE – AERIAL EASEMENT
- BL – BUILDING LINE
- BLDG – BUILDING
- ESMT – EASEMENT
- FND – FOUND
- HL&P – HOUSTON LIGHTING & POWER
- IP – IRON PIPE
- IR – IRON ROD
- CIR – CAPPED IRON ROD "STS" – STAMPED SOUTH TEXAS SURVEYING
- HCCF – HARRIS COUNTY CLERKS FILE
- HCDR – HARRIS COUNTY DEED RECORDS
- HCMR – HARRIS COUNTY MAP RECORDS
- POB – POINT OF BEGINNING
- POC – POINT OF COMMENCING
- PS – PARKING SPACES
- ROW – RIGHT OF WAY
- SQ. FT. – SQUARE FEET
- UE – UTILITY EASEMENT
- BARBED WIRE FENCE
- CHAIN LINK FENCE
- CONCRETE
- COVERED CONCRETE
- OVERHEAD ELECTRIC LINES
- WOOD FENCE
- WROUGHT IRON FENCE
- GUY WIRE
- CATCH BASIN
- CABLE BOX
- ELECTRIC BOX
- ELECTRIC MH
- FIRE HYDRANT
- FIBER OPTIC MARKER
- FLAG POLE
- GAS METER
- GAS VALVE
- CURB INLET
- LIGHT POLE
- MANHOLE
- MONITORING WELL
- PIPELINE MARKER
- POWER POLE
- SERVICE POLE
- SANITARY MANHOLE
- STORM MANHOLE
- TELEPHONE PEDESTAL
- TRANSFORMER
- TRAFFIC SIGNAL BOX
- TRAFFIC SIGNAL POLE
- UNDERGROUND CABLE MARKER
- WATER WELL
- WATER METER
- WATER VALVE
- BENCHMARK

NOTES:

1. BASIS OF BEARING IS THE NORTHEAST R.O.W. LINE OF TRI CITY BEACH ROAD BEING N 50°29'00" W.
2. SURVEYOR DID NOT ABSTRACT PROPERTY. SURVEY BASED ON LEGAL DESCRIPTIONS SUPPLIED BY DEED RECORDED UNDER HCCF NOS. 0498177, 0498178, 0498176 & 0498174.
3. NOTHING IN THIS SURVEY IS INTENDED TO EXPRESS AN OPINION REGARDING OWNERSHIP OR TITLE.
4. THE WORD CERTIFY IS UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL JUDGMENT BY THE SURVEYOR, WHICH IS BASED ON HIS BEST KNOWLEDGE, INFORMATION AND BELIEF.
5. SURVEY IS CERTIFIED FOR THIS TRANSACTION ONLY.
6. THE FINDINGS AND OPINIONS OF SOUTH TEXAS SURVEYING ASSOCIATES, INC. REFLECTED HEREON ARE PRIVILEGED, CONFIDENTIAL AND INTENDED FOR THE USE OF THE INDIVIDUAL OR ENTITY FOR WHOM THIS WORK WAS PREPARED, IT IS UNDERSTOOD THAT THE USE OF, RELIANCE ON, OR REPRODUCTION OF SAME, IN WHOLE OR IN PART, BY OTHERS WITHOUT THE EXPRESS WRITTEN CONSENT OF SOUTH TEXAS SURVEYING ASSOCIATES, INC. IS PROHIBITED AND WITHOUT WARRANTY, EXPRESS OR IMPLIED. SOUTH TEXAS SURVEYING ASSOCIATES, INC. SHALL BE HELD HARMLESS AGAINST DAMAGES OR EXPENSES RESULTING FROM SUCH UNAUTHORIZED USE, RELIANCE OR REPRODUCTION. COPYRIGHT 2020. ALL RIGHTS RESERVED.
7. THIS SURVEY WAS PERFORMED WITHOUT BENEFIT OF TITLE REPORT, CERTAIN EASEMENTS AND/OR BUILDING LINES MAY HAVE BEEN GRANTED WHICH ARE NOT REFLECTED HEREON. THIS SURVEY IS SUBJECT TO ANY FACTS THAT MAY BE DISCLOSED BY A FULL AND ACCURATE TITLE SEARCH.

