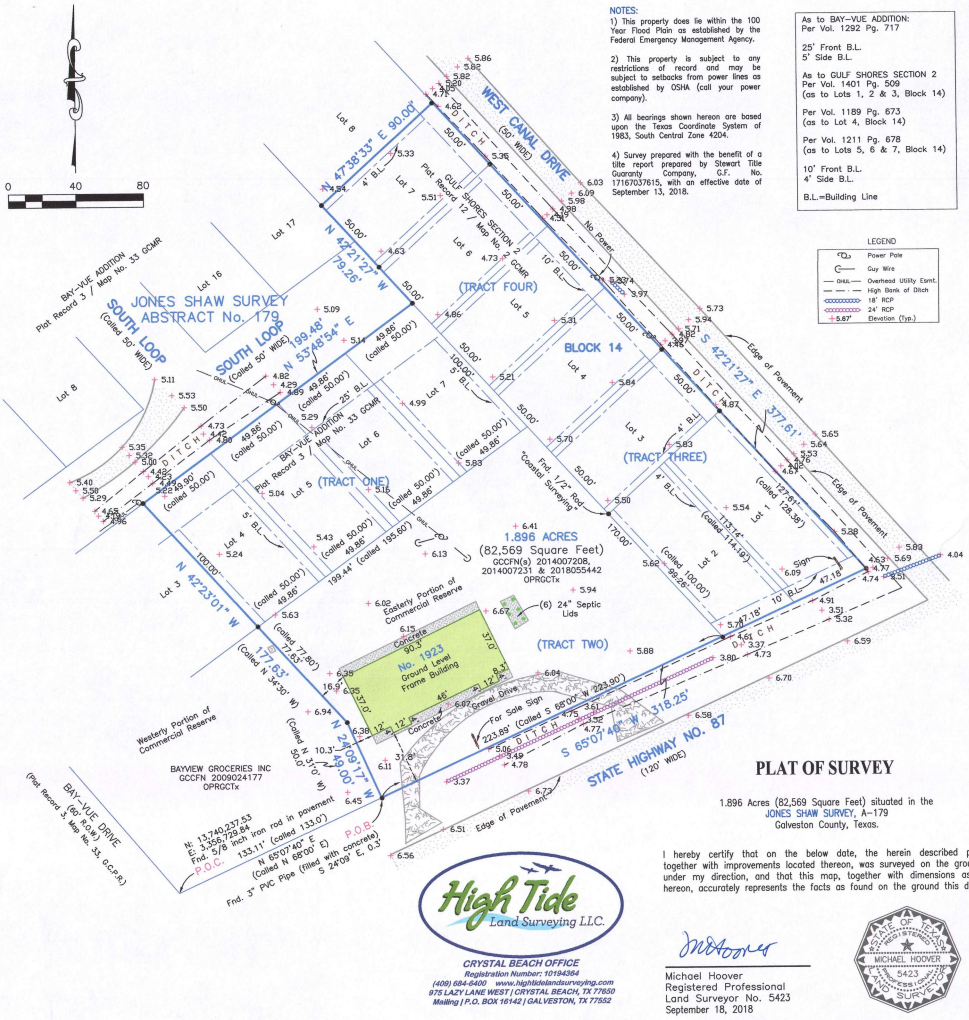

NOTES:

1) This property does lie within the 100 Year Flood Plain as established by the Federal Emergency Management Agency.

2) 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).

3) All bearings shown hereon are based upon the Texas Coordinate System of 1983, South Central Zone 4204.

4) Survey prepared with the benefit of a title report prepared by Stewart Title Guaranty Company, G.F. No. 17167037615, with an effective date of September 13, 2018.

As to BAY-VUE ADDITION:
Per Vol. 1292 Pg. 717

25' Front B.L.
5' Side B.L.

