

All of that certain 21.889 acre (953,502 square feet) of land situated in the BURWELL FRANKS SURVEY, ABSTRACT NUMBER 65, on Bolivar Peninsula, Galveston County, Texas, and described in a Special Warranty Deed to Juanita Rohacek at Galveston County Clerk's File Number (GCCFN) 2010040507 of the Official Public Records of Galveston County, Texas (OPRGCTX) as Tract 5, and further being described in Warranty Deed to Joe Rohacek at GCCFN 8817617 OPRGCTX 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 "TXGM REF MON 2" (PID DR8251) (N:13,703,575.90; E:3,312,955.72). All coordinates shown hereon are reported in grid. All area quantities are reported in surface;

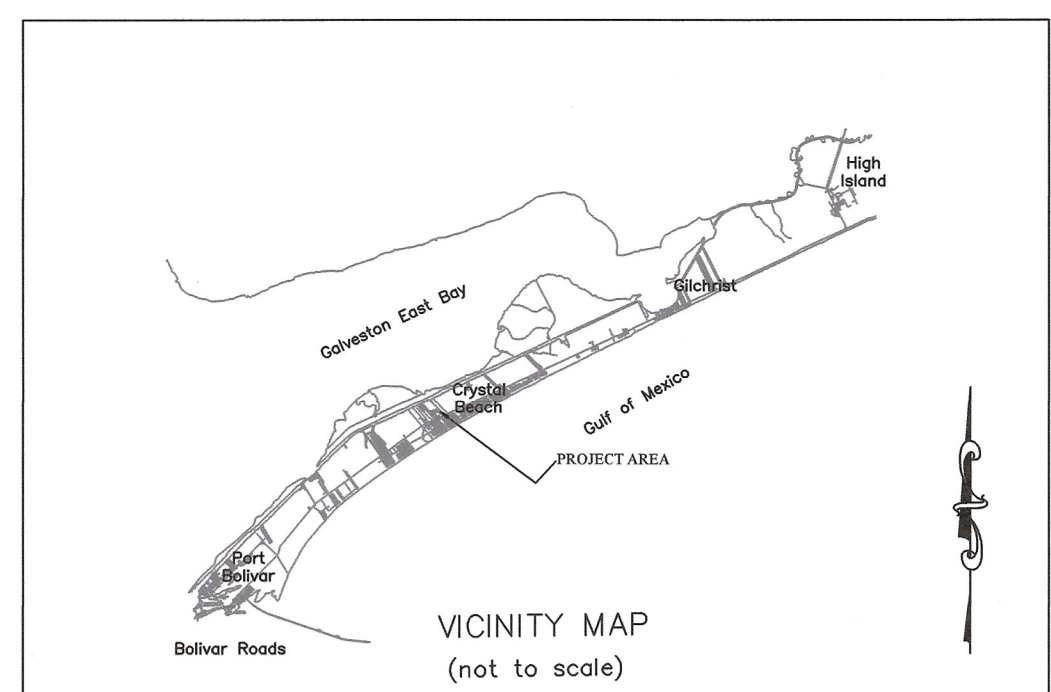
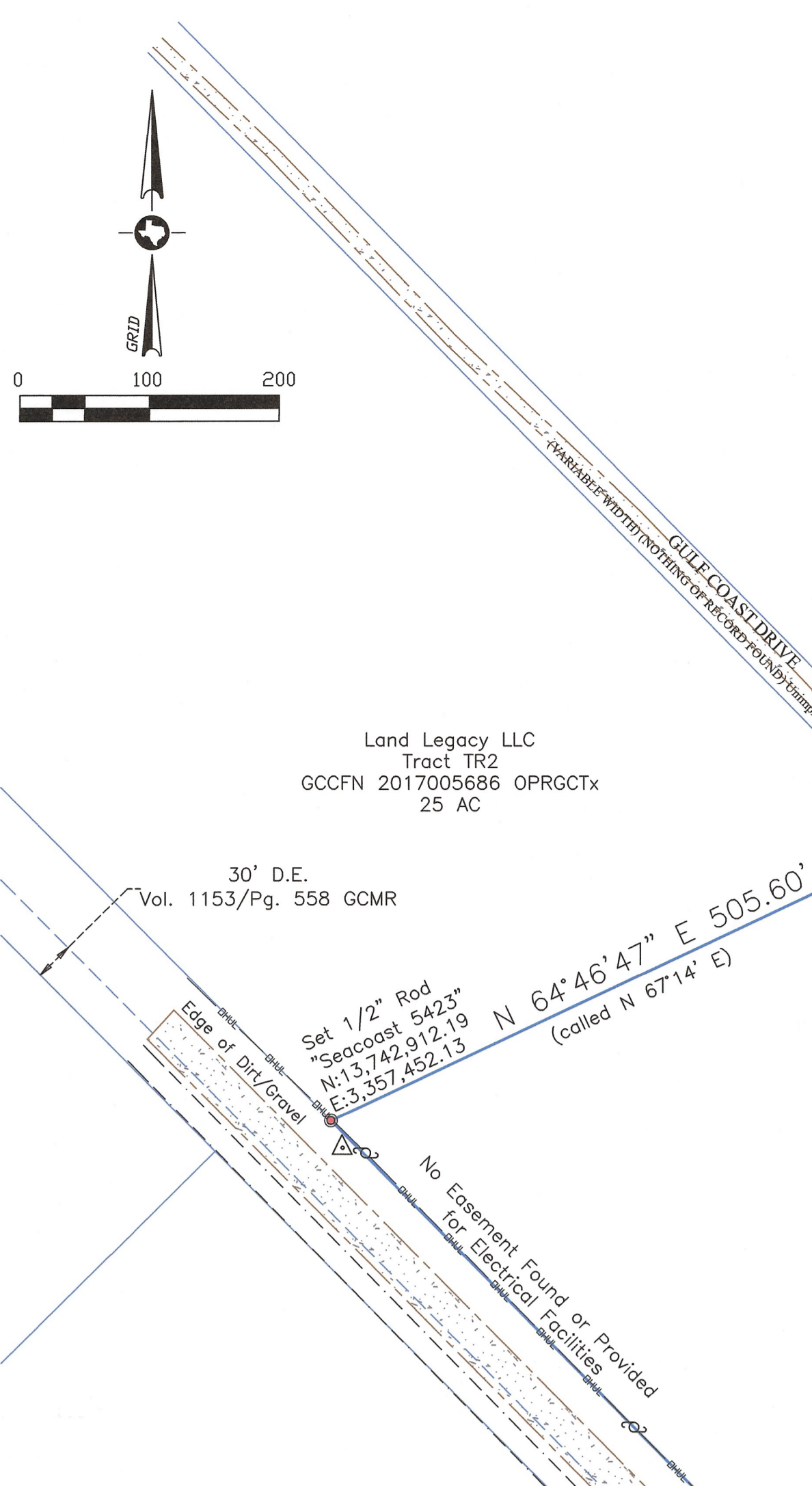
BEGINNING at a 1 inch iron pipe found which bears South 25 Degrees 32 Minutes West, 0.70 feet in the right-of-way (ROW) line of a certain Bob's Road (50 feet wide, nothing of record found), the west corner of a certain 1.886 acre tract described in a Warranty Deed to Mildred Caramanian at GCCFN 2007043202 OPRGCTX, and the south corner of the herein described tract (N:13,741,489.83; E:3,358,858.15) and from which a 1 inch iron rod found at the easterly intersection of said Bob's Road and a certain State Highway 87 (120 feet wide) with the upper westerly line of said 1.886 acre tract and a certain 0.344 acre tract described in a General Warranty Deed with Vendor's Lien to Gregory Smith at GCCFN 2012059532 OPRGCTX, bears South 44 Degrees 40 Minutes 08 Seconds East, a distance of 256.46 feet (N:13,741,307.44; E:3,359,038.44);

