

THIS SURVEY WAS PREPARED WITH THE BENEFIT OF A COMMITMENT FOR TITLE INSURANCE ISSUED BY FIRST NATIONAL TITLE INSURANCE COMPANY;
EFFECTIVE DATE: NOVEMBER 22, 2021; G.F. No. 202145849; COMMITMENT No. 202145849-01; ISSUED: NOVEMBER 29, 2021.

THE SURVEYOR DID NOT ABSTRACT SUBJECT PROPERTY BEYOND THE TITLE COMMITMENT LISTED HEREON.
THE PROPERTY SHOWN ON THE SURVEY PLAT LIES WITHIN ZONE AE (BASE FLOOD ELEVATIONS DETERMINED) PER THE FLOOD INSURANCE RATE MAP FOR CHAMBERS COUNTY, TEXAS AND INCORPORATED AREAS, MAP NUMBER 48071C0395E, DATED MAY 04, 2015. THIS FLOOD ZONE IDENTIFICATION IS THIS SURVEYOR'S INTERPRETATION, WHICH MAY OR MAY NOT AGREE WITH THE INTERPRETATIONS OF FEMA OR STATE OF LOCAL OFFICIALS, AND WHICH MAY NOT AGREE WITH THE TRACT'S ACTUAL CONDITIONS. MORE INFORMATION CONCERNING FEMA'S SPECIAL FLOOD HAZARD AREAS AND ZONES MAY BE FOUND AT [HTTP://WWW.FEMA.GOV/INDEX.SHTM](http://www.fema.gov/index.shtm).

SURVEYOR NOTES:

- ALL COORDINATES, BEARINGS AND DISTANCES ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983 (2011 ADJUSTMENT), SOUTH CENTRAL ZONE (4204), U.S. SURVEY FEET BASED ON GPS OBSERVATIONS MADE BY TABLEROCK SURVEY, LLC.
- UNDERGROUND UTILITY INSTALLATIONS, UNDERGROUND IMPROVEMENTS, FOUNDATIONS AND/OR OTHER UNDERGROUND STRUCTURES WERE NOT LOCATED BY THIS SURVEY.
- THE PURPOSE OF THIS SURVEY IS FOR USE IN OBTAINING TITLE INSURANCE AND FINANCING AND SHOULD NOT BE USED FOR CONSTRUCTION PURPOSES.
- VISIBLE SCHEDULE B ITEMS PERTAINING TO SUBJECT TRACT ONLY:
10e. AND 10g. AFFECTS AS SHOWN.
10f. DOES NOT AFFECT.
- © 2021, TABLEROCK SURVEY, LLC. ALL RIGHTS RESERVED.
- SURVEY IS VALID ONLY IF IT HAS AN ORIGINAL SIGNATURE OF THE REGISTERED PROFESSIONAL LAND SURVEYOR ON IT. DECLARATION IS MADE TO THE ORIGINAL PURCHASER OF THIS SURVEY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS UNLESS APPROVED IN WRITING BY TABLEROCK SURVEY, LLC.

LEGAL DESCRIPTION

DESCRIPTION OF A 14.44-ACRE (629,013 SQUARE FEET) TRACT OF LAND SITUATE IN THE MRS H. STARNES SURVEY, ABSTRACT NUMBER 224 AND THE JOHN W. STEPHENS SURVEY, ABSTRACT NUMBER 234 IN CHAMBERS COUNTY, TEXAS, BEING THE REMAINDER OF LOT 64 AND PART OF LOT 59 AS SHOWN ON THE MAP OR PLAT OF BAYSIDE SUBDIVISION AS RECORDED IN CABINET B, SLIDE 18 OF THE PLAT RECORDS OF CHAMBERS COUNTY, TEXAS (P.R.C.T.) AND BEING ALL OF THOSE TRACTS OF LAND DESCRIBED AS TRACT I, TRACT II, TRACT III AND TRACT IV IN DEED TO DARRELL C. OWINGS AS RECORDED IN VOLUME 875, PAGE 449 OF THE OFFICIAL PUBLIC RECORDS OF CHAMBERS COUNTY, TEXAS (O.P.R.C.T.) SAID 14.44-ACRE TRACT BEING REFERRED TO HEREINAFTER AS THE ABOVE REFERENCED TRACT OF LAND AND BEING MORE PARTICULARLY DESCRIBED WITH ALL BEARINGS, DISTANCES, AND AREAS BEING GRID, REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983 (2011 ADJUSTMENT), SOUTH CENTRAL ZONE IN U.S. SURVEY FEET AS DERIVED FROM A GLOBAL POSITIONING SYSTEM (G.P.S.) SURVEY PERFORMED IN DECEMBER, 2021, AS FOLLOWS:

