



W	Water
WV	Water Valve
CB	Cable Box
TB	Telephone Box
PM	Pipeline Marker
OW	Overhead Utility Emt.
OW	Overhead Utility Line
OW	Overhead Utility Pole
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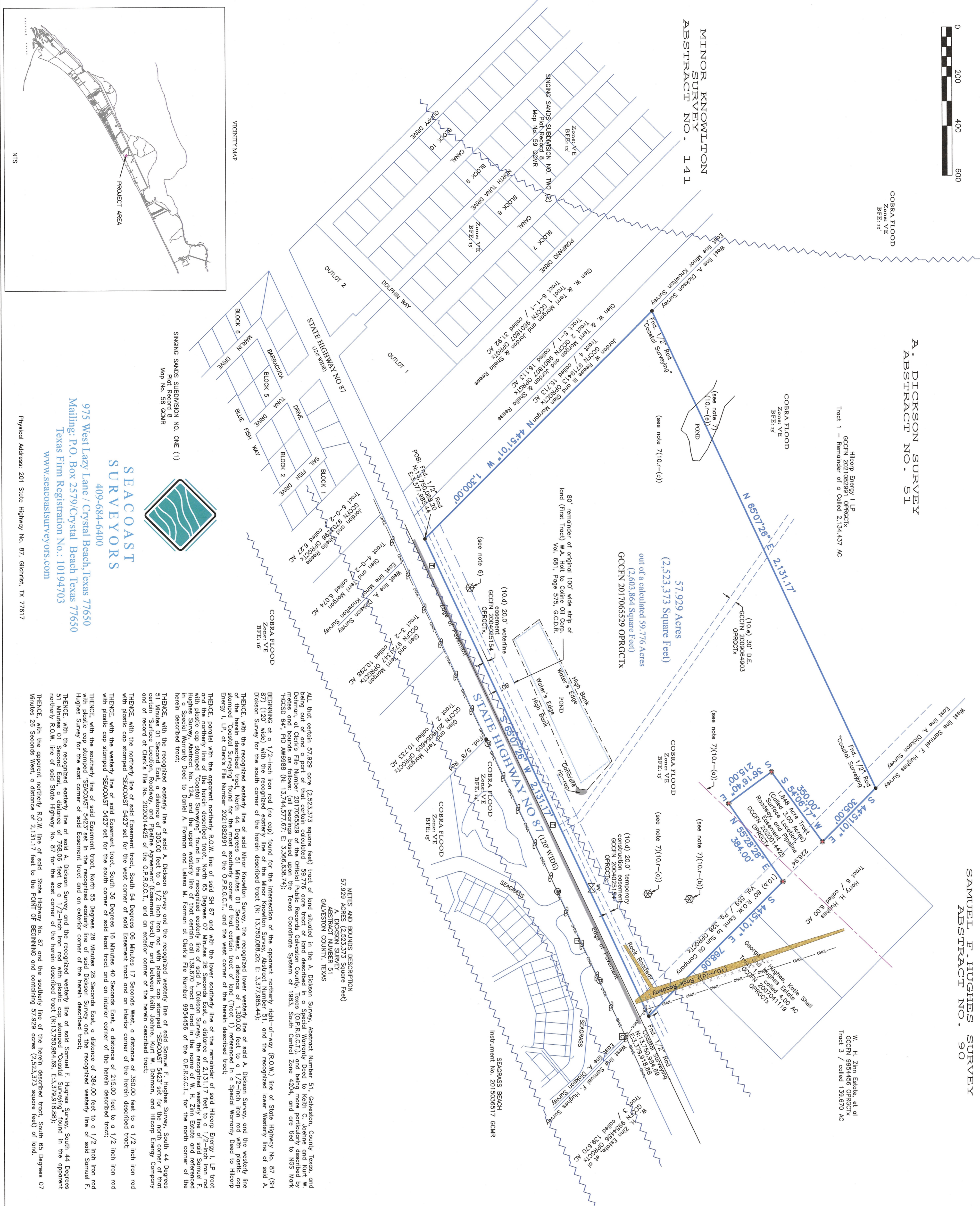
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PLAT OF SURVEY  
57,929 Acres (2,523,373 square feet)  
ABSTRACT NUMBER 51  
Galveston County, Texas