THENCE, with the easterly ROW line said Bob's Road and the west line of the herein described tract North 44 Degrees 40 Minutes 08 Seconds West (called North 32 Degrees 25 Minutes), a distance of 2,000.00 feet to a 1/2 inch iron rod with plastic cap stamped "SEACOAST 5423" set in the east ROW line of said Bob's Road, for the south corner of a certain 25 acre tract described in a Special Warranty Deed to Land Legacy, LLC at GCCFN 2017005868 OPRGCTX and the west corner of the herein described tract (N:13,742,912.19; E:3,357,452.13);

THENCE, with the south line of said 25 acre tract and the north line of the herein described tract North 64 Degrees 46 Minutes 47 Seconds East (called North 67 Degrees 14 Minutes), a distance of 505.60 feet to a 1/2 inch iron rod with plastic cap stamped "SEACOAST 5423" set in the west ROW line of a variable width ROW something Gulf Coast Drive (width varies, nothing of record found), for the east corner of said 25 acre tract, and for the north corner of the herein described tract (N:13,743,127.63; E:3,357,909.54);

THENCE, with the west ROW line of said Gulf Coast Drive and the east line of the herein described tract South 44 Degrees 40 Minutes 08 Seconds East (called North 32 Degrees 25 Minutes), a distance of 2,000.00 feet to a 1/2 inch iron rod with plastic cap stamped "SEACOAST 5423" set in the west ROW line of said Gulf Coast Drive and the east corner of the herein described tract (N:13,741,705.27; E:3,359,315.55);

THENCE, with the southerly line of the herein described tract South 64 Degrees 46 Minutes 47 Seconds West (called North 67 Degrees 14 Minutes), a distance of 28.13 feet pass a 1/2 inch iron rod with plastic cap stamped "SEACOAST 5423" set for the north corner of said 1.886 acre tract and for a point on line of the herein described tract (N:13,741,693.28; E:3,359,290.11) and continuing in all 505.60 feet to the POINT OF BEGINNING and containing 21.889 acres (953,502 square feet) of land.



