Title Commitment Notes:

1. Reference Commitment for Title Insurance issued by Veritas Title Partners, L.P. and Old Republic National Title Insurance Company, G.F. No. 21006419, having an effective date of March 21, 2021 and an issue date of March 26, 2021. No research of the Public Records of Chambers County, Texas regarding these easements or encumbrances was performed by Jones and Carter, Inc.

2. Tract subject to Restrictive Covenants recorded under Chambers County Clerk's File Nos. 2012074117, 2012078673, 2013081985, 2013081986, 2013083601, 2014093333, and 2018–138301.

3. Item No(s). 10a, 10b, 10c and 10d of said Commitment for Title Insurance are not survey matters and were not addressed with this survey.

4. Item No. 10e of said Commitment for Title Insurance mentions easements as set forth is instruments filed for record under Chambers County Clerk's File No(s). 2012074117 and 2012078673. The subject tract is a portion of the called 348.78 acre tract mentioned in "Exhibit A" of these documents. These documents mention building setback lines along any public street right–of–way 25 feet in distance, on the side development site boundary (not abutting a public street right–of–way) 15 feet in distance and on the rear development site boundary (not abutting a public street right–f–way) 15 feet in distance. These building lines affect the subject tract and are shown hereon.

5. Item No. 10f of said Commitment for Title Insurance mentions a pipeline easement granted to Sun Pipe Line Company as set forth in instrument filed for record in Volume 54, Page 247, Deed Records of Chambers County, Texas, and being described and located therein. Said easement having been affected by Amendment and Partial Release of Right of Way Agreement filed for record under Chambers County Clerk's File No. 2010058418. This easement is located outside of the subject tract. Therefore, it is not shown hereon.

6. Item No. 10g of said Commitment for Title Insurance mentions a pipeline easement granted to Texas Eastern Transmission Corporation, a Delaware Corporation as set forth in instrument filed for record in Volume 178, Page 171, Deed Records of Chambers County, Texas, and being described and located therein. This easement is located outside of the subject tract. Therefore, it is not shown hereon.

7. Item No. 10h of said Commitment for Title Insurance mentions a water line easement granted to Chambers County Improvement District No. 3 as set forth in instrument filed for record under Chambers County Clerk's File No. 2013082486, and being described and located therein. Conveyance and Bill of Sale of Utility Facilities as set forth in instrument filed for record under Chambers County Clerk's File No. 2013090461. This easement is located outside of the subject tract. Therefore, it is not shown hereon.

8. Item No. 10i of said Commitment for Title Insurance mentions an electric easement granted to CenterPoint Energy Houston Electric, LLC as set forth in instrument filed for record under Chambers County Clerk's File No. 2020–153380, and being described and located therein. This easement is shown hereon.

9. Item No. 10j of said Commitment for Title Insurance mentions terms, conditions, stipulations, and provisions contained in Waiver Agreement as set out in instrument filed for record under Chambers County Clerk's File No. 201168340, and being described and located therein. The subject tract is a portion of the (Tract III) 210.72 acre tract mentioned in "Exhibit A" of this document.

10. Item No. 10k of said Commitment for Title Insurance mentions terms, conditions, stipulations, and provisions contain in Utility Development Agreement as evidenced by Assignment filed for record under Chambers County Clerk's File No. 2019–138843. The subject tract is a portion of the (Tract III) 210.72 acre tract mentioned in "Exhibit A" of this document.

11. Item No. 10l of said Commitment for Title Insurance mentions terms, conditions, stipulations, and provisions contain in Utility Development Agreement as evidenced by Assignment filed for record under Chambers County Clerk's File No. 2019–138844. The subject tract is a portion of the (Tract III) 210.72 acre tract mentioned in "Exhibit A" of this document.