COMMENCING AT A 1/2-INCH-DIAMETER IRON PIPE WITH CAP (CONTROLLING MONUMENT) FOUND MARKING THE NORTH LINE OF EAGLE ROAD (HAVING A RECORD WIDTH OF 80 FEET) AND THE SOUTHWEST CORNER OF BLOCK 2 OF DOUBLE BAYOU ESTATES NUMBER TWO, A SUBDIVISION OF LOTS 65 AND 66 OF SAID BAYSIDE SUBDIVISION ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 2, PAGE 111 OF SAID P.R.C.T., FROM WHICH A 1-INCH-DIAMETER IRON PIPE (CONTROLLING MONUMENT) FOUND MARKING SAID NORTH LINE AND THE SOUTHWEST CORNER OF LOT 68 OF SAID BAYSIDE SUBDIVISION BEARS SOUTH 86°05'52" WEST, 2,170.87 FEET;

THENCE NORTH 86°05'52" EAST, WITH THE COMMON LINE BETWEEN SAID DOUBLE BAYOU ESTATES NUMBER TWO AND SAID EAGLE ROAD, A DISTANCE OF 260.04 FEET TO A 5/8-INCH IRON ROD WITH BLUE CAP STAMPED "TABLEROCK SURVEY, LLC" (REFERRED TO HEREINAFTER AS AN IRON ROD SET) SET TO MARK SAID LINE, EAST RIGHT-OF-WAY LINE OF EDNA AVENUE (HAVING A RECORD WIDTH OF 60 FEET), THE SOUTHEAST CORNER OF SAID DOUBLE BAYOU ESTATES NUMBER 2, THE EAST LINE OF LOT 65 AND THE WEST LINE OF LOT 64 OF SAID BAYSIDE SUBDIVISION, THE SOUTHWEST CORNER OF SAID TRACT III AND THE POINT OF BEGINNING OF THE ABOVE REFERENCED TRACT OF LAND;

THENCE NORTH 02°51'29" WEST, WITH THE EAST LINE OF SAID EDNA AVENUE, AND THE COMMON LINE BETWEEN SAID LOT 65 SAID LOT 64, AND SAID TRACT III, AT A DISTANCE OF 799.70 FEET PASSING A 1/2-INCH-DIAMETER IRON PIPE, BEARING SOUTH 87°08'31" EAST, 0.39 FEET FOUND MARKING THE NORTH RIGHT-OF-WAY LINE OF MYRTIS STREET (HAVING A RECORD WIDTH OF 60 FEET) AND THE SOUTH LINE OF LOT 1, BLOCK 1 OF SAID DOUBLE BAYOU ESTATES NUMBER 2, AT A DISTANCE OF 900.02 FEET PASSING A 1/2-INCH-DIAMETER SUCKER ROD FOUND MARKING THE NORTH LINE OF SAID LOT 1, BLOCK 1, THE NORTHEAST CORNER OF SAID DOUBLE BAYOU ESTATES NUMBER 2, THE COMMON CORNER OF LOTS 58, 59, 64 AND 65 OF SAID BAYSIDE SUBDIVISION, AND THE COMMON WEST CORNER OF SAID TRACT III AND SAID TRACT IV, AND CONTINUING ON THE SAME COURSE WITH THE COMMON LINE BETWEEN SAID LOT 58 AND 59 AND THE WEST LINE OF SAID TRACT IV, AT A DISTANCE OF 1,812.02 PASSING AN IRON ROD SET TO MARK SAID LINE AND THE SOUTHWEST CORNER OF THAT 40-FOOT RIGHT-OF-WAY EASEMENT DESCRIBED AS PARCEL NO. 2, IN INSTRUMENT RECORDED IN VOLUME 283, PAGE 53 DEED RECORDS OF CHAMBERS COUNTY, TEXAS, (D.R.C.T.), AND CONTINUING IN ALL A TOTAL DISTANCE OF 1,852.02 FEET TO THE COMMON NORTH CORNER OF SAID LOT 58, SAID LOT 59 AND SAID TRACT IV FOR THE NORTHWEST CORNER OF THE ABOVE REFERENCED TRACT OF LAND;