Land Legacy LLC  
Tract TR2  
GCCFN 2017005868 OPRGCTX  
25 AC

Crystal Bay LTD  
Tract 3  
GCCFN 2021029588 OPRGCTX  
26.500 AC

Juanita Rohacek  
GCCFN 2010040507 OPRGCTX  
50.00 AC

BURWELL FRANKS SURVEY  
ABSTRACT NUMBER 65

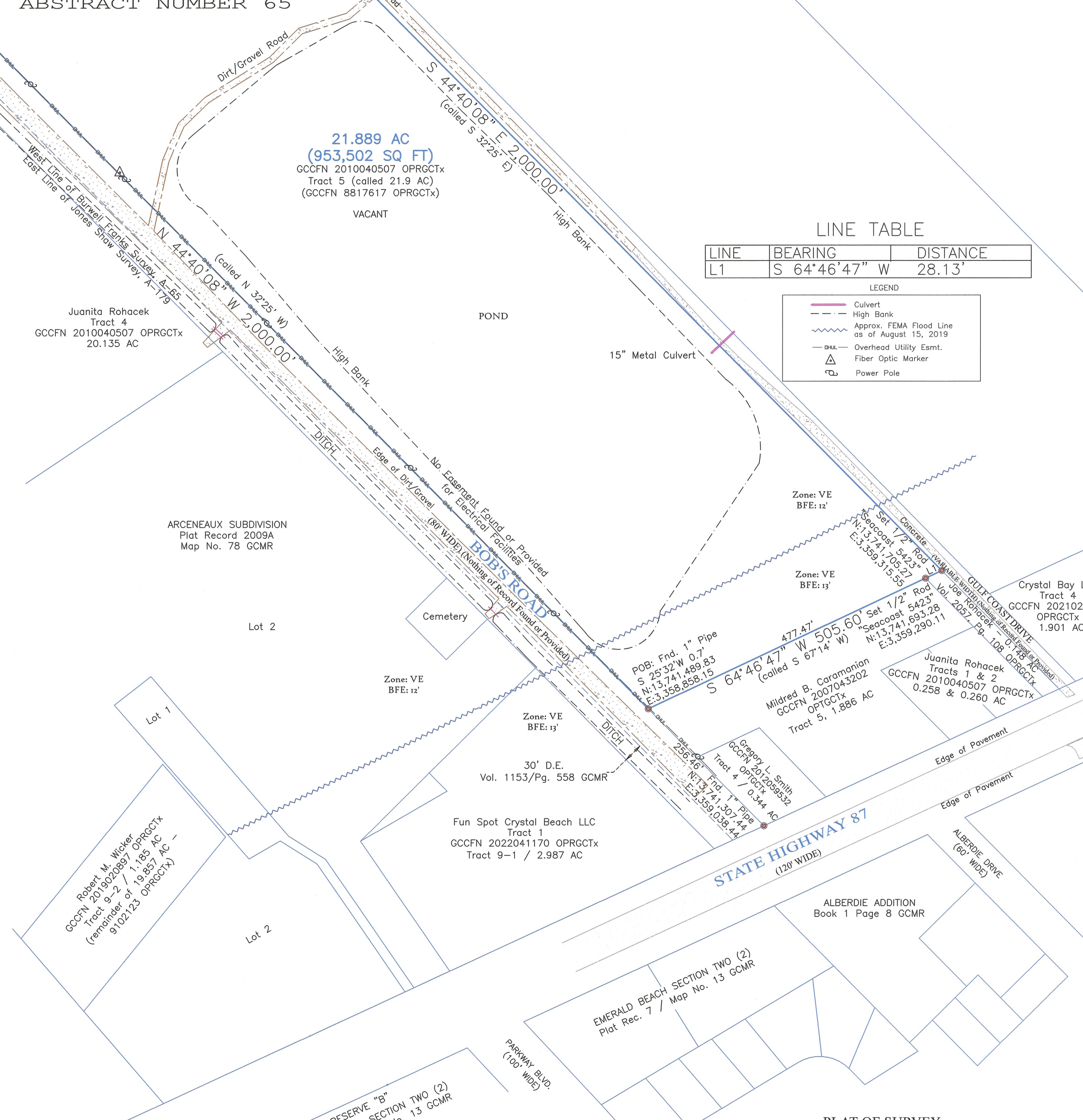
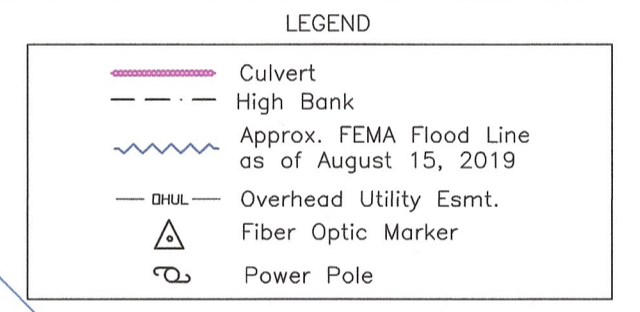
JONES SHAW SURVEY  
ABSTRACT NUMBER 179