SAMUEL F. HUGHES SURVEY  
ABSTRACT NO. 90

MINOR KNOWLTON  
ABSTRACT NO. 141

A. DICKSON SURVEY  
ABSTRACT NO. 51



MEETS AND BOUNDS DESCRIPTION  
57,929 ACRES (2,523,373 Square Feet)  
A. DICKSON SURVEY  
GALVESTON COUNTY, TEXAS

ALL that certain 57,929 acre (2,523,373 square feet) tract of land situated in the A. Dickson Survey, Abstract Number 51, Galveston County, Texas, and the same being more particularly described by the 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 HCSO 64, PD AM8988 (N: 13,744,577.87; E: 3,366,633.74).

BEGINNING at a 1/2-inch iron rod (no cap) found for the intersection of the apparent northerly right-of-way (R.O.W.) line of State Highway No. 87 (SH 87) (120' wide) with the recognized easterly line of the minor Knowlton Survey, Abstract Number 141, Galveston County, Texas, and the westerly line of the recognized easterly line of said Samuel F. Hughes Survey, South 44 Degrees 51 Minutes 01 Second East, a distance of 305.00 feet to a 1/2 inch iron rod with plastic cap stumped SEACOAST 5423 set for the north corner of that certain tract of land (Tract 1) referenced in a Special Warranty Deed to Hilcorp Energy 1, LP at Clerk's File Number 2021092991 of the O.P.R.C.T.I., and the west corner of the herein described tract;

THENCE, with the recognized easterly line of said Minor Knowlton Survey, the recognized lower westerly line of said A. Dickson Survey, and the westerly line of the recognized easterly line of said Samuel F. Hughes Survey, South 44 Degrees 51 Minutes 01 Second East, a distance of 783.05 feet to a 1/2-inch iron rod with plastic cap stumped SEACOAST 5423 set for the east corner of that certain tract of land (Tract 1) referenced in a Special Warranty Deed to Hilcorp Energy 1, LP at Clerk's File Number 2021092991 of the O.P.R.C.T.I., and the west corner of the herein described tract;

THENCE, northerly with the apparent northerly R.O.W. line of said Samuel F. Hughes Survey, South 44 Degrees 51 Minutes 01 Second East, a distance of 783.05 feet to a 1/2-inch iron rod with plastic cap stumped SEACOAST 5423 set for the east corner of that certain tract of land (Tract 1) referenced in a Special Warranty Deed to Hilcorp Energy 1, LP at Clerk's File Number 2021092991 of the O.P.R.C.T.I., and the west corner of the herein described tract;

THENCE, with the apparent northerly R.O.W. line of said State Highway No. 87 and the southerly line of the herein described tract, South 85 Degrees 07 Minutes 26 Seconds West, a distance of 2,131.17 feet to the POINT OF BEGINNING and containing 57,929 acres (2,523,373 square feet) of land.

- GENERAL NOTES:
- 1) This property has been surveyed with the benefit of a Title Report prepared by Auna Title Insurance Company, GF Number AIC022119522, with an effective date of July 21, 2022.
  - 2) This property does lie within the 100 Year Flood Plain as established by the Federal Emergency Management Agency and lies within the Designated Coastal Barriers Resource System. According to the FEMA FIRM Community Number 48167C, Flood No. 0327 and 0331 G, effective date August 15, 2019, this property lies within Zone VE with a Base Flood Elevation of 13 (as measured to the lowest horizontal structural member).
  - 3) All bearings and coordinates shown herein are based upon the Texas Coordinate System of 1983, South Central Zone 4204, and are tied to NGS Mark\_HCSO 64, PD AM8988 (N: 13,744,577.87; E: 3,366,633.74).
  - 4) This property may be subject to American Wetland Resources. See U.S. Fish & Wildlife Service National Wetlands Inventory: <https://www.fws.gov/nwr/inventory/methods-mapper>
  - 5) A separate metes and bounds description of even date accomplishes this survey.
  - 6) Approximate location of plugged well based upon the Texas Railroad Commission GIS Viewer (<http://map.hctx.com/arcgis/proxy/arcgis.com/arcgis/rest/services/water-viewer/>)
  - 7) Schedule "B" Exceptions from Coverage:

