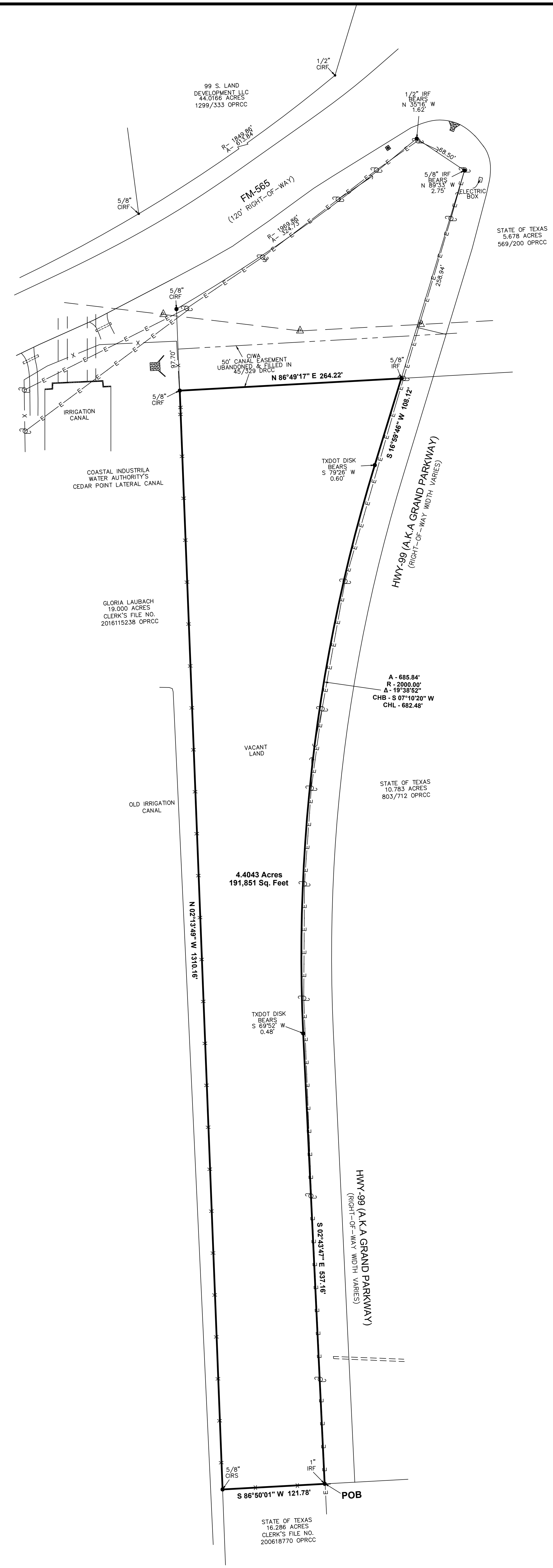
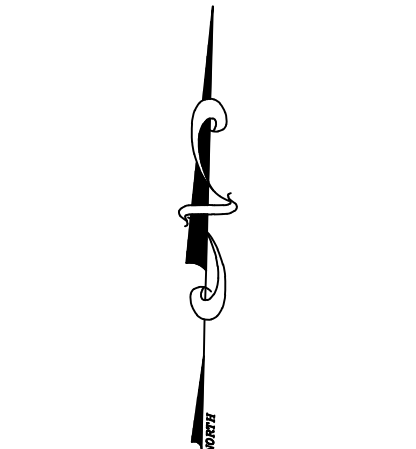


SCALE: 1" = 60'



LEGAL DESCRIPTION 4.4043 ACRES
 JACOB TOWNSEND SURVEY, ABSTRACT NO. 25
 CHAMBERS COUNTY, TEXAS

A TRACT OR PARCEL CONTAINING 4.4043 ACRES (191,851 SQUARE FEET) OF LAND SITUATED IN THE JACOB TOWNSEND SURVEY, ABSTRACT NO. 25, CHAMBERS COUNTY, TEXAS, BEING THAT SAME CALLED 4.404 ACRE TRACT CONVEYED FROM EL PASO ENERGY SERVICE COMPANY TO ANDREW DUNN AND RECORDED IN VOLUME 713, PAGE 423 OF THE OFFICIAL PUBLIC RECORDS OF CHAMBERS COUNTY, SAID 4.4043 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, THE BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD 83:

BEGINNING AT A 1 INCH IRON ROD FOUND IN THE NORTH LINE OF THE STATE OF TEXAS CALLED 16.286 ACRE TRACT RECORDED IN CLERK'S FILE NO. 200618770 OF THE OFFICIAL PUBLIC RECORDS OF CHAMBERS COUNTY, IN WEST RIGHT OF WAY LINE OF STATE HIGHWAY 99, AKA GRAND PARKWAY (RIGHT OF WAY VARIES) FOR THE SOUTHWEST CORNER OF THE STATE OF TEXAS CALLED 10.783 ACRE TRACT RECORDED IN VOLUME 803, PAGE 712 OF THE OFFICIAL PUBLIC RECORDS OF CHAMBERS COUNTY, AND BEING THE SOUTHEAST CORNER OF THE HERIN DESCRIBED TRACT;