GENERAL NOTES:  
1) This survey has been prepared with the benefit of a Title Report prepared by Capital Title Insurance Company, GF Number 23-764734-CS, with an effective date of October 08, 2023. No additional research regarding the existence of easements, restrictions of any kind, or other matters of record has been performed by the surveyor.  
2) This property does lie within the 100 Year Flood Plain as established by the Federal Emergency Management Agency. According to the FEMA FIRM Community Number 481670, Panel No. 0309 G, with an effective date August 15, 2019, this property lies within Zone VE with a Base Flood Elevation of 12' & 13' (as measured to the lowest horizontal structural member).  
3) All bearings shown hereon are based upon the Texas Coordinate System of 1983, South Central Zone 4204, and are tied to NGS Mark "TXGM REF MON 2" (PID DR8251) (N: 13,703,575.9; E: 3,312,955.72) All coordinates shown hereon are reported in grid. All area quantities are reported in surface.  
4) This property may or may not have access to wet utilities (sanitary sewer (wastewater) and water). It is beyond the scope of this survey to determine with certainty if these services are currently available. The surveyor recommends contacting the local providers for further information:  
a) Sanitary sewer (wastewater): Undine (formerly Bolivar Utility Services): 1830 Hwy 87, Port Bolivar, Texas 77550. (409) 684-9941  
b) Water: Bolivar Peninsula Special Utility District (BPSUD): 1840 Hwy 87, Crystal Beach, Texas 77650. (409) 684-3515  
5) This property may or may not have access to electric service. It is beyond the scope of this survey to determine with certainty if this service is currently available. The surveyor recommends contacting the local provider for further information: Entergy Texas, Region Engineering East: 1-800-368-3749; 1-409-981-3280  
6) This property appears to contain marshlands and wetlands which may affect future development. A wetlands determination is beyond the scope of this survey. A general idea of wetlands on this property as determined by the U.S. Fish and Wildlife Service Wetlands Mapper may be viewed at the following website: https://www.fws.gov/program/national-wetlands-inventory/wetlands-mapper.  
7) The aerial image utilized hereon has been obtained from Houston-Galveston Area Council (H-GAC) and contains digital aerial imagery with 6-inch and 12-inch pixel resolutions acquired between December 21, 2017 and February 28, 2018. The surveyor notes that there are minimal changes on the property since the time of acquisition.  
8) Separate metes and bounds description of all tracts of even date accompany this survey.  
9) Schedule "B" items:  
1) The following restrictive covenants of record itemized below:  
Item No. 1, Schedule B, has been deleted in its entirety.  
2) Any discrepancies, conflicts, or shortages in area or boundary lines, or any encroachments or protrusions, or any overlapping of improvements.  
3) Homestead or community property or survivorship rights, if any, of any spouse of any insured. (Applies to the Owner's Policy only).  
4) Any titles or rights asserted by anyone, including, but not limited to, persons, the public, corporations, governments or other entities, to tidelands, or lands comprising the shores or beds of navigable or perennial rivers and streams, lakes, bays, gulfs or oceans, or to lands beyond the line of the harbor or bulkhead lines as established or changed by any government, or to the lands, grants, or reservations of riparian rights, including riparian rights, or to the area extending from the line of mean low tide to the line of vegetation, or the rights of access to that area or easement along and across that area.  
Items 5 through 9 are all non-survey related items.  
The following matters and all terms of the documents creating or offering evidence of the matters:  
a) All leases, grants, exceptions or reservations of coal, lignite, oil, gas and other minerals, together with all rights, privileges and immunities relating thereto, appearing in the Public Records whether listed in Schedule B or not. There may be leases, grants, exceptions or reservations of mineral interest that are not listed.  
b) All leases, grants, exceptions or reservations of the geothermal energy and associated resources below the surface of the land, together with all rights, privileges, and immunities relating thereto, appearing in the Public Records whether listed in Schedule B or not. There may be leases, grants, exceptions or reservations of geothermal energy and associated resources below the surface of the land that are not listed.  
c) All visible and apparent easements or uses and all underground easements or uses, the existence of which may arise by unrecorded grant or by use.  
d) Rights of parties in possession.  
e) Rights of tenants, as tenants only, under unrecorded leases or rental agreements.  
f) Any and all matters which would be shown on a current, correct survey of the property.  
