

Vicinity Map: 1" = 1,000'

Purpose:

To perform an ALTA Survey on 7 Parcels of Land, currently belonging to VT Halter Marine, Inc., located in Sections 2 & 11, Township 7 South, Range 6 West, City of Moss Point, Jackson County, Mississippi.

Encroachment and/or Easement Notes:

1) Easement for ingress and egress to Waterways Property, Inc., a Mississippi corporation as contained in Warranty Deed recorded in Book 684 at Page 296.

2) Right of Way Deed to Jackson County, Mississippi recorded in Book 691 at Page 331.

3) Right of Way as contained in Deed by Gift to The County of Jackson, State of Mississippi, recorded in Book 917 at Page 158.

4) Easement (Ingress/Egress) to OMP-USA, Inc., recorded in Book 1153 at Page 161.

5) Easement (Ingress/Egress) to OMP-USA, Inc., recorded in Book 1153 at Page 164.

6) Easement to Singing River Electric Power Association and OMP-USA, a Division of American Tower Systems, L.P., a Delaware limited partnership, recorded in Book 1153 at Page 166.

7) Easement to Bell South and OPM-USA, a Division of American Tower Systems, L.P., a Delaware limited partnership, recorded in Book 1153 at Page 168.

8) Easement and Assignment Agreement by and between VT Halter Marine, Inc., a Delaware corporation and American Tower, L.P., a Delaware limited partnership, recorded in Book 1825 at Page 377.

Access:

Property has direct ingress and egress to and from Trinity Drive.

Flood Note:

According to Federal Emergency Management Agency Flood Insurance Rate Map (F.I.R.M.) Community Panel Number 28059C 0333 G, dated March 16, 2009 this property is located in flood zone AE & X.

Utilities:

All above ground utilities shown have been located from visible evidence during the field survey only. The surveyor makes no guarantee that the utilities shown comprise all such utilities in the area, either in service or abandoned.

Zoning: (South of Moss Point City Limits)

The herein surveyed area is Zoned IH (Heavy Industrial), as per the official zoning map of the City of Moss Point, Mississippi. Area, Yard and Height Requirements are as follows:

- Minimum lot area: 43,560 sq. ft. (1 Acre)
- Minimum lot width: 150 ft.
- Maximum building coverage (% of lot area): 60%
- Maximum height: Approved by the City Fire Chief
- Minimum yard setback requirements:
 - a. Front Yard: 60 ft.
 - b. Side Yard: 25 ft.
 - c. Rear Yard: 30 ft.

The herein surveyed area is Zoned A-1 (Agricultural), as per the official zoning map of the City of Moss Point, Mississippi. Area, Yard and Height Requirements are as follows:

- Minimum lot area: 3 Acres
- Minimum lot width: 250 ft.
- Maximum building coverage (% of lot area): 5%
- Maximum height: 35 ft.
- Minimum yard setback requirements:
 - a. Front Yard: 30 ft.
 - b. Side Yard: 30 ft.
 - c. Rear Yard: 30 ft.

Riparian Notes:

A portion of the boundary line for Lot 5 represents the water's edge of Brickyard Bayou, Pascagoula River and Smear Bayou. The water's edge of Smear Bayou and Pascagoula River was surveyed on November 9, 2022. The water's edge of Brickyard Bayou was surveyed on November 10, 2022. The boundary is subject to change due to natural causes and the surveyor makes no claims that the location of the water's edge on the survey date represents the location of the limits of title.

Legal Description "Lot 5"

A certain parcel of land, situated partially in the City of Moss Point, Jackson County, State of Mississippi, and located in Section 2 and 11, Township 7 South, Range 6 West, St. Stephens Meridian, belonging to VT Halter Marine, Inc. and being more particularly described according to "Plat showing the survey of Lot 5 being a 198.69 Acre Parcel of Land", signed by James H. Chustz, Jr., Registered Professional Land Surveyor and dated February 7, 2023.

