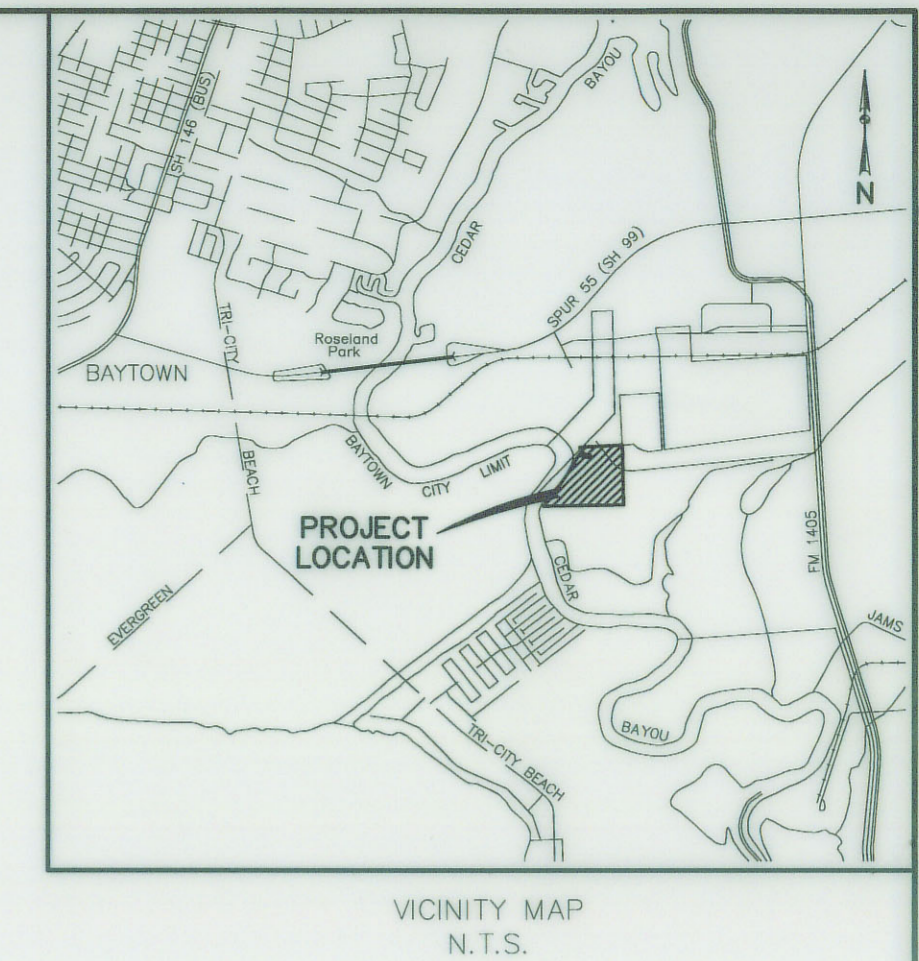


LINE	BEARING	DISTANCE
L1	N48°24'56"E	97.34'
L2	N35°18'06"E	73.00'
L3	N36°48'40"E	32.58'
L4	N37°32'18"E	58.34'
L5	N38°38'57"E	60.50'
L6	N40°48'59"E	63.84'
L7	N33°41'25"E	72.29'
L8	N27°07'47"E	44.42'
L9	N20°57'38"E	65.20'
L10	N56°34'37"E	62.06'
L11	N38°12'42"E	68.46'
L12	N32°52'18"E	35.54'
L13	N33°49'00"E	81.11'
L14	N25°30'45"E	85.74'
L15	N33°42'44"E	55.09'
L16	S46°35'12"E	56.95'
L17	S58°42'00"E	29.91'
L18	S55°19'39"E	29.08'
L19	S78°12'08"E	58.94'
L20	S82°45'18"E	51.88'
L21	N12°35'55"E	25.28'
L22	S88°02'58"W	77.38'
L23	N56°37'42"W	40.87'
L24	N50°12'45"W	49.59'
L25	N16°58'02"W	39.51'
L26	N19°06'48"W	26.28'
L27	N03°05'02"W	24.10'



