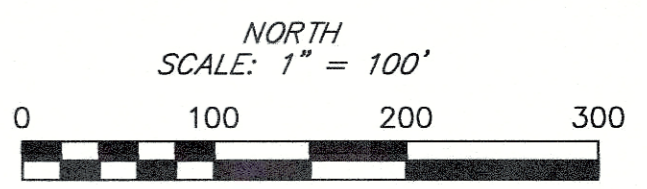


LEGEND

CDS	Concrete Ditch Structure
DRCC	Deed Records of Chambers County
EV	Electric Vault
GA	Guy Anchor
GI	Grate Inlet
OPRCC	Official Public Records of Chambers County
POB	Point of Beginning
POC	Point of Commencing
PP	Power Pole
PRCC	Probate Records of Chambers County
R.O.W.	Right-of-Way
"S"	Set 3/4-Inch Iron Rod (With Cap Stamped "JONES/CARTER PROPERTY CORNER")
SN	Sign
Concrete	Concrete
Adjoiner Line	Adjoiner Line
Boundary Line	Boundary Line
Barbed Wire Fence	Barbed Wire Fence
Chain-Linked Fence	Chain-Linked Fence
Easement Line	Easement Line
Overhead Power	Overhead Power
Top of Bank	Top of Bank
Wood Fence	Wood Fence



CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	2664.79	50°14'44"	2336.89	N 04°41'24" E	2262.72
C2	2664.79	06°52'50"	320.01	S 23°52'23" E	319.82

- General Notes:**
- Bearings shown hereon are based on the Texas Coordinate System of 1983, South Central Zone.
 - This survey does not provide any determination concerning wetlands, fault lines, toxic waste or any other environmental issues. Such matters should be directed by the client or prospective purchaser to an expert consultant.
 - According to Map No. 48071C0180F of the Federal Emergency Management Agency's Flood Insurance Rate Maps for Chambers County, dated January 19, 2018, the subject tract is situated almost completely within Unshaded Zone "X"; defined as areas determined to be outside the 500-year flood plain; a portion of the subject tract falls within Shaded Zone "X"; defined as areas of 500-year flood; areas of 100-year flood with average depths of less than 1-foot or with drainage areas less than 1 square mile; and areas protected by levees from 100-year flood and Zone "AE"; defined as special flood hazard areas inundated by 100-year flood with base elevations determined. This flood statement does not imply that the property or structures thereon will be free from flooding or flood damage. On rare occasions floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.
 - Fences shown hereon are graphic only, with dimensional ties shown at specific locations where they were physically measured. The fence line may meander between said measured locations. The dimensions showing the distance between the fence and the property line also indicates which side of the property line the fence is on.
 - The surveyor has not been provided with construction plans showing the location of underground utilities. Underground utilities may exist which are not shown hereon.
 - Only visible improvements/utilities were located with this survey; no subsurface probing, excavation or exploration was performed for this survey.
 - Determination of the ownership, location, or development of minerals related to the Subject Tract fall outside the scope of this survey. Such matters should be directed by the client to an expert consultant.
 - Locations of oil wells were placed using Latitude & Longitude coordinated obtained from the Texas Railroad Commission's website. These wells were not physically located at the time of the survey.
 - The Subject Tract shown hereon lies completely within Chambers County Municipal Utility District No. 3.
 - Jones/Carter was not provided an address of the subject tract or the parent tract, and no address was observed at the time of the fieldwork.
 - There was no evidence of recent earth moving, sidewalk construction, or street construction at the time of the survey.
 - Jones/Carter is working with developers to extend Needlepoint Road and create a 100' Right-of-Way on the south side of the Subject Tract. This proposed Right-of-Way is not finalized and subject to change.
 - All ownership of the Subject Tract and Adjoiner Tracts match the names listed on the Chambers County Appraisal District's website unless shown otherwise.
 - Development of the subject tract may require submittal, approval, and/or recording of a plat or replat. Rules and regulations are established by the governmental agency, which has jurisdiction. These rules and regulations may include dedication of setback lines, easements, additional right-of-way, and other matters.
 - The subject property abuts State Highway 99 "Grand Parkway" and such street is paved and dedicated public right-of-way and maintained by TxDOT. This statement is subject to the exercise of power of the governmental authority to limit, control or deny access, ingress or egress.