THENCE SOUTH 86 DEGREES 50 MINUTES 01 SECONDS WEST, ALONG THE NORTH LINE OF SAID STATE OF TEXAS CALLED 16.286 ACRE TRACT, A DISTANCE OF 121.78 FEET TO A 5/8 INCH CAPPED IRON ROD SET IN THE EAST LINE OF THE GLORIA LAUBACH CALLED 19.000 ACRE TRACT RECORDED IN CLERK'S FILE NO. 2016115238 OF THE OFFICIAL PUBLIC RECORDS OF CHAMBERS COUNTY, AND BEING THE SOUTHWEST CORNER OF THE HERIN DESCRIBED TRACT;

THENCE NORTH 02 DEGREES 13 MINUTES 49 SECONDS WEST, ALONG THE EAST LINE OF SAID GLORIA LAUBACH CALLED 19.000 ACRE TRACT, A DISTANCE OF 1310.16 FEET TO A 5/8 CAPPED IRON ROD FOUND FOR THE SOUTHWEST CORNER A COASTAL INDUSTRIAL WATER AUTHORITY 50 FOOT WIDE EASEMENT RECORDED IN VOLUME 45, PAGE 329 OF THE DEED RECORDS OF CHAMBERS COUNTY AND BEING THE REMAINDER OF A CALLED 31.25 ACRE TRACT CONVEYED TO ROBIN HUNT MICRODODAL, ET AL, IN PROBATE DEED DATED MAY 20, 1991, AND RECORDED IN VOLUME 202, PAGE 515 OF THE OFFICIAL PUBLIC RECORDS OF CHAMBERS COUNTY, AND BEING THE NORTHEAST CORNER OF THE HERIN DESCRIBED TRACT;

THENCE NORTH 86 DEGREES 49 MINUTES 17 SECONDS EAST, ALONG THE SOUTH LINE OF SAID REMAINDER CALLED 31.25 ACRE TRACT AND SAID COASTAL INDUSTRIAL WATER AUTHORITY 50 FOOT WIDE EASEMENT, A DISTANCE OF 264.22 FEET TO A 5/8 INCH IRON ROD FOUND IN THE WEST RIGHT OF WAY LINE OF SAID STATE HIGHWAY 99 FOR THE COMMON CORNER OF SAID STATE OF TEXAS CALLED 10.783 ACRE TRACT, AND THE STATE OF TEXAS CALLED 5.678 ACRE TRACT RECORDED IN VOLUME 869, PAGE 200 OF THE OFFICIAL PUBLIC RECORDS OF CHAMBERS COUNTY, THE SOUTHEAST CORNER OF SAID COASTAL INDUSTRIAL WATER AUTHORITY 50 FOOT WIDE EASEMENT AND SAID REMAINDER CALLED 31.25 ACRE TRACT, AND BEING THE NORTHEAST CORNER OF THE HERIN DESCRIBED TRACT;

THENCE SOUTH 16 DEGREES 59 MINUTES 46 SECONDS WEST, ALONG THE WEST RIGHT OF WAY LINE OF SAID STATE HIGHWAY 99 AND THE WEST LINE OF SAID STATE OF TEXAS CALLED 10.783 ACRE TRACT, A DISTANCE OF 108.12 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE LEFT OF THE HERIN DESCRIBED TRACT FROM WHICH A TXDOT DISK BEARS SOUTH 79 DEGREES 26 MINUTES WEST, A DISTANCE OF 0.60 FEET;

THENCE IN A SOUTHWESTERLY DIRECTION, CONTINUING ALONG THE WEST RIGHT OF WAY LINE OF SAID STATE HIGHWAY 99 AND THE WEST LINE OF SAID STATE OF TEXAS CALLED 10.783 ACRE TRACT, WITH THE ARC OF SAID CURVE TO THE LEFT, WHICH HAS A RADIUS OF 2000.00 FEET, A CENTRAL ANGLE OF 19 DEGREES 38 MINUTES 26 SECONDS, A LENGTH OF 685.84 FEET AND A CHORD BEARING SOUTH 07 DEGREES 10 MINUTES 20 SECONDS WEST, 682.48 FEET TO THE END OF SAID CURVE, FROM WHICH A TXDOT DISK BEARS SOUTH 69 DEGREES 52 MINUTES WEST, A DISTANCE OF 0.48 FEET;

THENCE SOUTH 02 DEGREES 43 MINUTES 47 SECONDS EAST, CONTINUING ALONG THE WEST RIGHT OF WAY LINE OF SAID STATE HIGHWAY 99 AND THE WEST LINE OF SAID STATE OF TEXAS CALLED 10.783 ACRE TRACT, A DISTANCE OF 537.16 FEET TO THE POINT OF BEGINNING, AND CONTAINING 4.4043 ACRES OF LAND, MORE OR LESS.