- 1) The following restrictive covenants of record itemized below (We must either insert specific recording date or delete this exception): Item 1, Schedule B, is hereby deleted.
- 2) Non-Survey Related Item
- 3) Non-Survey Related Item
- 4) Non-Survey Related Item
- 5) to identify or lands comprising the shores or beds or navigable or perennial rivers and streams, lakes, bays, gulfs or oceans, or
- 6) to lands beyond the line of the harbor or bulkhead lines as established or changed by any government, or
- 7) to filled-in lands, or artificial islands, or
- 8) to statutory water rights, including riparian rights, or
- 9) 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.
- 10) Non-Survey Related Item
- 11) Non-Survey Related Item
- 12) Non-Survey Related Item
- 13) Non-Survey Related Item
- 14) Non-Survey Related Item
- 15) Non-Survey Related Item
- 16) Non-Survey Related Item
- 17) Non-Survey Related Item
- 18) Non-Survey Related Item
- 19) Non-Survey Related Item
- 20) Non-Survey Related Item

1. Easements granted to Sun Oil Company, et al in instrument recorded in Volume 589, Page 328 of the Deed Records of Galveston County, Texas. (Specified on survey).
2. Easements granted to Caltex Oil Corporation in instrument recorded in Volume 681, Page 575 of the Deed Records of Galveston County, Texas. As to the remaining 80' of an original 100' wide strip (First Tract) situated along the southerly line of the subject property, Property may be subject to Mineral Rights and Access Reservations (Blanket in nature, unable to depict on survey).
3. Water Transmission Line twenty (20) feet wide along the southerly (front) property line and a Temporary Construction Easement twenty (20) feet wide located northwesterly of and adjacent to the aforementioned Water Transmission Line granted to Behlor Peninsula Special Utility District as set forth in instrument recorded under Clerk's File No. 2004023154 of the Official Public Records of Galveston County, Texas. Release of Easements as set forth in instrument recorded under Clerk's File No. (s) 2004023164 and 2004033480 of the Official Public Records of Galveston County, Texas. (Specified on survey).
4. Damage easement thirty (30) feet wide, granted to Galveston County in instrument recorded under Clerk's File No. 2009064903 of the Official Public Records of Galveston County, Texas.
5. Terms, conditions and provisions under Option to enter into pipeline easement and right of way agreement by instrument dated March 1, 2019 between Hilcorp Energy 1, LP and Hilcorp Energy 1, LP recorded under County Clerk's File No. 20190202271 of the Official Records of Galveston County, Texas. (Blanket in nature, unable to depict on survey).
6. Surface location, roadway, and pipeline easement by instrument dated February 24, 2020 in favor of Hilcorp Energy Development, LP filed for record under County Clerk's File No. 2020014425 of the Official Records of Galveston County, Texas. (Specified on survey).
7. Interest in, and to, oil, coal, lignite, oil, gas and other minerals, and all rights incident thereto, contained in instrument recorded in Volume 681, Page 575 of the Deed Records of Galveston County, Texas. Reference to which instrument is here made for participants. No further search of title has been made as to the interest(s) evidenced by this instrument, and the Company makes no representation as to the ownership or holder of such interest(s).
8. Interest in, and to, oil, coal, lignite, oil, gas and other minerals, and all rights incident thereto, contained in instrument recorded in Volume 883, Page 466 of the Deed Records of Galveston County, Texas. Reference to which instrument is here made for participants. No further search of title has been made as to the interest(s) evidenced by this instrument, and the Company makes no representation as to the ownership or holder of such interest(s).
9. Interest in, and to, oil, coal, lignite, oil, gas and other minerals, and all rights incident thereto, contained in instrument recorded in Volume 1871, Page 601 and 605 of the Deed Records of Galveston County, Texas. Reference to which instrument is here made for participants. No further search of title has been made as to the interest(s) evidenced by this instrument, and the Company makes no representation as to the ownership or holder of such interest(s).
10. Interest in, and to, oil, coal, lignite, oil, gas and other minerals, and all rights incident thereto, contained in instrument recorded under Clerk's File No. 2004023154 of the Official Public Records of Galveston County, Texas. Reference to which instrument is here made for participants. No further search of title has been made as to the interest(s) evidenced by this instrument, and the Company makes no representation as to the ownership or holder of such interest(s).
