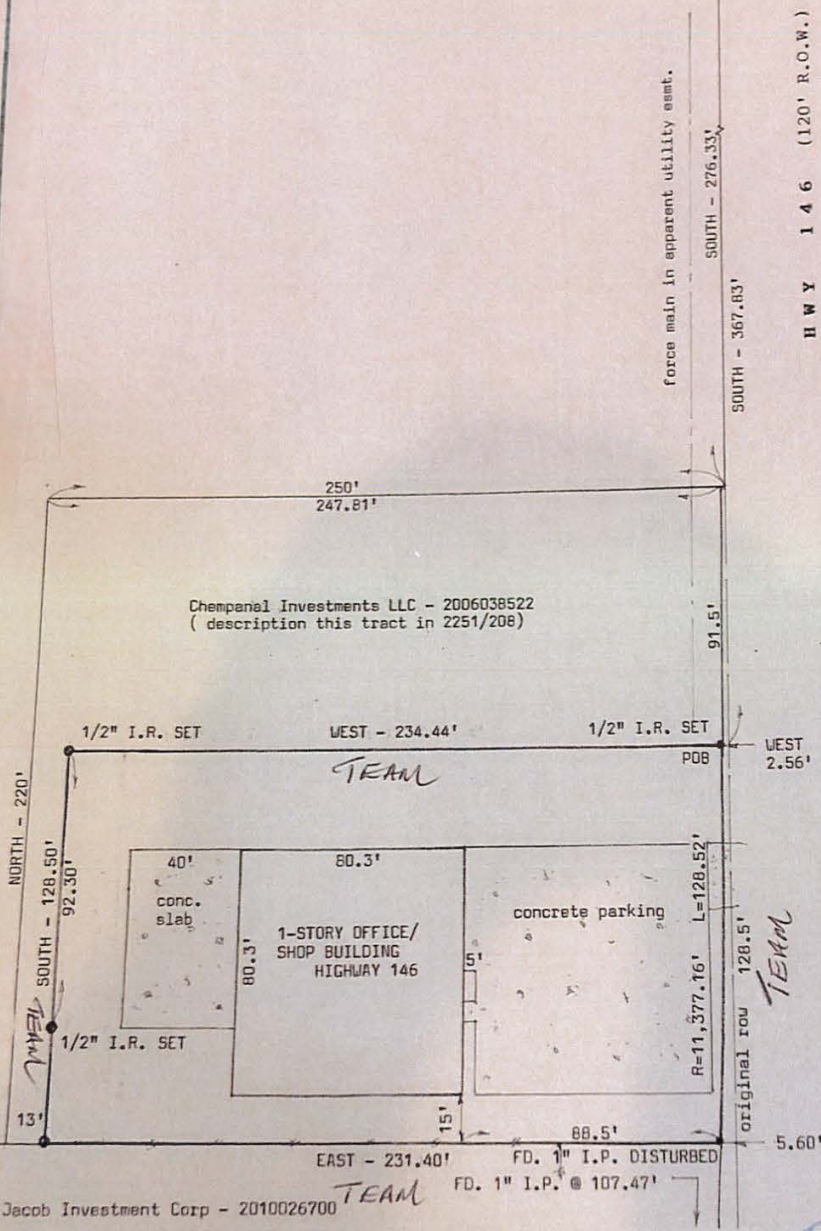
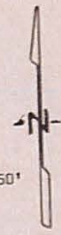


A tract of land out of Subdivision "T", Block 1 of Kohfeldt's Resubdivision of the James Smith Survey, Texas City, Galveston County, Texas, according to the map or plat thereof recorded in Volume 245, Page 289, in the Office of the County Clerk of Galveston County, Texas, and being more particularly described by metes and bounds on the attached Exhibit "A".

POC
WEST - 90'
N.E. Corner
Bk. 1, Subd.
"T"

SCALE
1" = 50'

H W Y 1 4 6 (120' R.O.W.)



Chempanel Investments LLC - 2006038522
(description this tract in 2251/208)

NORTH - 220'
SOUTH - 128.50'
92.30'

1/2" I.R. SET WEST - 234.44' 1/2" I.R. SET WEST 2.56'

40' conc. slab 80.3' 1-STORY OFFICE/SHOP BUILDING HIGHWAY 146 80.3' concrete parking L=128.52' R=11,377.76'

13' 1/2" I.R. SET 15' 88.5' 5.60'

EAST - 231.40' FD. 1" I.P. DISTURBED FD. 1" I.P. @ 107.47'

Jacob Investment Corp - 2010026700

I hereby certify that this is a plat on the above property indicating improvements thereon which was prepared under my supervision from a survey made on the ground on March 25, 2019.

Subject property DOES NOT Lie within the 100 year flood plain; Property lies in Zone B according to Map No. 485514 0030 C.

Derrick Surveying
13016 Elizabeth Drive
Santa Fe, Texas 77510
409-925-7221
Fire No. 10105300



Robert L. Derrick
Robert L. Derrick

FD. I.R.'s along East Line Hwy 146 - basis of bearings