Lot 5

For a Point of Commencement (POC), commence at 5/8 inch iron rod located on the apparent West Right of Way of Barron Road, the Northeast corner of Charles James, Jr. property now or formerly, and the Southeast corner of Helen Hammack property now or formerly; thence South 89 degrees 43 minutes 24 seconds West a distance of 211.75 feet to a 5/8 inch iron rod which is the **Point of Beginning** (POB); thence South 04 degrees 13 minutes 55 seconds East a distance of 149.71 feet to a 3/8 inch iron rod; thence North 89 degrees 54 minutes 23 seconds East a distance of 196.89 feet to a 3/8 inch iron rod; thence South 00 degrees 08 minutes 19 seconds East a distance of 299.66 feet to a 1 inch iron rod; thence North 89 degrees 51 minutes 01 seconds West a distance of 185.73 feet to a 3/8 inch iron rod; thence South 04 degrees 23 minutes 32 seconds West a distance of 302.65 feet to a 5/8 inch iron rod; thence South 04 degrees 06 minutes 36 seconds West a distance of 149.92 feet to a 3/8 inch iron rod; thence South 03 degrees 59 minutes 14 seconds West a distance of 393.00 feet to a 5/8 inch iron rod; thence South 03 degrees 59 minutes 14 seconds West a distance of 50.00 feet to a calculated point; thence South 03 degrees 59 minutes 02 seconds West a distance of 9.06 feet to a calculated point on the water's edge of Brickyard Bayou; thence along the water's edge of Brickyard Bayou South 56 degrees 56 minutes 35 seconds West a distance of 230.56 feet to a calculated point; thence along the water's edge of Brickyard Bayou North 82 degrees 42 minutes 12 seconds West a distance of 125.80 feet to a calculated point; thence along the water's edge of Brickyard Bayou South 80 degrees 35 minutes 23 seconds West a distance of 154.17 feet to a calculated point; thence along the water's edge of Brickyard Bayou South 65 degrees 31 minutes 37 seconds West a distance of 235.93 feet to a calculated point; thence along the water's edge of Brickyard Bayou South 34 degrees 14 minutes 02 seconds West a distance of 165.82 feet to a calculated point; thence along the water's edge of Brickyard Bayou South 67 degrees 31 minutes 14 seconds West a distance of 199.38 feet to a calculated point; thence along the water's edge of Brickyard Bayou South 33 degrees 59 minutes 53 seconds West a distance of 508.38 feet to a calculated point; thence along the water's edge of Brickyard Bayou South 25 degrees 56 minutes 38 seconds West a distance of 240.96 feet to a calculated point; thence along the water's edge of Brickyard Bayou South 42 degrees 02 minutes 50 seconds West a distance of 113.65 feet to a calculated point; thence along the water's edge of Brickyard Bayou South 61 degrees 03 minutes 26 seconds West a distance of 123.52 feet to a calculated point; thence along the water's edge of Brickyard Bayou South 30 degrees 08 minutes 39 seconds West a distance of 79.55 feet to a calculated point; thence along the water's edge of Brickyard Bayou South 39 degrees 42 minutes 39 seconds West a distance of 146.47 feet to a calculated point; thence along the water's edge of Brickyard Bayou South 57 degrees 09 minutes 20 seconds West a distance of 87.12 feet to a calculated point; thence along the water's edge of Brickyard Bayou South 54 degrees 45 minutes 18 seconds West a distance of 86.01 feet to a calculated point; thence along the water's edge of Brickyard Bayou South 26 degrees 55 minutes 31 seconds West a distance of 107.19 feet to a calculated point; thence along the water's edge of Brickyard Bayou South 65 degrees 55 minutes 28 seconds West a distance of 144.94 feet to a calculated point; thence along the water's edge of Brickyard Bayou South 44 degrees 16 minutes 04 seconds West a distance of 81.78 feet to a calculated point; thence along the water's edge of Brickyard Bayou South 66 degrees 14 minutes 01 seconds West a distance of 50.57 feet to a calculated point; thence along the water's edge of Brickyard Bayou South 89 degrees 09 minutes 20 seconds West a distance of 71.10 feet to a calculated point; thence along the water's edge of Brickyard Bayou South 67 degrees 22 minutes 05 seconds West a distance of 93.32 feet to a calculated point; thence along the water's edge of Brickyard Bayou South 55 degrees 53 minutes 53 seconds West a distance of 115.77 feet to a calculated point; thence along the water's edge of Brickyard Bayou South 41 degrees 29 minutes 29 seconds West a distance of 63.87 feet to a calculated point; thence along the water's edge of Brickyard Bayou South 65 degrees 42 minutes 21 seconds West a distance of 72.22 feet to a calculated point; thence along the water's edge of Brickyard Bayou South 64 degrees 00 minutes 01 seconds West a distance of 51.35 feet to a calculated point; thence along the water's edge of Brickyard Bayou South 84 degrees 54 minutes 00 seconds West a distance of 30.99 feet to a calculated point; thence along the water's edge of Brickyard Bayou South 77 degrees 40 minutes 21 seconds West a distance of 38.55 feet to a calculated point; thence along the water's edge of Brickyard Bayou South 68 degrees 49 minutes 45 seconds West a distance of 40.37 feet to a calculated point; thence along the water's edge of Brickyard Bayou South 73 degrees 56 minutes 13 seconds West a distance of 58.68 feet to a calculated point; thence along the water's edge of Brickyard Bayou North 32 degrees 12 minutes 10 seconds West a distance of 30.70 feet to a calculated point; thence along the water's edge of Brickyard Bayou South 62 degrees 15 minutes 52 seconds West a distance of 30.50 feet to a calculated point; thence along the water's edge of Brickyard Bayou South 27 degrees 27 minutes 13 seconds West a distance of 55.94 feet to a calculated point; thence along the water's edge of Brickyard Bayou South 06 degrees 55 minutes 24 seconds West a distance of 101.72 feet to a calculated point; thence along the water's edge of Brickyard Bayou South 03 degrees 44 minutes 45 seconds East a distance of 48.02 feet to a calculated point; thence along the water's edge of Brickyard Bayou South 23 degrees 36 minutes 25 seconds West a distance of 70.19 feet to a calculated point; thence along the water's edge of Brickyard Bayou South 54 degrees 09 minutes 32 seconds West a distance of 62.02 feet to a calculated point; thence along the water's edge of Brickyard Bayou South 87 degrees 25 minutes 12 seconds West a distance of 78.28 feet to a calculated point; thence along the water's edge of Brickyard Bayou North 81 degrees 06 minutes 45 seconds West a distance of 47.39 feet to a calculated point; thence along the water's edge of Brickyard Bayou North 70 degrees 46 minutes 22 seconds West a distance of 57.59 feet to a calculated point; thence along the water's edge of Brickyard Bayou North 53 degrees 33 minutes 33 seconds West a distance of 90.95 feet to a calculated point.