LEGAL DESCRIPTION:
STATE OF TEXAS §
COUNTY OF CHAMBERS §

A METES & BOUNDS description of a certain 15.05 acre tract of land situated in the Chambers County School Land League, Abstract No. 321 in Chambers County, Texas, being out of a called 154.072 acre tract conveyed by Special Warranty Deed to Americus Holdings, LTD recorded in Document No. 2019-141206 of the Official Public Records of Chambers County (OPRCC); said 15.05 acre tract being more particularly described as follows with all bearings based on the Texas Coordinate System of 1983, South Central Zone;

COMMENCING at a found 3/4-inch iron rod (with cap stamped "COTTON SURVEYING") marking the southeast corner of a called 41.7490 acre tract conveyed by Special Warranty Deed to Americus Holdings, LTD recorded in Document No. 2019-139029 OPRCC, some being the southeast corner of said 154.072 acre tract, being common with the northeast corner of a called 92.3102 acre tract of land conveyed by Special Warranty Deed with Vendor's Lien to Kilgore Business, LLC recorded in Volume 1663, Page 649 OPRCC, and being in a curve in the west right-of-way line of State Highway 99 (Variable Width Right-of-Way) recorded in Volume 1145, Page 499 OPRCC;

THENCE, along the west right-of-way of said State Highway 99 and said curve to the left having a radius of 2664.79 feet, a central angle of 50°14'44", an arc length of 2336.89 feet, and a long chord bearing North 04°41'24" West, 2262.72 feet to a set 3/4-inch iron rod (with cap stamped "JONES/CARTER PROPERTY CORNER") marking the POINT OF BEGINNING, and being in the east line of said 154.072 acre tract;

THENCE over and across said 154.072 acre tract the following three (3) courses and distances:

- South 72°19'59" West, 386.27 feet to a set 3/4-inch iron rod (with cap stamped "JONES/CARTER PROPERTY CORNER") marking the south corner of the herein described tract;
- North 27°18'48" West, 1610.26 feet to a set 3/4-inch iron rod (with cap stamped "JONES/CARTER PROPERTY CORNER"), from which a found 3-inch iron pipe marking an interior northwest corner of said 154.072 acre tract, being common with the southeast corner of Lot 11 of the Partition of F.H. Stubbs 117.59 Acre Tract recorded in Volume 65, Page 331 of the Deed Records of Chambers County (DRCC), same being conveyed to Betty Stubbs McCune and Frank B. McCune in Case No. P03127 of the Probate Records of Chambers County, bears South 87°29'25" West, 437.78 feet;
- North 62°41'12" East, 400.00 feet to a set 3/4-inch iron rod (with cap stamped "JONES/CARTER PROPERTY CORNER") marking the north corner of the herein described tract, being in the northeast line of said 154.072 acre tract, being common with the west right-of-way line of said State Highway 99, from which a found TxDOT Monument (with aluminum disc) marking an angle point in said common line, bears North 27°18'48" West, 777.87 feet;

THENCE along said common line the following two (2) courses and distances:

- South 27°18'48" East, 1355.75 feet to a found TxDOT Monument (with aluminum disc) at the beginning of a curve to the right;
- Along said curve to the right having a radius of 2664.79 feet, a central angle of 06°52'50", an arc length of 320.01 feet, and a long chord bearing South 23°52'23" East, 319.82 feet to the POINT OF BEGINNING, CONTAINING 15.05 acres of land in Chambers County, Texas, as shown on Dwg No. 14682 filed in the offices of Jones/Carter in Belvoir, Texas.

