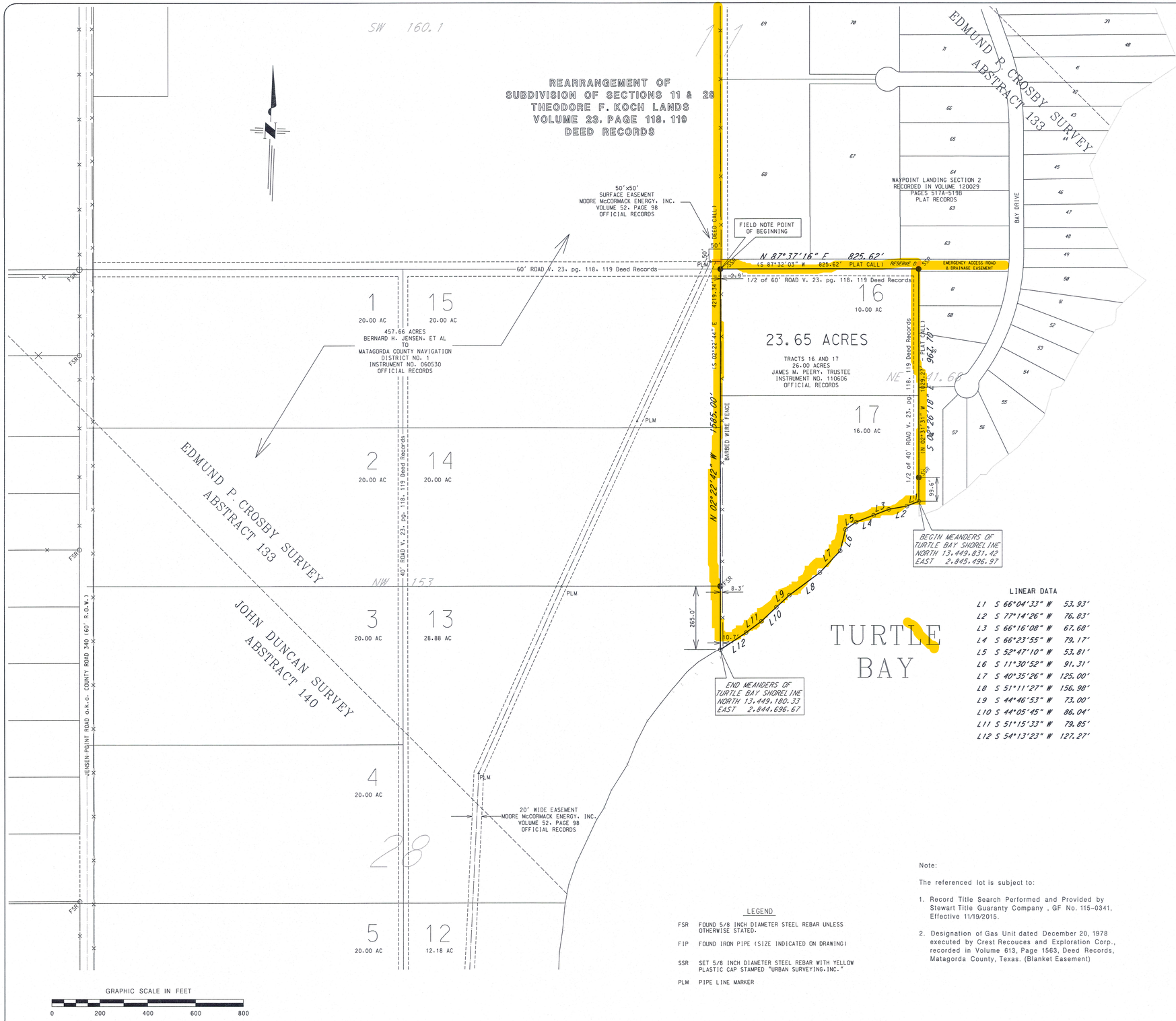
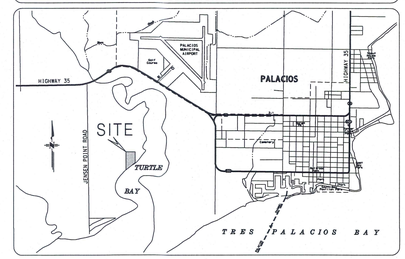


LOCATION MAP



LINEAR DATA

L1	S 66°04'33" W	53.93'
L2	S 77°14'26" W	76.83'
L3	S 66°16'08" W	67.68'
L4	S 66°23'55" W	79.17'
L5	S 52°47'10" W	53.81'
L6	S 11°30'52" W	91.31'
L7	S 40°35'26" W	125.00'
L8	S 51°11'27" W	156.98'
L9	S 44°46'53" W	73.00'
L10	S 44°05'45" W	86.04'
L11	S 51°15'33" W	79.85'
L12	S 54°13'23" W	127.27'

LEGEND

FSR FOUND 5/8 INCH DIAMETER STEEL REBAR UNLESS OTHERWISE STATED.

FIP FOUND IRON PIPE (SIZE INDICATED ON DRAWING)

SSR SET 5/8 INCH DIAMETER STEEL REBAR WITH YELLOW PLASTIC CAP STAMPED "URBAN SURVEYING, INC."