11. Interest in, and to, oil, coal, lignite, oil, gas and other minerals, and all rights incident thereto, contained in instrument recorded under Clerk's File No. 2004023154 of the Official Public Records of Galveston County, Texas. Reference to which instrument is here made for participants. No further search of title has been made as to the interest(s) evidenced by this instrument, and the Company makes no representation as to the ownership or holder of such interest(s).
12. Interest in, and to, oil, coal, lignite, oil, gas and other minerals, and all rights incident thereto, contained in instrument recorded under Clerk's File No. 2004023154 of the Official Public Records of Galveston County, Texas. Reference to which instrument is here made for participants. No further search of title has been made as to the interest(s) evidenced by this instrument, and the Company makes no representation as to the ownership or holder of such interest(s).
13. Interest in, and to, oil, coal, lignite, oil, gas and other minerals, and all rights incident thereto, contained in instrument recorded under Clerk's File No. 2004023154 of the Official Public Records of Galveston County, Texas. Reference to which instrument is here made for participants. No further search of title has been made as to the interest(s) evidenced by this instrument, and the Company makes no representation as to the ownership or holder of such interest(s).
14. Interest in, and to, oil, coal, lignite, oil, gas and other minerals, and all rights incident thereto, contained in instrument recorded under Clerk's File No. 2004023154 of the Official Public Records of Galveston County, Texas. Reference to which instrument is here made for participants. No further search of title has been made as to the interest(s) evidenced by this instrument, and the Company makes no representation as to the ownership or holder of such interest(s).
15. Interest in, and to, oil, coal, lignite, oil, gas and other minerals, and all rights incident thereto, contained in instrument recorded under Clerk's File No. 2004023154 of the Official Public Records of Galveston County, Texas. Reference to which instrument is here made for participants. No further search of title has been made as to the interest(s) evidenced by this instrument, and the Company makes no representation as to the ownership or holder of such interest(s).
16. Interest in, and to, oil, coal, lignite, oil, gas and other minerals, and all rights incident thereto, contained in instrument recorded under Clerk's File No. 2004023154 of the Official Public Records of Galveston County, Texas. Reference to which instrument is here made for participants. No further search of title has been made as to the interest(s) evidenced by this instrument, and the Company makes no representation as to the ownership or holder of such interest(s).
17. Interest in, and to, oil, coal, lignite, oil, gas and other minerals, and all rights incident thereto, contained in instrument recorded under Clerk's File No. 2004023154 of the Official Public Records of Galveston County, Texas. Reference to which instrument is here made for participants. No further search of title has been made as to the interest(s) evidenced by this instrument, and the Company makes no representation as to the ownership or holder of such interest(s).
18. Interest in, and to, oil, coal, lignite, oil, gas and other minerals, and all rights incident thereto, contained in instrument recorded under Clerk's File No. 2004023154 of the Official Public Records of Galveston County, Texas. Reference to which instrument is here made for participants. No further search of title has been made as to the interest(s) evidenced by this instrument, and the Company makes no representation as to the ownership or holder of such interest(s).
19. Interest in, and to, oil, coal, lignite, oil, gas and other minerals, and all rights incident thereto, contained in instrument recorded under Clerk's File No. 2004023154 of the Official Public Records of Galveston County, Texas. Reference to which instrument is here made for participants. No further search of title has been made as to the interest(s) evidenced by this instrument, and the Company makes no representation as to the ownership or holder of such interest(s).
20. Interest in, and to, oil, coal, lignite, oil, gas and other minerals, and all rights incident thereto, contained in instrument recorded under Clerk's File No. 2004023154 of the Official Public Records of Galveston County, Texas. Reference to which instrument is here made for participants. No further search of title has been made as to the interest(s) evidenced by this instrument, and the Company makes no representation as to the ownership or holder of such interest(s).