12. Item No. 10m of said Commitment for Title Insurance mentions terms, conditions, stipulations, provisions, and easements contained in Amended and Restated Detention Facility Easement Agreement as set out in instrument filed for records under Chambers County Clerk's File No. 2021–165135. The subject tract is a portion of the called 13.17 acre tract (Tract II) mentioned in "Exhibit A" of this document. The subject tract is not a portion of the called 2.04 acre tract mentioned in "Exhibit B" and "Exhibit C" of this document. The subject tract is not a portion of the 2.05 acre tract mentioned in "Exhibit D" and "Exhibit C" of this document. The tracts located outside of the subject tract are located north of the subject tract at varying lengths.

13. Item No. 10n of said Commitment for Title Insurance mentions rights, if any, of any other parties, in and to any existing irrigation canal or lateral traversing subject property, the existence of which does not appear of records, including but not limited to those canals shown on the plats attached to instrument dated November 22, 1967, filed for record in Volume 291, Page 690, Deed Records of Chambers County, Texas. According to Plate III–3 on Page 9 of said recorded document, the main canal is located approximately 5530 feet southwest outside of the subject tract (where the Coastal Industrial Water Authority canal is located), with a lateral shown running west.

14. Item No(s). 10o, 10p, 10r, 10s, 10t, 10u, 10v, 10w, 10x, 10y and 10z are not survey matters and were not addressed with this survey.

15. Item No. 10q of said Commitment for Title Insurance mentions a notice regarding possible annexation as set forth under Chambers County Clerk's File No(s). 2011065655, 2015107246, and 2017119086. The tracts mentioned in these documents are located approximately 2610 feet southeast outside of the subject tract.

16. Item No. 10aa of said Commitment for Title Insurance mentions that the subject tract is subject to the zoning ordinances now if effect, if any, in the City of Baytown, Texas.

17. Item No. 10bb of said Commitment for Title Insurance is not a survey matter and was not addressed with this survey.

18. Item No. 10cc of said Commitment for Title Insurance mentions current assessments and/or maintenance charges as set out in instrument recorded under Chambers County Clerk's File No. 2012074117 and any amendments thereto recorded in the Official Public Records of Chambers County. The subject tract is a portion of the called 348.78 acre tract mentioned in "Exhibit A" of these documents. Therefore, this document affects the subject tract.

