LEGAL DESCRIPTION

SURVEY OF 55.806 TOTAL ACRES OF LAND EMBRACING ALL OF LOTS 1, 3, 5, 7, 9, 11, 13, 15, 17, AND A PORTION OF RESERVE "A", W.B. FRIENDS SUBDIVISION, ARANSAS COUNTY, TEXAS, PLAT RECORDED IN VOLUME 2, PAGE 28, PLAT RECORDS, ARANSAS COUNTY, TEXAS, AND LOTS 1 AND 2, BLOCK 244, BURTON AND DANFORTH SUBDIVISION, ARANSAS COUNTY, TEXAS, PLAT RECORDED IN VOLUME 1, PAGES 62-63, PLAT RECORDS OF ARANSAS COUNTY, TEXAS, INCLUDING THE WATERFRONT EAST OF SAID LOTS 1 AND 2, BLOCK 244, AND A PORTION OF OCEAN DRIVE CLOSED BY RESOLUTION DATED MARCH 4, 1964, BY THE COMMISSIONER'S COURT, RECORDED IN VOLUME 12, PAGE 246, COMMISSIONER'S COURT MINUTES, ARANSAS COUNTY, TEXAS, SAVE AND EXCEPT THAT PORTION OF LOT 1, BLOCK 244, BURTON AND DANFORTH SUBDIVISION CONVEYED TO R. L. IRWIN AND WIFE, NAN K. IRWIN IN DEED RECORDED IN VOLUME 122, PAGE 42, DEED RECORDS OF ARANSAS COUNTY, TEXAS, AND BEING THE SAME TRACT DESCRIBED IN A DEED OF RECORD UNDER CLERKS FILE NUMBER 248995, OFFICIAL PUBLIC RECORDS OF ARANSAS COUNTY, TEXAS; SAVE & EXCEPT A 1.251 ACRE LEASE TRACT.

AND

2.943 ACRES OF LAND OUT OF THE OLD SAN ANTONIO AND ARANSAS PASS RAILROAD R.O.W., AND BEING OUT OF THE JAMES MCKAY SURVEY, A-160, CITY OF ROCKPORT, ARANSAS COUNTY, TEXAS, AND BEING THE SAME TRACT DESCRIBED IN A DEED OF RECORD UNDER CLERKS FILE NUMBER 296260, OFFICIAL PUBLIC RECORDS OF ARANSAS COUNTY, TEXAS; SAVE & EXCEPT A 0.441 ACRE LEASE TRACT.

Scale: 1" = 100' APRIL 26, 2021

CURRENT PARTY

Prepared For:
SUSIE & STEVE ROBERTS TRUST

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ANY COPY OF THIS DRAWING MUST BEAR THE SURVEYOR'S ORIGINAL SEAL AND SIGNATURE IN RED INK OR THE DRAWING IS AN UNAUTHORIZED REPRODUCTION WHICH MAY HAVE BEEN ALTERED OR CHANGED WITHOUT THE SURVEYOR'S KNOWLEDGE.

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FLOOD DATA

This is to certify that I have consulted the Federal Flood Hazard Map Dated 2-17-16 and found that the property described herein is X [or] is not X located in a "Special Flood Hazard Area." Zone AS SHOWN, Base Elevation AS SHOWN, Panel No. 0350G, Community No. 485504. This information is based on scaling the location of this survey on the referenced F.E.M.A. map. This information is intended to be used to determine insurance rates only and not to identify specific flooding conditions.

NOTES

1. Deed bearing used for directional control unless otherwise shown.
2. This survey in violation of "Copyright Laws" if not accompanied by original seal and signature.
3. See accompanying field notes.
4. Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants or ownership of title evidence. Surveyor did not review exceptions in schedule "B" of the title commitment to determine whether they do or do not affect subject property.

SURVEYOR CERTIFICATION

I, J. L. Brundrett, Jr., a Registered Professional Land Surveyor in the State of Texas, do hereby certify that the plat correctly shows a survey on the ground of the foregoing property and that there are no intrusions or protrusions (except as shown hereon.)

J. L. Brundrett, Jr., R.P.L.S.
Reg. No. 2133

STATE OF TEXAS REGISTERED J. L. BRUNDRETT, JR. 2133 PROFESSIONAL LAND SURVEYOR

FIRM NAME & ADDRESS

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TBPELS FIRM NO. 10004800

FILE NAME: 210423BB3