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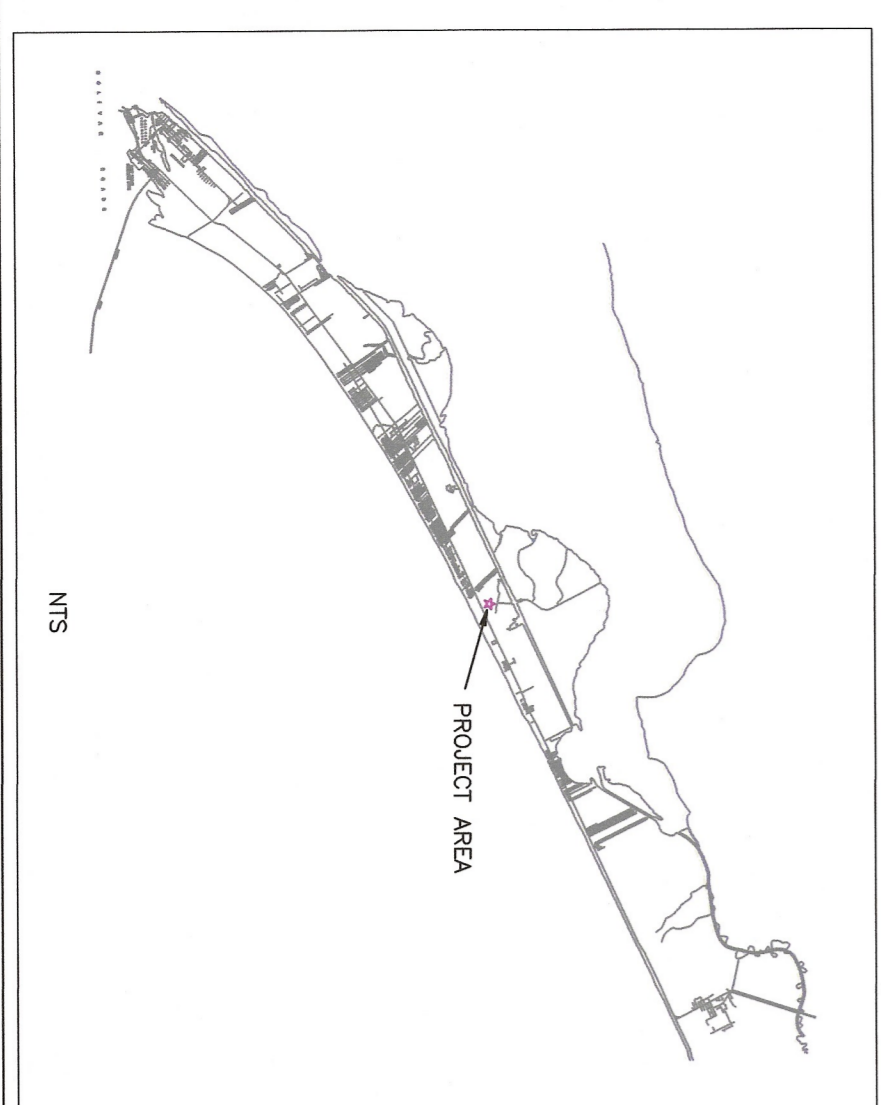
1. hereby certify that on the below date, the herein described property, together with improvements located thereon, was surveyed on the ground and under my direction, and that this map, together with dimensions as shown hereon, accurately represents the facts as found on the ground this date.
2. Referred General Notes.
3. Referred Legal Description.
4. Referred Line of Property.
5. Referred Plat No. 10 (d)

Revised 08/12/2021:  
1) Referred General Notes.  
2) Referred Legal Description.  
3) Referred Line of Property.  
4) Referred Plat No. 10 (d)

Michael Hoover  
Registered Professional  
Land Surveyor No. 5423

Michael Hoover  
Registered Professional  
Land Surveyor No. 5423

REVISIONS:  
DATE: June 22, 2022  
BY: MICHAEL HOOVER  
REASON: 22-0599



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