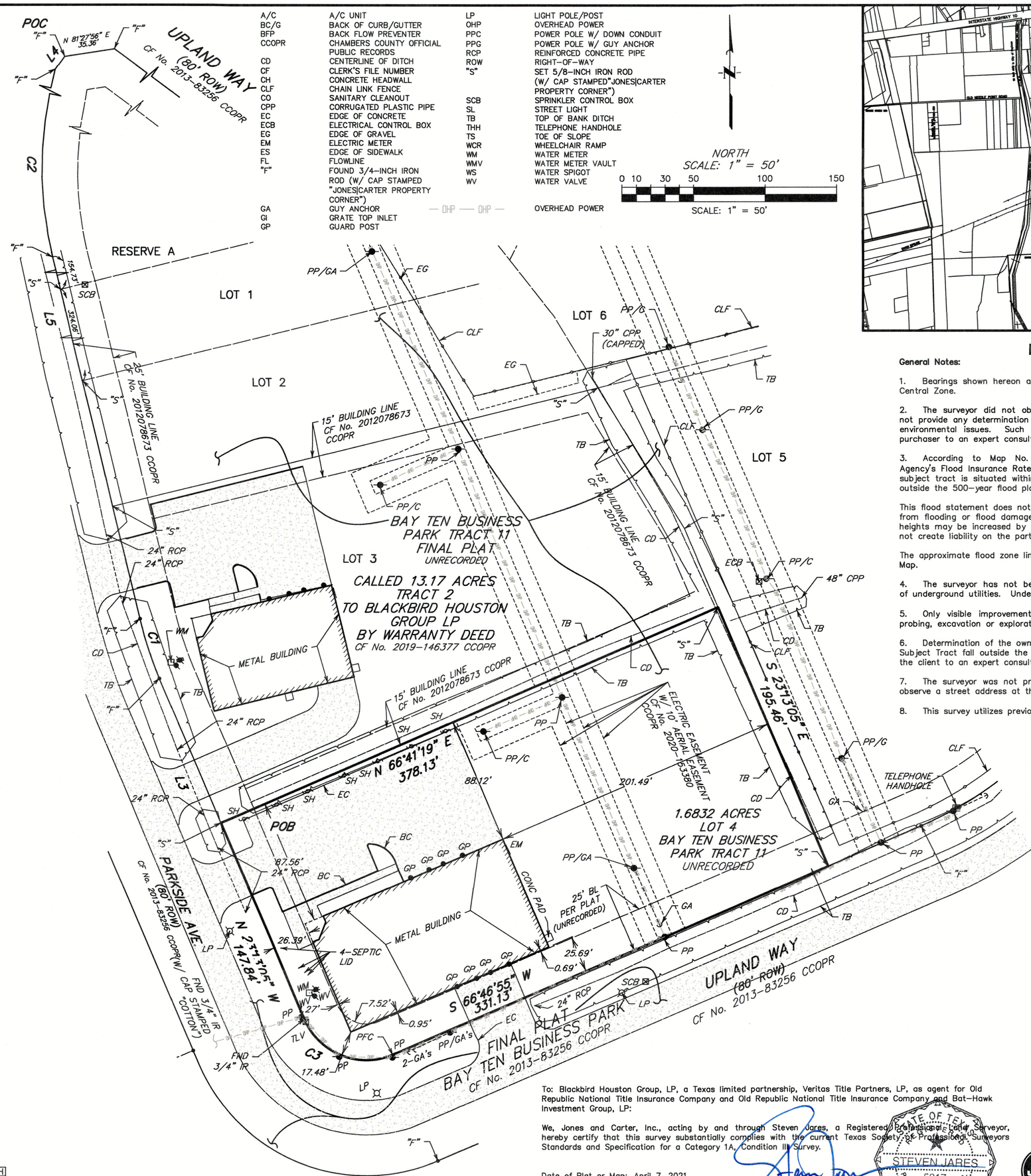
LINE	BEARING	DISTANCE
L1	S 31°49'16" E	114.79'
L2	S 23°13'05" E	59.24'
L3	S 23°13'05" E	108.82'
L4	S 36°27'56" W	10.91'
L5	S 13°40'12" E	478.76'

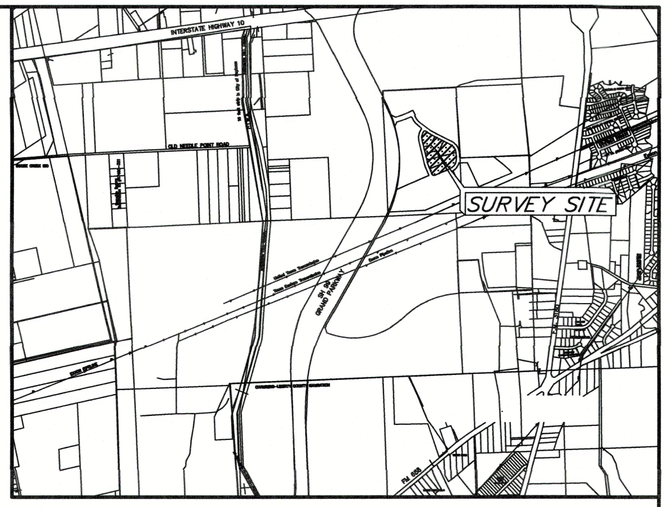
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	260.00'	9°32'53"	43.33'	N 18°26'38" W	43.28'
C2	260.00'	50°08'07"	227.51'	S 11°23'52" W	220.32'
C3	47.00'	89°59'58"	73.83'	N 68°13'05" W	66.47'

