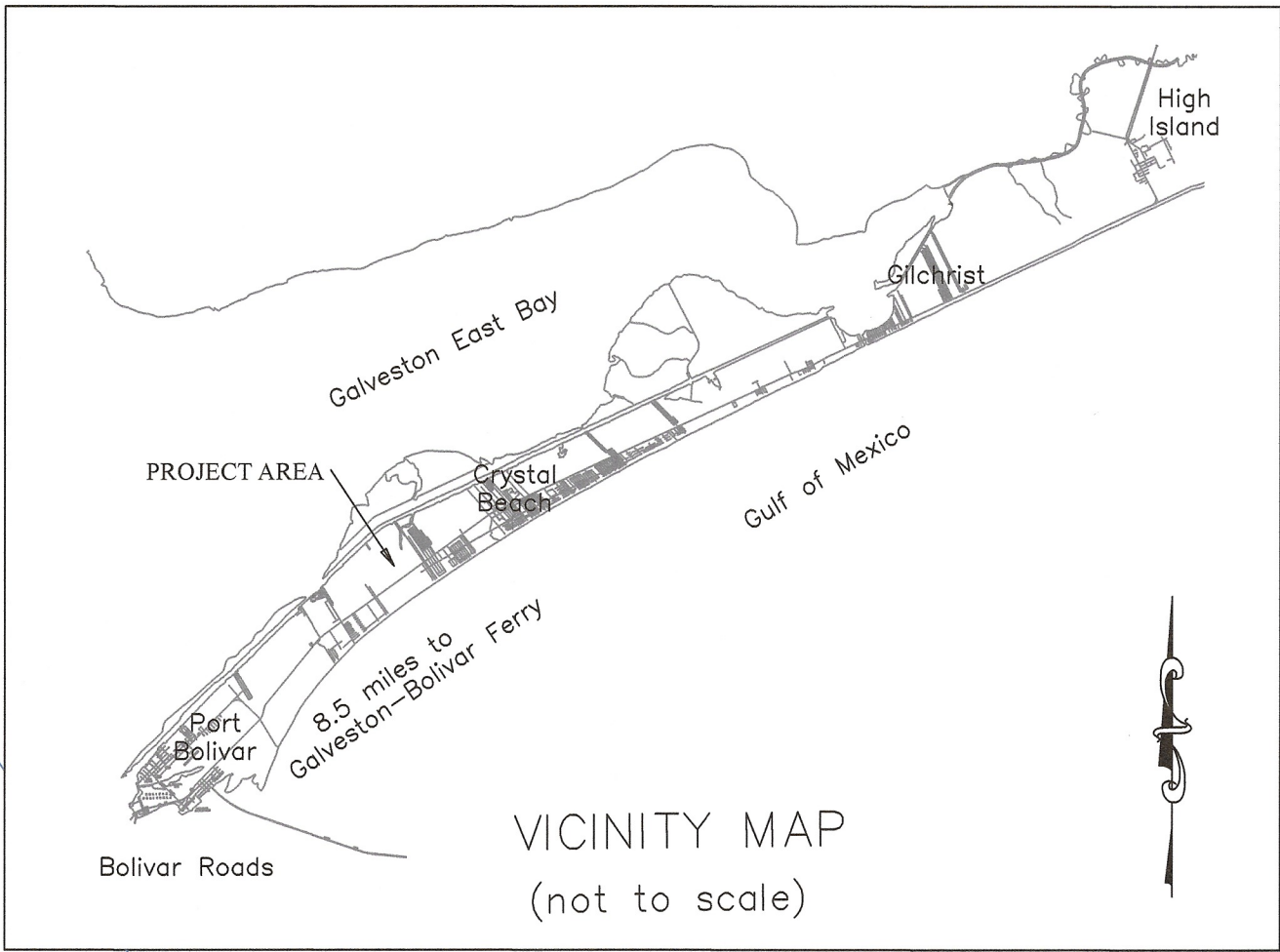


687 State Highway No 87, Crystal Beach, TX 77650

JONES SHAW SURVEY
ABSTRACT NO. 179



LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 51°02'16" E	58.46'
L2	N 39°18'38" E	28.49'
L3	N 49°08'02" E	117.05'
L4	N 19°27'42" W	30.08'
L5	N 87°34'34" E	67.10'
L6	N 64°06'33" E	48.94'
L7	N 23°03'28" E	34.48'
L8	N 50°55'23" E	27.26'
L9	N 69°23'29" W	11.95'
L10	N 33°25'19" E	42.14'
L11	N 54°32'43" E	23.56'
L12	N 86°30'44" W	10.00'
L13	N 67°55'21" E	51.81'
L14	N 28°25'36" E	43.27'
L15	N 59°02'59" E	25.81'
L16	N 86°36'50" E	35.32'
L17	N 51°17'02" E	30.76'
L18	N 82°54'47" E	64.20'
L19	N 64°31'07" E	86.94'
L20	N 06°10'50" E	42.78'
L21	N 40°59'09" E	46.55'
L22	N 62°18'41" E	48.71'
L23	N 79°19'52" E	59.86'
L24	N 33°38'01" E	52.97'
L25	N 36°34'14" E	80.13'
L26	N 29°42'00" E	80.68'

Roger & Lee Ann Chambers
Tract 152-2 / 235.574 AC
GCCFN 2016028568 OPRGCTx
Jones Shaw Survey, A-179

162.568 AC
(7,081, 441 SqFt)
681 HWY 87 LLC
South Tract
GCCFN 2024015197 OPRGCTx
A Van Nordstrand Survey, A-203

EXHIBIT

162.568 Acres (7,081,441 Square Feet) Tract situated in JONES SHAW SURVEY, ABSTRACT NO. 179, Galveston County, Texas.

I 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.

Michael Hoover

Michael Hoover
Registered Professional
Land Surveyor No. 5423



GENERAL NOTES:

- This survey has been prepared without benefit of a current title report. There may be easements, building lines, or other matters of record not shown hereon.
 - 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. According to the FEMA FIRM Community Number 48167C, Panel No. 0316 G, with an effective date August 15, 2019, this property lies within Zone VE with a Base Flood Elevation of 12' & 13' (as measured to the lowest horizontal structural member).