As to GULF SHORES SECTION 2
Per Vol. 1401 Pg. 509
(as to Lots 1, 2 & 3, Block 14)

Per Vol. 1189 Pg. 673
(as to Lot 4, Block 14)

Per Vol. 1211 Pg. 678
(as to Lots 5, 6 & 7, Block 14)

10' Front B.L.
4' Side B.L.

B.L.=Building Line

LEGEND

- Power Pole
- Guy Wire
- OHEL — Overhead Utility Esmt.
- High Bank of Ditch
- 18" RCP
- 24" RCP
- 5.67' Elevation (Typ.)

METES AND BOUNDS DESCRIPTION
1.896 Acres (82,569 Square Feet)
JONES SHAW SURVEY
ABSTRACT NUMBER 179
GALVESTON COUNTY, TEXAS

ALL that certain 1.896 acre (82,569 square feet) tract of land situated in the Jones Shaw Survey, Abstract Number 179, Galveston County Texas, and being all of Lots 4, 5, 6, and 7 of Bay-Vue Addition, a subdivision of record at Volume 254-A, Page 81 (later transferred to Plat Record 3, Map Number 33) of the Galveston County Plat Records (G.C.P.R.) (Tract One), an easterly portion of the Commercial Reserve Area of said Bay-Vue Addition (Tract Two), all of Lots 1, 2, and 3, in Block 14, of Gulf Shores, Section Two, a subdivision of record at Volume 254-A, Page 78 (later transferred to Plat Record 12, Map Number 2, of the G.C.P.R.) (Tract Three), and all of Lots 4, 5, 6, and 7, in Block 14, of said Gulf Shores Section Two (Tract Four), and further being those same lands described in a Special Warranty Deed to 69 Plaza Investments in Clerk's File Number 2014007208 of the Official Public Record of Galveston County, Texas (O.P.R.G.C.T.) (Tracts One and Two), all of those lands described in a Special Warranty Deed to Chambers Property Investments, LLC, in Clerk's File Number 2018055442 of the O.P.R.G.C.T. (Tract Three), and all of those lands described in a Special Warranty Deed to Chambers Property Investments, LLC, in Clerk's File Number 2014007231 of the O.P.R.G.C.T. (Tract Four), 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 referenced to NGS Monument HGCSD 64 (PID AW6988);

COMMENCING at a 5/8 inch iron rod (no cap) found at the intersection of the easterly right-of-way (R.O.W.) line of Bay-Vue Drive (60 feet wide) with the northerly R.O.W. line of State Highway Number 87 (SH 87) for the south or southwesterly corner of a westerly portion of said Bay-Vue Subdivision Commercial Area and more fully described in a Deed of Trust (Tract Two) to Bayview Groceries in Clerk's File Number 2009024177 of the O.P.R.G.C.T. (N: 13,740,237.53; E: 3,356,729.84);

THENCE, with the northerly R.O.W. line of said SH 87 and the southerly line of said Bayview Groceries Inc. Tract, North 65 Degrees 07 Minutes 40 Seconds East, a distance of 133.11 feet (call 133.0 feet) to a three inch PVC pipe filled with concrete found for the east or southeast corner of said Bayview Groceries Inc. tract and the south or southwest corner and POINT OF BEGINNING of the herein described tract;

THENCE, with the easterly line of the westerly portion of said Bay-Vue Subdivision Commercial Area and the lower westerly line of the herein described tract, North 24 Degrees 09 Minutes 17 Seconds West (called North 31 Degrees 0 Minutes West), a distance of 49.00 feet (called 50.0 feet) to a three inch PVC pipe filled with concrete found for an angle point;

THENCE, continuing with the lower westerly line of the herein described tract, North 42 Degrees 23 Minutes 01 Second West (called North 34 Degrees 30 Minutes West), at 77.63 feet (call 77.8 feet) pass a three inch PVC pipe filled with concrete found for reference, and continue, in all, a distance of 177.63 feet (called 177.8 feet) to a three inch PVC pipe filled with concrete found in the southerly R.O.W. line of South Loop (called 50 feet wide, actual width varies) for the west or northwest corner of Lot 4 of said Bay-Vue Addition and the lower west corner of the herein described tract;