THENCE NORTH 87°08'32" EAST, WITH THE NORTH LINE OF SAID LOT 59 AND SAID TRACT IV AND THE SOUTH LINE OF LOT 51 OF SAID BAYSIDE SUBDIVISION, A DISTANCE OF 230.96 FEET TO THE NORTHEAST CORNER SAID TRACT IV IN THE CENTER OF OAK ISLAND BOX SITE ROAD, FOR THE NORTHERNMOST NORTHEAST CORNER OF THE ABOVE REFERENCED TRACT OF LAND;

THENCE SOUTH 02°44'59" EAST, WITH THE EAST LINE OF SAID TRACT IV, AT A DISTANCE OF 33.81 FEET PASSING A 3/4-INCH-DIAMETER IRON ROD FOUND MARKING SAID LINE AND CONTINUING FOR A TOTAL DISTANCE OF 952.00 FEET TO A 1/2-INCH IRON PIPE FOUND MARKING THE COMMON LINE BETWEEN SAID LOTS 59 AND 64, THE SOUTHEAST CORNER OF SAID TRACT IV, AND THE COMMON NORTH CORNER OF SAID TRACT II AND TRACT III;

THENCE NORTH 87°08'32" EAST, WITH COMMON LINE BETWEEN LOTS 59 AND 64 AND THE NORTH LINE OF TRACT II, PASSING THE COMMON CORNER BETWEEN SAID TRACT II AND SAID TRACT I, A DISTANCE OF 228.52 FEET TO AN IRON ROD SET TO MARK THE COMMON CORNER OF LOTS 59, 60, 63 AND 64, THE NORTHEAST CORNER OF SAID TRACT I AND THE EASTERNMOST NORTHEAST CORNER OF THE ABOVE REFERENCED TRACT OF LAND, FROM WHICH A FENCE CORNER POST BEARS SOUTH 21°23'27" WEST, 2.20 FEET;

THENCE SOUTH 02°51'13" EAST, WITH THE COMMON LINE BETWEEN SAID LOT 64 AND SAID LOT 63 AND SAID TRACT I, A DISTANCE OF 891.68 FEET (THE MAP OR BAYSIDE SUBDIVISION CALLS 937.5 FEET) TO AN IRON ROD SET TO MARK SAID COMMON LINE AND THE NORTH LINE OF SAID EAGLE ROAD;

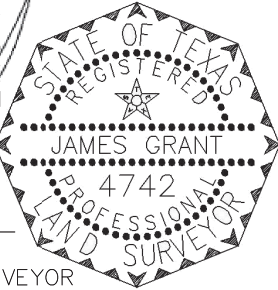
THENCE SOUTH 86°05'52" WEST, WITH THE NORTH LINE OF SAID EAGLE ROAD, AT A DISTANCE OF 66.84 FEET A 1-INCH-DIAMETER IRON PIPE FOUND MARKING THE SOUTH LINE OF SAID ROAD BEARS AT RIGHT ANGLES LEFT, A DISTANCE OF 80.00 FEET, CONTINUING IN ALL A TOTAL DISTANCE OF 457.70 FEET TO THE PLACE OF BEGINNING, CONTAINING 14.44 ACRES (629,013 SQUARE FEET) OF LAND.

SURVEYOR'S CERTIFICATE

I, JAMES GRANT, A REGISTERED PROFESSIONAL LAND SURVEYOR DO HEREBY CERTIFY THAT THIS PLAT REPRESENTS AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY DIRECT SUPERVISION ON 12/16/2021, AND SUBSTANTIALLY COMPLIES WITH THE MINIMUM STANDARDS FOR LAND SURVEYING IN TEXAS AS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING AND THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THERE ARE NO PROTRUSIONS OR INTRUSIONS OR EVIDENCE OF VISIBLE EASEMENTS, EXCEPT AS SHOWN HEREON.

JAMES GRANT
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 4742

1/26/2022
DATE SIGNED



TITLE SURVEY OF:

0 EAGLE ROAD,
ANAHUAC, TX, 77514

CHAMBERS
COUNTY, TEXAS

DATE 1/25/2022
CHK DH
DRWN EPG APPR JEG

2204 TIMBERLOCH PLACE, SUITE 180
THE WOODLANDS, TX 77380
832.415.3869
TBPELS FIRM LICENSE NO. 10194261
WWW.TABLEROCKSURVEY.COM