- GENERAL NOTES:
- BEARINGS SHOWN HEREON ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983/1993 SOUTH CENTRAL ZONE. ALL DISTANCES SHOWN ARE TO CONVERT THE VALUES TO GRID, MULTIPLY BY AN AVERAGE COMBINED SCALE FACTOR OF 0.999883989.
  - EASEMENTS AND OTHER RECORD INFORMATION SHOWN HEREON ARE AS DESCRIBED IN A TITLE COMMITMENT PREPARED BY CHARTER TITLE COMPANY, UNDER G.F. NO. 1017000324, WITH AN EFFECTIVE DATE OF APRIL 3, 2005. NO FURTHER RESEARCH OF THE CHAMBERS COUNTY DEED RECORDS WAS PERFORMED BY SURVCON, INC.
  - THIS SURVEY DOES NOT DETERMINE THE LOCATION OF WETLANDS, FAULT LINES OR OTHER ENVIRONMENTAL ISSUES SHOULD THEY EXIST.
  - THE SQUARE FOOTAGE AS SHOWN HEREON IS BASED ON THE MATHEMATICAL CLOSURE OF THE COURSES AND DISTANCES DESCRIBED HEREON.
  - ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM (FIRM) FLOOD INSURANCE RATE MAP NO. 480119 0285 B, DATED JUNE 15, 1983, A PORTION OF THE SUBJECT TRACT LIES WITHIN ZONE "C", DEFINED AS AREAS OF MINIMAL FLOODING; A PORTION OF THE PROPERTY LIES WITHIN ZONE "B", DEFINED AS AREAS BETWEEN LIMITS OF THE 100-YEAR FLOOD AND 500-YEAR FLOOD; OR CERTAIN AREAS SUBJECT TO 100-YEAR FLOODING WITH AVERAGE DEPTHS LESS THAN ONE (1) FOOT OR WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN ONE SQUARE MILE; OR AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD; A PORTION OF THE PROPERTY LIES WITHIN ZONE "A14", DEFINED AS AREAS OF 100-YEAR FLOOD; BASE FLOOD ELEVATIONS AND FLOOD HAZARD FACTORS DETERMINED. THIS INFORMATION IS AS PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY AND SURVCON INC DOES NOT ACCEPT RESPONSIBILITY FOR ITS ACCURACY OR CONTENT.
  - FENCE LINES SHOWN HEREON WERE FIELD LOCATED WHERE DIMENSIONS ARE INDICATED AND MAY MEANDER BETWEEN THESE LOCATIONS.
  - THE TRACT SHOWN HEREON IS SUBJECT TO RESTRICTIVE COVENANTS OF RECORD UNDER VOL. 203, PAGE 818 OF THE OFFICIAL PUBLIC RECORDS OF CHAMBERS COUNTY.
  - THE TRACT SHOWN HEREON IS SUBJECT TO THE TERMS, CONDITIONS AND STIPULATIONS OF AN AGREEMENT TO GRANT EASEMENTS AS RECORDED IN VOLUME 456, PAGE 507 OF THE OFFICIAL PUBLIC RECORDS OF CHAMBERS COUNTY.
  - O.P.R.C.C. INDICATES OFFICIAL PUBLIC RECORDS OF CHAMBERS COUNTY.
  - C.C.P.R. INDICATES CHAMBERS COUNTY PLAT RECORDS.
  - THE SUBJECT PROPERTY LIES WITHIN THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF BAYTOWN, TEXAS AND MAY BE SUBJECT TO ANY ORDINANCES REGARDING ZONING, OR THE PLATTING OR REPLATTING OF REAL PROPERTY.
  - A SEPARATE METES AND BOUNDS DESCRIPTION OF THE SUBJECT PROPERTY HAS BEEN PREPARED BY THE SURVEYOR AND IS ATTACHED HERETO.
  - THE BOUNDARY LINE SHOWN ALONG CEDAR BAYOU IS BASED ON THE FINDINGS SHOWN IN A REPORT BY GARY C. BOWES, LICENSED STATE LAND SURVEYOR, DATED JULY 21, 2005, ACCORDING TO THIS REPORT, THAT PORTION OF THE BOUNDARY LOCATED WITHIN THE JOHN STEELE SURVEY EXTENDS TO A TIDAL ELEVATION (MEAN HIGHER HIGH TIDE) OF 1.23 FEET (NAVD88) AND THAT PORTION OF THE BOUNDARY LOCATED WITHIN THE JOHN IJAMS SURVEY EXTENDS TO A TIDAL ELEVATION (MEAN HIGH TIDE) OF 1.17 FEET (NAVD88). A COPY OF THAT REPORT IS ATTACHED TO THIS REVISED SURVEY (REVISED DATE JULY 28, 2005).
  - \*NOTICE: THIS SURVEY WAS PERFORMED IN ACCORDANCE WITH SECTION 33.136, NATURAL RESOURCES CODE, FOR THE PURPOSE OF EVIDENCING THE LOCATION OF THE SHORELINE IN THE AREA DEPICTED IN THIS SURVEY AS THAT SHORELINE EXISTED BEFORE COMMENCEMENT OF EROSION RESPONSE ACTIVITY, AS REQUIRED BY CHAPTER 33, NATURAL RESOURCES CODE. THE LINE DEPICTED ON THIS SURVEY FIXES THE SHORELINE FOR THE PURPOSE OF LOCATING A SHORELINE BOUNDARY, SUBJECT TO MOVEMENT LANDWARD AS PROVIDED BY SECTION 33.136, NATURAL RESOURCES CODE.\*