THENCE, with the southerly R.O.W. line of said South Loop and the lower northerly line of the herein described tract, North 53 Degrees 48 Minutes 54 Seconds East, a distance of 199.48 feet (called 195.6 feet) to a 1/2 inch iron rod with plastic cap stamped "HIGH TIDE SURVEYING" set at the southeasterly terminus of said South Loop for the north or northeast corner of Lot 7 of said Bay-Vue Addition and an interior corner of the herein described tract, and from which 3/4 inch iron pipe (disturbed) found for reference bears South 72 Degrees 37 Minutes West, a distance of 1.0 foot;

THENCE, with the easterly line of said Bay-Vue Addition, the westerly line of Block 14 of said Gulf Shores Section Two, and the upper westerly line of the herein described tract, North 42 Degrees 21 Minutes 27 Seconds West, a distance of 79.26 feet to a 1/2 inch iron rod with plastic cap stamped "HIGH TIDE SURVEYING" set for the west or northwest corner of Lot 7, in Block 14, of said Gulf Shores Section Two and the upper west corner of the herein described tract;

THENCE, with the northerly line of Lot 7, in Block 14, of said Gulf Shores Section Two and the upper northerly line of the herein described tract, North 47 Degrees 38 Minutes 33 Seconds East, a distance of 90.00 feet to a point in the westerly R.O.W. line of West Canal Drive (60 feet wide) and the easterly line of Block 14 of said Gulf Shores Section Two and the herein described tract, and from which a 1/2 inch iron rod with plastic cap stamped "COASTAL SURVEYING" found for reference bears South 55 Degrees 49 Minutes West, a distance of 0.5 feet;

THENCE, with the westerly R.O.W. line of West Canal Drive and the easterly line of Block 14 of said Gulf Shores Section Two and the herein described tract, South 42 Degrees 21 Minutes 27 Seconds East, a distance of 377.61 feet to a 1/2 inch iron rod with plastic cap stamped "HIGH TIDE SURVEYING" set at the intersection of the westerly R.O.W. line of West Canal Drive with the northerly R.O.W. line of said SH 87 for the east or southeast corner of Lot 1, in Block 14, of said Gulf Shores Section Two and 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 07 Minutes 40 Seconds West (called South 68 Degrees 00 Minutes West), at 94.36 feet pass the east or southeast corner of said Bay-Vue Addition and the south or southwest corner of Lot 2, in Block 14, of said Gulf Shores Section Two, and from which a 5/8 inch iron rod found for reference bears South 37 Degrees 52 Minutes East, a distance of 0.4 feet, and continue, in all, a distance of 318.25 feet to the POINT OF BEGINNING and containing 1.896 acres (82,569 square feet) of land.

PLAT OF SURVEY

1.896 Acres (82,569 Square Feet) situated in the
JONES SHAW SURVEY, A-179
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.

High Tide Land Surveying L.L.C.

CRYSTAL BEACH OFFICE
Registration Number: 10194364
(409) 684-6400 www.hightidelandsurveying.com
975 LAZY LANE WEST | CRYSTAL BEACH, TX 77650
Mailing | P.O. BOX 16142 | GALVESTON, TX 77552

Michael Hoover
Registered Professional
Land Surveyor No. 5423
September 18, 2018

STATE OF TEXAS REGISTERED MICHAEL HOOVER 5423 PROFESSIONAL LAND SURVEYOR

1923 State Highway No. 87, Crystal Beach, TX 77650

Update Survey Job 18-5694 with TOPO

SURVEY DATE:	October 10, 2018
FILE No.:	1405-0000-0000-001
DRAFTING:	ms
JOB No.:	18-5762