Title Commitment Notes:

Reference Commitment for Title Insurance issued by Fidelity National Title Insurance Company, G.F. No. FTH-18-FAH20006064EK, having an effective date of June 28, 2020 and an issue date of July 2, 2020. No further research for easements or encumbrances was performed by Jones and Carter, Inc.

10(d) The Land has frontage or abuts Interstate Hwy. 10, which is a controlled access highway. This policy does not insure against the exercise of power by competent governmental authority to limit, control or deny access, ingress or egress to the Land from said highway or service road which the Land abuts, nor does it insure that the Insured has or shall continue to have access, ingress or egress from such property to and from said highway and service road. Item No. 10(d) in said Commitment for Title Insurance mentions that the Subject Tract has frontage or abuts Interstate Hwy. 10; the Subject Tract does not have frontage nor abut Interstate Hwy. 10.

10(e) The Land has frontage or abuts State Hwy 99 aka Grand Parkway, which is a controlled access highway. This policy does not insure against the exercise of power by competent governmental authority to limit, control or deny access, ingress or egress to the Land from said highway or service road which the Land abuts, nor does it insure that the Insured has or shall continue to have access, ingress or egress from such property to and from said highway and service road.

10(f) Pipeline right-of-way dated July 31, 1942, recorded in Volume 76, Page 514 of the Deed Records of Chambers County, Texas, from Kirby Petroleum Company to Shell Pipe Line Company. Said pipeline right-of-way is blanket in nature and cannot be located.

10(g) Terms, conditions and stipulations contained in Access Easement Agreement, by and between Parks Block, Ltd., and Joni Anderson, Trustee, recorded February 11, 2019 under Chambers County Clerk's File No. 2019-139649. Said Access Easement Agreement is blanket in nature and cannot be located. The Parks Block Tract (Servient Estate) is a called 154.072 acre tract which Americus Holdings, LTD now holds record title to; the Joni Anderson Tract (Dominant Estate) is a called 27.300 acre tract which Americus Holdings, LTD now holds record title to.

10(ga) Development Agreement by and between City of Baytown, Texas and Americus Holdings, Ltd., a Texas limited partnership, recorded under Chambers County Clerk's File No. 2020-153831. Said Development Agreement describes a 187.1135 acre tract annexed into Chambers County Municipal District No. 3, the Subject Tract falls within said 187.1135 acre Chambers County Municipal District No. 3 Tract. Said Development Agreement does not mention the five Chambers County Municipal District No. 3 Directors Lots which fall within the Subject Tract and are shown hereon.

10(a), 10(b), 10(c), 10(cc), 10(cd), 10(ce), 10(cf), 10(ch). These items are not survey matters and were not addressed.

10(f), 10(h), 10(i), 10(j), 10(k), 10(l), 10(m), 10(n), 10(o), 10(p), 10(q), 10(r), 10(s), 10(t), 10(u), 10(v), 10(w), 10(x). These items are not located within the Subject Tract and are not shown hereon.

10(z), 10(aa), 10(ab), 10(ac). These items mention oil, gas, water, and mineral leases and mineral and/or royalty reservations. Mineral and/or royalty reservations and oil, gas, water, and mineral leases are outside the scope of services and are not addressed on this survey. (See General Note 7)

To: Aldgate Enterprise LLC & Fidelity National Title Insurance Company

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6, 11, 13, 14, 16, 17, 18, & 20 of Table A thereof. The fieldwork was completed on June 9, 2020.

Steven J. Jares
Dated: August 10, 2020
Registered Professional Land Surveyor
No. 5317
Sjares@jonescarter.com
Revised August 10th, 2020: Remove Director's Lots and note

ALTA/NSPS SURVEY
OF THE
ALD GATE TRACT
BEING
15.05 ACRES
OUT OF THE
CHAMBERS COUNTY
SCHOOL LAND LEAGUE, A-321
CHAMBERS COUNTY, TEXAS
JULY 2020

COTTON SURVEYING DIVISION
Texas Board of Professional Land Surveying Registration No. 1006100
6330 West Loop South, Suite 150 - Bellaire, TX 77401 - 713.777.5337