g) Any right of adjoining property owners in and to that part of the hereinabove property which may constitute accretion or avulsion by virtue of the possible shifting of the bed or shores of the river, stream or body of water which bounds the subject property.  
h) Rights of the general public and the State of Texas in the water of streams or the rights of riparian and appropriation owners in the waters of such streams.  
i) Right-of-way executed by Bettie G. Austin, widow, to United States, dated April 8, 1930, of record in Volume 447, Page 484, in the Office of the County Clerk of Galveston County, Texas. (As to Tract 1, affects property, 300 wide Intracoastal Waterway, depicted on face of survey).  
j) Right-of-way executed by W.W. McCullough, et al to United State of America, dated April 16, 1930 and recorded in Volume 447, Page 482, in the Office of the County Clerk of Galveston County, Texas. (as to Tract 2, Does not affect property, 300 wide Intracoastal Waterway, situated north of property).  
k) Easement created in instrument to Gulf States Utilities Company, recorded in County Clerk's File No. 8626209, Real Property Records, Galveston County, Texas. (Does not affect property, situated approximately 1/2 mile northeasterly of subject properties).  
l) Easement created in instrument to Bolivar Peninsula Special Utility District, recorded in County Clerk's File No. 2006002552, Real Property Records, Galveston County, Texas. (As to Tracts 3 & 4, affects property, depicted on face of survey).  
m) Oil, Gas and Mineral Lease executed by G.T. Austin, Sr., et al to A.C. Felt, dated December 23, 1947, recorded in Volume 781, Page 687, Real Property Records, Galveston County, Texas. (As to tracts within the Burwell Franks Survey, does not appear to affect the property. Although blanket in nature, lease location does enclose subject property, but appears to have expired under its own terms).  
n) Oil, Gas and Mineral Lease executed by Wm. W. McCullough and Mary McCullough to A.C. Felt, dated December 20, 1947, recorded in Volume 781, Page 573, Real Property Records, Galveston County, Texas. (As to tracts within the Burwell Franks Survey, does not appear to affect the property. Although blanket in nature, lease location does enclose subject property, but appears to have expired under its own terms).  
o) Mineral and/or royalty interest in all of the oil, gas, and other minerals and/or other substances in and under the subject property, including royalties, bonuses, rentals, ingress/egress and all other rights set out in Volume 1127, Page 614, Galveston County, Texas, together with all rights, express or implied, in and to the subject property arising out of or connected with said interest, reference to which instrument is here made for all purposes. (As to tracts within the Burwell Franks Survey, blanket in nature, may affect the property. Surveyor notes there is no evidence of exploration or production within the subject property).  
p) Mineral and/or royalty interest in all of the oil, gas, and other minerals and/or other substances in and under the subject property, including royalties, bonuses, rentals, ingress/egress and all other rights set out in Volume 1127, Page 617, Galveston County, Texas, together with all rights, express or implied, in and to the subject property arising out of or connected with said interest, reference to which instrument is here made for all purposes. (As to tracts within the Burwell Franks Survey, blanket in nature, may affect the property. Surveyor notes there is no evidence of exploration or production within the subject property).  
q) Lack of ingress and egress to subject property. As to Tract 1, there appears to be physical access via Gulf Coast Drive, however, nothing of record found providing legal access to the property. As to Tract 2, there appears to be physical access via Gulf Coast Drive and Bob's Road, however, nothing of record found providing legal access to the property. As to Tracts 3 and 4, these properties appear to have both legal and physical access via State Highway No. 87. As to Tract 5, there appears to be physical access via Bob's Road (nothing of record found or provided), and the tract appears to have both physical and legal access at its northwest corner via Lakewood Drive as shown on the Plat of Lakewood, of record Book 16, Map Number 52, of the Galveston County Map Records.

21.889 AC  
(953,502 SQ FT)  
GCCFN 2010040507 OPRGCTX  
Tract 5 (called 21.9 AC)  
(GCCFN 8817617 OPRGCTX)

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 64°46'47" W	28.13'



21.889 Acres (953,502 Square Feet) Tract situated in BURWELL FRANKS SURVEY, ABSTRACT NO. 65, Galveston County, Texas.

This survey substantially complies with the current Texas Society of Professional Surveyors Manual of Practice requirements for a Category 1A, Condition 4, Land Title Survey.



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Michael Hoover  
Registered Professional  
Land Surveyor No. 5423



SURVEY DATE: October 13, 2023  
FILE No.: 0065-0088-0000-000  
DRAWING: 5423  
JOB No.: 23-0848