FLOOD NOTE:

PROPERTY LIES WITHIN FLOOD ZONE AX BFE:13.0'-14.0', ACCORDING TO F.I.R.M. MAP NO. 48201C 0570H, DATE 01-05-2017 BY GRAPHING PLOTTING ONLY. WE DO NOT ASSUME RESPONSIBILITY FOR EXACT DETERMINATION.
BEFORE ANY DEVELOPMENT PLANNING, DESIGN, OR CONSTRUCTION IS STARTED, THE COMMUNITY, CITY AND COUNTY IN WHICH SUBJECT TRACT EXISTS SHOULD BE CONTACTED. SAID ENTITIES MAY IMPOSE LARGER FLOOD PLAIN AND FLOODWAY AREAS THAN SHOWN BY F.I.R.M. MAPS THAT WILL AFFECT DEVELOPMENT.

LEGAL DESCRIPTION

TRACT THREE:

BEING ALL OF THAT CERTAIN TRACT, PLOT OR PARCEL OF LAND LYING AND BEING SITUATED IN THE WILLIAM SCOTT LOWER LEAGUE, IN HARRIS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: (BASIS OF BEARING IS THE NORTHEAST RIGHT-OF-WAY LINE OF TRI CITY BEACH ROAD BEING NORTH 50 DEGREES 29 MINUTES 00 SECONDS WEST).

BEGINNING AT A POINT IN THE NORTHEASTERLY RIGHT-OF-WAY LINE OF THE TRI-CITY BEACH ROAD (AKA GOOSE CREEK) (80 FOOT RIGHT-OF-WAY), WHICH POINT IS 1,083.58 FEET ALONG SAID RIGHT-OF-WAY LINE FROM A 3/4-INCH IRON PIPE MARKING THE INTERSECTION OF SAID RIGHT-OF-WAY LINE AND THE SHORE LINE OF ASH LAKE, WHICH BEGINNING POINT IS ALSO THE MOST WESTERLY CORNER OF TRACT NO. ONE;

THENCE NORTH 50 DEGREES 29 MINUTES 00 SECONDS WEST, WITH SAID NORTHEASTERLY RIGHT OF WAY LINE OF THE TRI-CITY BEACH ROAD, A DISTANCE OF 139.39 FEET (CALLED 150.02 FEET) TO A 1 INCH IRON PIPE FOUND FOR THE BEGINNING OF CURVE TO THE RIGHT, HAVING A RADIUS OF 533.10 FEET (CALLED 638.64 FEET) AND A CENTRAL ANGLE OF 12 DEGREES 48 MINUTES 02 SECONDS (CALL 10 DEGREES 46 MINUTES);

THENCE ALONG SAID CURVE TO THE RIGHT IN A NORTHWESTERLY DIRECTION, HAVING A RADIUS OF 533.10 FEET AND A CENTRAL ANGLE OF 12 DEGREES 48 MINUTES 02 SECONDS, WITH A CHORD BEARING AND DISTANCE BEING NORTH 44 DEGREES 04 MINUTES 06 SECONDS WEST, 118.84 FEET AND AN ARC LENGTH OF 119.09 FEET (CALLED 120 FEET) TO A 5/8 INCH IRON ROD FOUND FOR A POINT OF COMPOUND CURVE, OF A CURVE TO THE RIGHT HAVING A RADIUS OF 35.00 FEET AND A CENTRAL ANGLE OF 130 DEGREES 01 MINUTES 22 SECONDS (CALLED 132 DEGREES 12 MINUTES);

THENCE ALONG SAID CURVE TO THE RIGHT IN A NORTHEASTERLY DIRECTION HAVING A RADIUS OF 35.00 FEET AND A CENTRAL ANGLE OF 130 DEGREES 01 MINUTES 22 SECONDS, WITH A CHORD BEARING AND DISTANCE BEING NORTH 27 DEGREES 19 MINUTES 33 SECONDS EAST, 63.45 FEET AND AN ARC LENGTH OF 79.43 FEET(CALLED 80.75 FEET) TO A 5/8 INCH CAPPED IRON ROD STAMPED "SOUTH TEXAS SURVEYING" SET IN THE SOUTH RIGHT-OF-WAY LINE OF WRIGHT LANE FOR A POINT OF TANGENT;

THENCE SOUTH 87 DEGREES 39 MINUTES 36 SECONDS EAST (CALLED SOUTH 87 DEGREES 51 MINUTES EAST), ALONG THE SOUTH RIGHT-OF-WAY LINE OF WRIGHT LANE, A DISTANCE OF 340.22 FEET (CALLED 355.66 FEET) TO A 5/8 INCH CAPPED IRON ROD STAMPED "SOUTH TEXAS SURVEYING" SET FOR CORNER, SAID POINT BEING THE MOST NORTHERLY CORNER OF TRACT NO. TWO;

THENCE SOUTH 39 DEGREES 31 MINUTES 00 SECONDS WEST, A DISTANCE OF 280.88 FEET (CALLED 281.75 FEET) TO THE POINT OF BEGINNING AND CONTAINING 1.1038 ACRES (48,083 SQUARE FEET) OF LAND, MORE OR LESS; ALL OUT OF THE J. W. WRIGHT 147.00 ACRE TRACT.