TEXAS GENERAL LAND OFFICE  
 Art. 33.136, Natural Resources Code  
 Co. Chambers, Sketch No. 3  
 File Date 4/18/2006 by D.J.H.  
 See Coordinate List received 4/18/2006



SURVEYOR'S CERTIFICATE  
 TO: CEDAR CROSSING, L.P., OSPREY LINE, LLC AND CHARTER TITLE COMPANY:

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND AND COMPLETED IN MARCH 2005, THAT THIS DRAWING ACCURATELY REPRESENTS THE FACTS FOUND AT THE TIME OF SURVEY AND THAT THIS PROFESSIONAL SERVICE SUBSTANTIALLY CONFORMS TO THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1A, CONDITION II SURVEY.

ROBERT W. TERRY  
 REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4420

REVISED: JULY 28, 2005  
 REVISED: FEBRUARY 20, 2006

LAND TITLE SURVEY  
 19.26 ACRES (839,012 SQ. FT.) OUT OF  
 RESTRICTED RESERVE "A" OF  
 CEDAR CROSSING PHASE II  
 JOHN STEELE SURVEY, A-227 AND  
 JOHN IJAMS SURVEY, A-15  
 CHAMBERS COUNTY, TEXAS

**SURVCON INC.**  
 PROFESSIONAL SURVEYORS  
 5757 WOODWAY  
 HOUSTON, TEXAS 77057  
 PH: (713) 780-4128  
 www.survcon.com