 - All bearings shown hereon are based upon the Texas Coordinate System of 1983, South Central Zone 4204, and are tied to NGS Mark "TXGM REF MON 2" (PID DR8251) (N: 13,703,575.9; E: 3,312,955.72). All coordinates shown hereon are reported in grid. All area quantities are reported in surface.
 - This property may or may not have access to wet utilities (sanitary sewer (wastewater) and water). It is beyond the scope of this survey to determine with certainty if these services are currently available. The surveyor recommends contacting the local providers for further information:
- a) Sanitary sewer (wastewater): Undine (formerly Bolivar Utility Services): 1830 Hwy 87, Port Bolivar, Texas 77550. (409) 684-9941
- b) Water: Bolivar Peninsula Special Utility District (BPSUD) 1840 Hwy 87, Crystal Beach, Texas 77650. (409) 684-3515
- 5) This property may or may not have access to electric service. It is beyond the scope of this survey to determine with certainty if this service is currently available. The surveyor recommends contacting the local provider for further information: Entergy Texas, Region Engineering - East: 1-800-368-3749; 1-409-981-3260
- 6) This property may contain marshlands and wetlands, which may affect future development. A wetlands determination is beyond the scope of this survey. A general idea of wetlands on this property as determined by the U.S. Fish and Wildlife Service "Wetlands Mapper" may be viewed at the following website: <https://www.fws.gov/program/national-wetlands-inventory/wetlands-mapper>.



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Mailing: P.O. Box 2579 / Crystal Beach, Texas 77650
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www.seacoastsurveyors.com

SCALE: 1" = 300'

SURVEY DATE:	October 10, 2025
FILE No.:	0179-0157-0001-000
DRAFTING:	ms
JOB No.:	25-0546