TRACT FOUR:

BEING ALL THAT CERTAIN TRACT, PLOT OR PARCEL OF LAND LYING IN AND BEING SITUATED IN THE WILLIAM SCOTT LOWER LEAGUE, HARRIS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: (BASIS OF BEARING IS THE NORTHEAST RIGHT-OF-WAY LINE OF TRI CITY BEACH ROAD BEING NORTH 50 DEGREES 29 MINUTES 00 SECONDS WEST).

BEGINNING AT A POINT FOR CORNER, FROM WHICH A 3/4 INCH IRON PIPE FOUND BEING SOUTH 87 DEGREES 44 MINUTES WEST, A DISTANCE OF 0.53' FEET, SAID POINT BEING IN THE NORTHEASTERLY RIGHT OF WAY LINE OF THE TRI-CITY BEACH ROAD (AKA GOOSE CREEK) (80 FOOT RIGHT-OF-WAY), WHICH IS 669.6 FEET ALONG SAID RIGHT OF WAY LINE FROM A 3/4-INCH IRON PIPE MARKING THE INTERSECTION OF SAID RIGHT OF WAY LINE AND THE SHORE LINE OF ASH LAKE, WHICH BEGINNING POINT IS ALSO THE MOST WESTERLY CORNER OF A 1.153 ACRE TRACT RECORDED UNDER HARRIS COUNTY CLERK'S FILE NUMBER RP-2017-126927, SOLD TO CRANKLEY MARINE TERMINAL, AS OF FEBRUARY 22, 2017;

THENCE NORTH 50 DEGREES 29 MINUTES 00 SECONDS WEST, WITH SAID NORTHEASTERLY RIGHT OF WAY LINE OF THE TRI-CITY BEACH ROAD, A DISTANCE OF 136.00 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED "SOUTH TEXAS SURVEYING" SET FOR CORNER IN THE SOUTHWEST RIGHT-OF-WAY LINE OF WRIGHT LANE (60 FOOT RIGHT-OF-WAY);

THENCE NORTH 39 DEGREES 31 MINUTES 00 SECONDS EAST, A DISTANCE OF 369.27 (CALLED 368.67 FEET) TO A 5/8 INCH CAPPED IRON ROD STAMPED "SOUTH TEXAS SURVEYING" SET FOR CORNER IN THE SOUTHWEST RIGHT-OF-WAY LINE OF WRIGHT LANE (60 FOOT RIGHT-OF-WAY);

THENCE SOUTH 15 DEGREES 41 MINUTES 52 SECONDS EAST (CALLED SOUTH 15 DEGREES 42 MINUTES EAST), A DISTANCE OF 165.59 FEET TO THE NORTHWEST CORNER OF THE 1.153 ACRE TRACT ABOVE MENTIONED;

THENCE SOUTH 39 DEGREES 31 MINUTES 00 SECONDS WEST, A DISTANCE OF 274.80 FEET (CALLED 274.17 FEET) TO THE POINT OF BEGINNING AND CONTAINING 1.0055 ACRES (43,797 SQUARE FEET) OF LAND, MORE OR LESS, OUT OF THE J. W. WRIGHT 147.00 ACRE TRACT.

SURVEYOR'S CERTIFICATION

PROPERTY SUBJECT TO CITY ORDINANCES AND SUBDIVISION COVENANTS, CONDITIONS AND RESTRICTIONS.
I, hereby certify that this survey was made on the ground and completed on this 15th day of May, 2020 and that this plot correctly represents the facts found at the time of survey showing any improvements. There are no encroachments apparent on the ground, except as shown. This survey substantially complies with the current Texas Society of Professional Surveyors Standards and Specifications for Category 1A, Condition I Survey. This survey is certified for boundary only and for this transaction only. Surveyor did not abstract property. Easements, building lines, etc., shown are as identified by:

GF N/A or R/A

STATE OF TEXAS REGISTERED FRED W. LAWTON 2321 PROFESSIONAL LAND SURVEYOR

Fred W. Lawton, Registered Professional Land Surveyor No. 2321

LEGAL DESCRIPTION

TRACT ONE:

BEING ALL THAT CERTAIN TRACT, PLOT OR PARCEL OF LAND LYING AND BEING SITUATED IN THE WILLIAM SCOTT LOWER LEAGUE, IN HARRIS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: (BASIS OF BEARING IS THE NORTHEAST RIGHT-OF-WAY LINE OF TRI CITY BEACH ROAD BEING NORTH 50 DEGREES 29 MINUTES 00 SECONDS WEST).