SCALE: 1" = 100'	JOB NO. 602975.1000
DATE: 03-24-05	F.B. NO. 157
DRN. BY: KKH	CHK. BY: RLM
PROJECT: OSPREY TRACT	

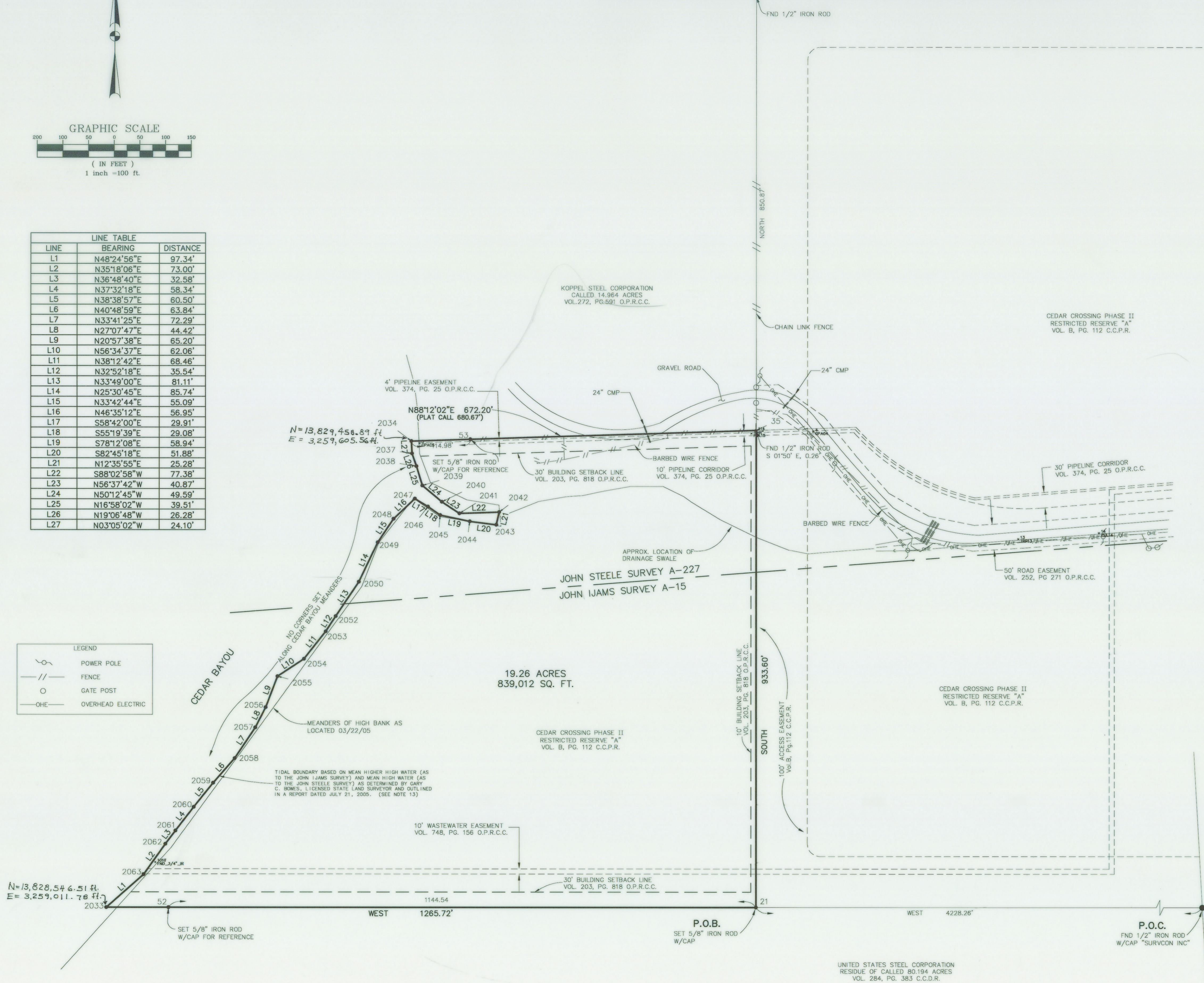
REVISED: 02-20-06 ADD GLO NOTE  
 REVISED: 07-28-05 SHOW TIDAL BOUNDARY  
 REVISED: 06-20-05 REFLECT REVISED TITLE REPORT  
 REVISED: 04-11-05 ADDRESS COMMENTS

CHAMBERS CO. ART. 33.136 SKETCH 3

LEGEND

	POWER POLE
	FENCE
	GATE POST
	OVERHEAD ELECTRIC

N=13,828,546.51 ft.  
 E=3,259,011.78 ft.



F.M. 1405  
 (300' R.O.W.)  
 VOL. 351, PG. 200 C.C.D.R.

UNITED STATES STEEL CORPORATION  
 RESIDUE OF CALLED 80.194 ACRES  
 VOL. 284, PG. 383 C.C.D.R.

CEDAR CROSSING PHASE II  
 RESTRICTED RESERVE "A"  
 VOL. B, PG. 112 C.C.P.R.