NOTES:

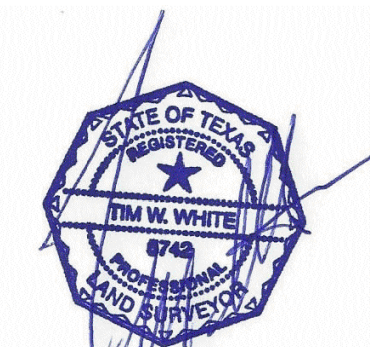
- BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD 83.
- THIS SURVEY WAS PERFORMED WITHOUT BENEFIT OF A TITLE REPORT, CERTAIN EASEMENTS AND/OR BUILDING LINES MAY HAVE BEEN GRANTED WHICH ARE NOT REFLECTED HEREON, THIS SURVEY IS SUBJECT TO ANY FACTS THAT MAY BE DISCLOSED BY A FULL AND ACCURATE TITLE SEARCH.
- NOTHING IN THIS SURVEY IS INTENDED TO EXPRESS AN OPINION REGARDING OWNERSHIP OR TITLE.
- THE WORD CERTAINLY IS UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL JUDGMENT BY THE SURVEYOR, WHICH IS BASED ON HIS BEST KNOWLEDGE, INFORMATION AND BELIEF.
- SURVEY IS CERTIFIED FOR THIS TRANSACTION ONLY.
- THE FINDINGS AND OPINIONS OF WELLS LAND SURVEY, LLC REFLECTED HEREON ARE PRIVILEGED, CONFIDENTIAL AND INTENDED FOR 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 WELLS LAND SURVEY, LLC IS PROHIBITED AND WITHOUT WARRANTY, EXPRESS OR IMPLIED, WELLS LAND SURVEY, LLC SHALL BE HELD HARMLESS AGAINST DAMAGES OR EXPENSES RESULTING FROM SUCH UNAUTHORIZED USE, RELIANCE OR REPRODUCTION. COPYRIGHT 2019. ALL RIGHTS RESERVED.

SURVEYOR'S CERTIFICATION

TO: ANDREW DUNN, EXCLUSIVELY:
 I, TIM W. WHITE, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY DIRECT SUPERVISION ON APRIL 05, 2019. AT THE TIME OF THIS SURVEY THERE WERE NO APPARENT DISCREPANCIES, SHORTAGES IN AREA, BOUNDARY LINE CONFLICTS, ENCROACHMENTS, OVERLAPPING OR IMPROVEMENTS, EASEMENTS OR RIGHTS OF WAY THAT I AM AWARE OF EXCEPT AS SHOWN HEREON, AND THAT SAID PROPERTY HAS ACCESS TO AND FROM A DEDICATED ROADWAY, PROPERTY IS SUBJECT TO ALL CITY ORDINANCES AND SUBDIVISION COVENANTS, CONDITIONS AND RESTRICTIONS THAT MAY APPLY.

THIS SURVEY IS CERTIFIED FOR THIS TRANSACTION ONLY.

Tim Wells White, Registered Professional Land Surveyor No. 5742



LEGEND:

- DRCC - DEED RECORDS CHAMBERS COUNTY
- POB - POINT OF BEGINNING
- BARBED WIRE FENCE
- E- OVERHEAD ELECTRIC LINES
- CULY WIRE
- CONCRETE
- ⊙ - MANHOLE
- ▲ - PIPELINE MARKER
- - UTILITY POLE
- ⊙ - IRON ROD FOUND
- - CAPPED IRON ROD FOUND
- - IRON ROD FOUND
- - CAPPED IRON ROD SET
- F.I.R.M. - FLOOD INSURANCE RATE MAP
- OPRCC - OFFICIAL PUBLIC RECORDS OF CHAMBERS COUNTY
- CIWA - COASTAL INDUSTRIAL WATER AUTHORITY

PROPERTY LIES WITHIN FLOOD ZONE 'X', ACCORDING TO F.I.R.M. NO. 48071C0100A, DATED MAY 04, 2015, BY GRAPHIC PLOTTING ONLY. WELLS LAND SURVEY DOES 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 GREATER FLOOD PLAIN AND FLOWWAY RESTRICTIONS THAN SHOWN BY THE F.I.R.M. THAT MAY AFFECT DEVELOPMENT.

SURVEY OF

A TRACT OR PARCEL CONTAINING 4.4043 ACRES (191,851 SQUARE FEET) OF LAND SITUATED IN THE JACOB TOWNSEND SURVEY, ABSTRACT NO. 25, CHAMBERS COUNTY, TEXAS, BEING THAT SAME CALLED 4.404 ACRE TRACT CONVEYED FROM EL PASO ENERGY SERVICE COMPANY TO ANDREW DUNN AND RECORDED IN VOLUME 713, PAGE 423 OF THE OFFICIAL PUBLIC RECORDS OF CHAMBERS COUNTY.

ADDRESS: FM-565 GRAND PARKWAY MONT BELVIEW, TX 77629 BUYER: ANDREW DUNN

TBPLS LICENSE # 10193901

WELLS LAND SURVEY ANAHUAC, TX 77514 (409) 267-3002

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JOB NO: 100-19 DATE: 04-05-19

DRAWN BY: AL SCALE: 1" = 60'