BEGINNING AT A 5/8 INCH CAPPED IRON ROD STAMPED "SOUTH TEXAS SURVEYING" SET IN THE NORTHEASTERLY RIGHT-OF-WAY LINE OF THE TRI-CITY BEACH ROAD (AKA GOOSE CREEK) (80 FOOT RIGHT-OF-WAY), WHICH IS 803.80 FEET ALONG SAID RIGHT-OF-WAY LINE FROM A 3/4 INCH IRON PIPE MARKING THE INTERSECTION OF SAID RIGHT-OF-WAY LINE AND THE SHORE LINE OF ASH LAKE, WHICH BEGINNING POINT IS ALSO THE MOST WESTERLY CORNER OF A 1.0568 ACRE TRACT CALLED TRACT NO. FOUR;

THENCE NORTH 50 DEGREES 29 MINUTES 00 SECONDS WEST, WITH SAID NORTHEASTERLY RIGHT-OF-WAY LINE OF THE TRI-CITY BEACH ROAD, A DISTANCE OF 117.98 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED "SOUTH TEXAS SURVEYING" SET FOR CORNER IN THE NORTHEASTERLY RIGHT-OF-WAY LINE OF TRI-CITY BEACH ROAD;

THENCE NORTH 39 DEGREES 31 MINUTES 00 SECONDS EAST, A DISTANCE OF 379.45 FEET (CALLED 380.23) FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED "SOUTH TEXAS SURVEYING" SET FOR CORNER IN THE SOUTH RIGHT-OF-WAY LINE OF WRIGHT LANE (60 FOOT RIGHT-OF-WAY);

THENCE SOUTH 87 DEGREES 39 MINUTES 36 SECONDS EAST, ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID WRIGHT LANE, A DISTANCE OF 5.35 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED "SOUTH TEXAS SURVEYING" SET FOR CORNER BEING THE BEGINNING POINT OF CURVE TO THE RIGHT HAVING A RADIUS OF 78.00 FEET AND A CENTRAL ANGLE OF 71 DEGREES 57 MINUTES 36 SECONDS (CALLED 71 DEGREES 49 MINUTES);

THENCE IN AN EASTERLY AND SOUTHEASTERLY DIRECTION ALONG SAID CURVE, HAVING A RADIUS OF 78.00 FEET AND A CENTRAL ANGLE OF 71 DEGREES 57 MINUTES 36 SECONDS, WITH A CHORD BEARING AND DISTANCE BEING SOUTH 51 DEGREES 40 MINUTES 35 SECONDS EAST, 91.65 FEET AND AN ARC LENGTH OF 97.96 FEET (CALLED 97.76 FEET) TO A 5/8 INCH CAPPED IRON ROD STAMPED "SOUTH TEXAS SURVEYING" SET FOR A POINT OF TANGENT;

THENCE SOUTH 15 DEGREES 41 MINUTES 52 SECONDS EAST (CALLED SOUTH 15 DEGREES 42 MINUTES EAST) A DISTANCE OF 26.80 FEET (CALLED 32.26 FEET) TO A 5/8 INCH CAPPED IRON ROD STAMPED "SOUTH TEXAS SURVEYING" SET FOR CORNER, SAID POINT BEING THE NORTHERN MOST CORNER OF TRACT NO. FOUR;

THENCE SOUTH 39 DEGREES 31 MINUTES 00 SECONDS WEST, A DISTANCE OF 369.27 FEET (CALLED 368.67 FEET) TO THE POINT OF BEGINNING AND CONTAINING 1.0568 ACRES (46,033 SQUARE FEET) OF LAND, MORE OR LESS, ALL OUT OF THE J. W. WRIGHT 147.00 ACRE TRACT

TRACT TWO:

BEING ALL THAT CERTAIN TRACT, PLOT OR PARCEL OF LAND LYING AND BEING SITUATED IN THE WILLIAM SCOTT LOWER LEAGUE, IN HARRIS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: (BASIS OF BEARING IS THE NORTHEAST RIGHT-OF-WAY LINE OF TRI CITY BEACH ROAD BEING NORTH 50 DEGREES 29 MINUTES 00 SECONDS WEST).