PLM PIPE LINE MARKER

THE STATE OF TEXAS}
THE COUNTY OF MATAGORDA}

BEING a 23.65 acre tract of land situated in the Edmund P. Crosby Survey, Abstract 133, Matagorda County, Texas, and being all of Lots 16 and 17 of Section 28 of the Theodore F. Koch Subdivision, according to the Map of subdivision of Sections 11 and 28 of said Theo. F. Koch Subdivision, recorded in Volume 19, Page 640 and amended in Volume 20, Pages 634 and 635, Deed Records of Matagorda County, Texas, and also according to Map of Rearrangement of said subdivision of Sections 11 and 28, recorded in Volume 23, Page 119, Deed Records of Matagorda County, Texas, said 23.65 acre tract of land being more fully described by metes and bounds as follows:

BEGINNING at a 5/8 inch diameter steel rebar set in the common line of Section 11 and said Section 28 of said Theodore F. Koch Subdivision, said rebar marking the northwest corner of said Lot 16 and the northeast corner of Lot 15 of said Section 28, said rebar also being in centerline of a 60 foot wide road as shown on the plat of said subdivision and further being the east line of that certain 457.66 acre tract of land as conveyed from Bernard H. Jensen, et al to Matagorda County Navigation District No. 1 according to the document recorded in Instrument No. 060530 of the Official Records of said County;

THENCE, North 87 deg. 37' 16" East, along the common line of said Section 11 and Section 28 and the centerline of said 60 foot wide road, a distance of 825.62 feet to a 5/8 inch diameter steel rebar set to mark the northeast corner of the herein described tract, same being the common corner of said Lot 16 and Lot 18 of said Section 28 and the intersection of a 40 foot wide road;

THENCE, South 02 deg. 26' 18" East, along the centerline of said 40' wide road and the common line of said Lot 16 and 18, passing at 528 feet the common corner of Lot 16 and 17 and continuing with the common line of said Lot 17 and 18, passing at 868.09 feet, a 5/8 inch diameter steel rebar set for a reference point and continuing for an overall distance of 967.70 feet to a point on the south shoreline of Turtle Bay for the southeast corner of the herein described tract (North 13,449,831.42, East 2,845,496.97);

THENCE, with the meanders of the shoreline of Turtle Bay as follows:

South 66 deg. 04' 33" West, a distance of 53.93 feet to an angle point;
South 77 deg. 14' 26" West, a distance of 76.83 feet to an angle point;
South 66 deg. 16' 08" West, a distance of 67.68 feet to an angle point;
South 66 deg. 23' 55" West, a distance of 79.17 feet to an angle point;
South 52 deg. 47' 10" West, a distance of 53.81 feet to an angle point;
South 11 deg. 30' 52" West, a distance of 91.31 feet to an angle point;
South 40 deg. 35' 26" West, a distance of 125.00 feet to an angle point;
South 51 deg. 11' 27" West, a distance of 156.98 feet to an angle point;
South 44 deg. 46' 53" West, a distance of 73.00 feet to an angle point;
South 44 deg. 05' 45" West, a distance of 86.04 feet to an angle point;
South 51 deg. 15' 33" West, a distance of 79.85 feet to an angle point;

And South 54 deg. 13' 23" West, a distance of 127.27 feet to a point on the shoreline of Turtle Bay for the southwest corner of the herein described tract (North 13,449,180.33, East 2,844,696.67, same being in the east line of said Lot 13, Section 28 and the east line of the said 457.66 acre tract;

THENCE, North 02 deg. 22' 42" West, along the east line of the said 457.66 acre tract and the common line of Lots 13,14,15,16 and 17, Section 28, passing at a distance of 265.00 feet, a 5/8 inch diameter steel rebar found for a reference point and continuing for an overall distance of 1585.00 feet to the POINT OF BEGINNING, CONTAINING within these metes and bounds a 23.65 acre tract of land, more or less.

Bearings for horizontal control are based on Monument Pala North 13,448,321.38, East 2,862,661.99 and Monument Palaport North 13,457,822.30, East 2,848,918.46, Lambert Grid, Texas South Central Zone, NAD'83 (1999), U.S.G.S. Quadrangles Turtle Bay (1976) and Palacios (1976).

Note:

The referenced lot is subject to:

1. Record Title Search Performed and Provided by Stewart Title Guaranty Company , GF No. 115-0341, Effective 11/19/2015.

2. Designation of Gas Unit dated December 20, 1978 executed by Crest Recouces and Exploration Corp., recorded in Volume 613, Page 1563, Deed Records, Matagorda County, Texas. (Blanket Easement)

THE ABOVE PLAT AND ACCOMPANYING LEGAL DESCRIPTION WERE PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION IN NOVEMBER 2015, AND ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

ACCORDING TO THE FLOOD INSURANCE RATE MAP (FIRM) FOR THE COUNTY OF MATAGORDA, TEXAS, COMMUNITY PANEL NUMBER 485489 0500 D, REVISED MAY 14, 1992, THE SUBJECT PROPERTY IS LOCATED PARTIALLY IN ZONE V18 (EL14), AND ZONE A14 (EL12).

WM. PATRICK HOHLT 11/25/15
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS NO. 5523

STATE OF TEXAS
REGISTERED
WM. PATRICK HOHLT
5523
PROFESSIONAL
LAND SURVEYOR

2004 N. COMMERCE ST. VICTORIA, TEXAS 77901
(361) 578-9837 FIRM # 1002100

104 E. FRENCH ST. CUERO, TEXAS 77954
(361) 277-9061 FIRM # 10021101

12675 SILICON DRIVE SAN ANTONIO, TEXAS 78249
PHONE: (210) 267-8654 FIRM # 10193843

USI
URBAN SURVEYING INC.

BOUNDARY SURVEY

PROJECT: JOHN MARTIN C/O COASTAL TITLE COMPANY, EDNA, TEXAS.

DESCRIPTION:

DGN BY: W.P.H.
DATE: 11/10/2015
FILE: S21334.00

JOB: S21334.00

SHEET 1 OF 1