JOHN STEELE SURVEY A-227  
 JOHN IJAMS SURVEY A-15

19.26 ACRES  
 839,012 SQ. FT.

CEDAR CROSSING PHASE II  
 RESTRICTED RESERVE "A"  
 VOL. B, PG. 112 C.C.P.R.

10' WASTEWATER EASEMENT  
 VOL. 748, PG. 156 O.P.R.C.C.

TIDAL BOUNDARY BASED ON MEAN HIGHER HIGH WATER (AS TO THE JOHN IJAMS SURVEY) AND MEAN HIGH WATER (AS TO THE JOHN STEELE SURVEY) AS DETERMINED BY GARY C. BOWES, LICENSED STATE LAND SURVEYOR AND OUTLINED IN A REPORT DATED JULY 21, 2005. (SEE NOTE 13)

4' PIPELINE EASEMENT  
 VOL. 374, PG. 25 O.P.R.C.C.

SET 5/8" IRON ROD  
 W/CAP FOR REFERENCE  
 2039

30' BUILDING SETBACK LINE  
 VOL. 203, PG. 818 O.P.R.C.C.

10' PIPELINE CORRIDOR  
 VOL. 374, PG. 25 O.P.R.C.C.

BARBED WIRE FENCE

50' ROAD EASEMENT  
 VOL. 252, PG. 271 O.P.R.C.C.

100' ACCESS EASEMENT  
 Vol. B, Pg. 112 C.C.P.R.

APPROX. LOCATION OF DRAINAGE SWALE

GRAVEL ROAD

CHAIN LINK FENCE

FND 1/2" IRON ROD

24" CMP

24" CMP

30' PIPELINE CORRIDOR  
 VOL. 374, PG. 25 O.P.R.C.C.

BARBED WIRE FENCE

50' ROAD EASEMENT  
 VOL. 252, PG. 271 O.P.R.C.C.

10' PIPELINE CORRIDOR  
 VOL. 374, PG. 25 O.P.R.C.C.

BARBED WIRE FENCE

50' ROAD EASEMENT  
 VOL. 252, PG. 271 O.P.R.C.C.

10' PIPELINE CORRIDOR  
 VOL. 374, PG. 25 O.P.R.C.C.

BARBED WIRE FENCE

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 VOL. 252, PG. 271 O.P.R.C.C.

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 VOL. 374, PG. 25 O.P.R.C.C.

BARBED WIRE FENCE

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 VOL. 252, PG. 271 O.P.R.C.C.

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 VOL. 374, PG. 25 O.P.R.C.C.

BARBED WIRE FENCE

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**SURVCON**  
5757 Woodway Drive, Suite 101W, Houston, Texas 77057-1599  
T 713.780.4123 F 713.267.3295 www.survcon.com

March 6, 2006

Mr. C. B. (Ben) Thompson, RPLS, LSLS  
General Land Office  
1700 N. Congress  
Austin, Texas 78701

Re: Survey of 19.26 acres in Cedar Crossing, Chambers County, Texas  
(Job No. 60001996)

Dear Mr. Thompson:

Pursuant to our phone conversation of Monday, March 6, 2006, following are the State Plane Coordinates for the corners of the above referenced survey. Coordinates are based on the Texas Coordinate System of 1983/1993, South Central Zone.

Southeast corner (P.O.B.)	N = 13,828,546.51	E = 3,260,277.35
Southwest corner (at Cedar Bayou)	N = 13,828,546.51	E = 3,259,011.78
Northwest corner (at Cedar Bayou)	N = 13,829,458.89	E = 3,259,605.56
Northeast corner	N = 13,829,480.00	E = 3,260,277.35

If you have any questions or require any additional information, please contact me

Sincerely,



Robert W. (Bob) Terry, RPLS  
Survey Manager  
SURVCON INC.

cc: Mr. Warren Humphreys, Lanier Engineering  
Mr. Gary Bowes, Half & Associates

**TEXAS GENERAL LAND OFFICE**  
Art. 33.136, Natural Resources Code  
Co. Chambers, Sketch No. 3  
File Date 4-18-2006 by D.J.H.

Rec'd 4/18/2006