BEGINNING AT A 5/8 INCH CAPPED IRON ROD STAMPED "SOUTH TEXAS SURVEYING" SET IN THE NORTHEASTERLY RIGHT-OF-WAY LINE OF THE TRI-CITY BEACH ROAD (AKA GOOSE CREEK) (80 FOOT RIGHT-OF-WAY), WHICH IS 923.58 FEET ALONG THE SAID RIGHT-OF-WAY LINE FROM A 3/4-INCH IRON PIPE MARKING THE INTERSECTION OF SAID RIGHT-OF-WAY LINE AND THE SHORE LINE OF ASH LAKE, WHICH BEGINNING POINT IS ALSO THE MOST WESTERLY CORNER OF A 1.0568 ACRE TRACT CALLED TRACT NO. ONE;

THENCE NORTH 50 DEGREES 29 MINUTES 00 SECONDS WEST, A DISTANCE OF 130.00 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED "SOUTH TEXAS SURVEYING" SET FOR CORNER IN SAID NORTHEASTERLY RIGHT-OF-WAY LINE OF THE TRI-CITY BEACH ROAD;

THENCE NORTH 39 DEGREES 31 MINUTES 00 SECONDS EAST, A DISTANCE OF 280.88 FEET (CALLED 281.15 FEET) TO A 5/8 INCH CAPPED IRON ROD STAMPED "SOUTH TEXAS SURVEYING" SET FOR CORNER IN THE SOUTH RIGHT-OF-WAY LINE OF WRIGHT LANE (60 FOOT RIGHT-OF-WAY);

THENCE SOUTH 87 DEGREES 39 MINUTES 36 SECONDS EAST (CALLED SOUTH 87 DEGREES 51 MINUTES EAST) A DISTANCE OF 163.16 FEET (CALLED 182.85 FEET) TO A 5/8 INCH CAPPED IRON ROD STAMPED "SOUTH TEXAS SURVEYING" SET FOR CORNER IN THE SOUTH RIGHT-OF-WAY LINE OF WRIGHT LANE, SAID POINT BEING THE NORTHERNMOST CORNER OF TRACT NO. ONE;

THENCE SOUTH 39 DEGREES 31 MINUTES 00 SECONDS WEST, A DISTANCE OF 279.45 FEET (CALLED 285.22 FEET) TO THE POINT OF BEGINNING AND CONTAINING 0.9854 ACRES (42,924 SQUARE FEET) OF LAND, MORE OR LESS, ALL OUT THE J. W. WRIGHT 147.00 ACRE TRACT

SURVEY OF

TRACT ONE:

BEING ALL THAT CERTAIN TRACT, PLOT OR PARCEL OF LAND LYING AND BEING SITUATED IN THE WILLIAM SCOTT LOWER LEAGUE, IN HARRIS COUNTY, TEXAS.

TRACT TWO:

BEING ALL THAT CERTAIN TRACT, PLOT OR PARCEL OF LAND LYING AND BEING SITUATED IN THE WILLIAM SCOTT LOWER LEAGUE, IN HARRIS COUNTY, TEXAS.

TRACT THREE:

BEING ALL OF THAT CERTAIN TRACT, PLOT OR PARCEL OF LAND LYING AND BEING SITUATED IN THE WILLIAM SCOTT LOWER LEAGUE, IN HARRIS COUNTY, TEXAS.

TRACT FOUR:

BEING ALL THAT CERTAIN TRACT, PLOT OR PARCEL OF LAND LYING IN AND BEING SITUATED IN THE WILLIAM SCOTT LOWER LEAGUE, HARRIS COUNTY, TEXAS.

ADDRESS: 0 TRI CITY BEACH ROAD
BAYTOWN, TEXAS 77023

JOB NO: 0729-20
DATE: 05-15-20

SCALE: 1" = 30'
SHEET 1 OF 1

REVISIONS:

NO.	DATE	DESCRIPTION

SOUTH TEXAS SURVEYING ASSOCIATES, INC.
11281 Richmond Ave. Bldg J, Suite 101, Houston, Texas 77082
281-556-6918 FAX 281-556-9331
Firm Number: 10046400

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J:\DWG\2020\0729-20.DWG (SP)

JOB NO: 0729-20

5-15-20