A/C	A/C UNIT	LP	LIGHT POLE/POST
BC/G	BACK OF CURB/GUTTER	OHP	OVERHEAD POWER
BFP	BACK FLOW PREVENTER	PPC	POWER POLE W/ DOWN CONDUIT
CCOPR	CHAMBERS COUNTY OFFICIAL PUBLIC RECORDS	PPG	POWER POLE W/ GUY ANCHOR
		RCP	REINFORCED CONCRETE PIPE
CD	CENTERLINE OF DITCH	ROW	RIGHT–OF–WAY
CF	CLERK'S FILE NUMBER	"S"	SET 5/8–INCH IRON ROD (W/ CAP STAMPED"JONES|CARTER PROPERTY CORNER")
CH	CONCRETE HEADWALL		
CLF	CHAIN LINK FENCE		
CO	SANITARY CLEANOUT	SCB	SPRINKLER CONTROL BOX
CPP	CORRUGATED PLASTIC PIPE	SL	STREET LIGHT
EC	EDGE OF CONCRETE	TB	TOP OF BANK DITCH
ECB	ELECTRICAL CONTROL BOX	THH	TELEPHONE HANDHOLE
EG	EDGE OF GRAVEL	TS	TOE OF SLOPE
EM	ELECTRIC METER	WCR	WHEELCHAIR RAMP
ES	EDGE OF SIDEWALK	WM	WATER METER
FL	FLOWLINE	WMV	WATER METER VAULT
"F"	FOUND 3/4–INCH IRON ROD (W/ CAP STAMPED "JONES|CARTER PROPERTY CORNER")	WS	WATER SPIGOT
		WV	WATER VALVE
GA	GUY ANCHOR	— OHP — OHP —	OVERHEAD POWER
GI	GRATE TOP INLET		
GP	GUARD POST		

NORTH
SCALE: 1" = 50'

0 10 30 50 100 150
SCALE: 1" = 50'





VICINITY MAP

General Notes:

1. Bearings shown hereon are based on the Texas Coordinate System of 1983, South Central Zone.

2. The surveyor did not observe any field delineation of wetlands. 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.

3. 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 within Unshaded Zone "X"; defined as areas determined to be outside the 500–year flood plain.

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.

The approximate flood zone lines shown hereon are based off of scaling from said FEMA Map.

4. The surveyor has not been provided with construction plans showing the location of underground utilities. Underground utilities may exist which are not shown hereon.

5. Only visible improvements/utilities were located with this survey; no subsurface probing, excavation or exploration was performed for this survey.

6. 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.

7. The surveyor was not provided an address of the surveyed property, and did not observe a street address at the time that fieldwork was completed.

8. This survey utilizes previous data based on Jones|Carter surveys in this area.

To: Blackbird Houston Group, LP, a Texas limited partnership, Veritas Title Partners, LP, as agent for Old Republic National Title Insurance Company and Old Republic National Title Insurance Company and Bat–Hawk Investment Group, LP:

We, Jones and Carter, Inc., acting by and through Steven Jares, a Registered Professional Land Surveyor, hereby certify that this survey substantially complies with the current Texas Society of Professional Surveyors Standards and Specification for a Category 1A, Condition III Survey.

Date of Plat or Map: April 7, 2021

Steven Jares
Registered Professional Land Surveyor
No. 5317

STATE OF TEXAS
STEVEN JARES
5317
PROFESSIONAL LAND SURVEYOR

LAND TITLE SURVEY
OF
LOT 4
OUT OF
BAY TEN BUSINESS PARK TRACT 11
BEING
1.6832 ACRES
OUT OF THE
R.A. WEST SURVEY, A-314
CHAMBERS COUNTY, TEXAS
DECEMBER 2020

JONES|CARTER
COTTON SURVEYING DIVISION
Texas Board of Professional Land Surveying Registration No. 10046100
6330 West Loop South, Suite 150 • Bellaire, TX 77401 • 713.777.5337

K:\17222\17222–0002–00 Bay 10 – 8110 Parkside Land Title Survey\1 Surveying Phase\CAD Files\Final Dwg\15646 – 1.69 AC – Lot 4 Land Title Survey.dwg Apr 07,2021 – 12:48pm mjs2

SAJ/MJS/mjs JOB No. 14318–0007–00

DWG. No. 15263