thence along the water's edge of Brickyard Bayou North 30 degrees 53 minutes 13 seconds West a distance of 40.35 feet to a calculated point; thence along the water's edge of Brickyard Bayou North 64 degrees 55 minutes 52 seconds West a distance of 134.77 feet to a calculated point; thence along the water's edge of Brickyard Bayou North 83 degree 02 minutes 58 seconds West a distance of 60.52 feet to a calculated point; thence along the water's edge of Brickyard Bayou South 78 degrees 02 minutes 52 seconds West a distance of 86.05 feet to a calculated point; thence along the water's edge of Brickyard Bayou North 75 degrees 07 minutes 58 seconds West a distance of 52.24 feet to a calculated point; thence along the water's edge of Brickyard Bayou North 57 degrees 19 minutes 16 seconds West a distance of 89.14 feet to a calculated point; thence along the water's edge of Brickyard Bayou South 88 degrees 09 minutes 42 seconds West a distance of 18.76 feet to a calculated point; thence along the water's edge of Brickyard Bayou South 63 degrees 45 minutes 01 seconds West a distance of 43.33 feet to a calculated point; thence along the water's edge of Brickyard Bayou South 31 degrees 33 minutes 59 seconds West a distance of 63.76 feet to a calculated point; thence along the water's edge of Brickyard Bayou South 23 degrees 59 minutes 08 seconds West a distance of 112.38 feet to a calculated point; thence along the water's edge of Brickyard Bayou South 68 degrees 34 minutes 15 seconds West a distance of 42.34 feet to a calculated point; thence along the water's edge of Brickyard Bayou North 69 degrees 38 minutes 43 seconds West a distance of 46.45 feet to a calculated point; thence along the water's edge of Brickyard Bayou North 48 degrees 03 minutes 58 seconds West a distance of 44.22 feet to a calculated point; thence along the water's edge of Pascagoula River North 24 degrees 25 minutes 15 seconds East a distance of 74.86 feet to a calculated point; thence along the water's edge of Pascagoula River North 41 degrees 17 minutes 41 seconds East a distance of 171.13 feet to a calculated point; thence along the water's edge of Pascagoula River North 32 degrees 59 minutes 15 seconds East a distance of 63.86 feet to a calculated point; thence along the water's edge of Pascagoula River North 41 degrees 32 minutes 34 seconds East a distance of 52.20 feet to a calculated point; thence along the water's edge of Pascagoula River North 25 degrees 58 minutes 26 seconds East a distance of 57.44 feet to a calculated point; thence along the water's edge of Pascagoula River North 00 degrees 46 minutes 43 seconds West a distance of 30.83 feet to a chiseled X in concrete; thence along the water's edge of Pascagoula River North 26 degrees 11 minutes 22 seconds East a distance of 252.08 feet to a chiseled X in concrete; thence along the water's edge of Pascagoula River North 11 degrees 18 minutes 22 seconds East a distance of 265.72 feet to a chiseled X in concrete; thence along the water's edge of Pascagoula River North 22 degrees 25 minutes 58 seconds East a distance of 38.37 feet to a chiseled X in concrete; thence along the water's edge of Pascagoula River North 00 degrees 14 minutes 08 seconds West a distance of 487.00 feet to a chiseled X in concrete; thence along the water's edge of Pascagoula River North 05 degrees 20 minutes 35 seconds West a distance of 70.01 feet to a calculated point; thence along the water's edge of Pascagoula River North 24 degrees 43 minutes 24 seconds West a distance of 210.13 feet to a calculated point; thence along the water's edge of Pascagoula River North 12 degrees 57 minutes 35 seconds West a distance of 45.14 feet to a calculated point; thence along the water's edge of Pascagoula River North 03 degrees 10 minutes 23 seconds East a distance of 39.11 feet to a calculated point; thence along the water's edge of Pascagoula River North 32 degrees 25 minutes 22 seconds West a distance of 51.94 feet to a calculated point; thence along the water's edge of Pascagoula River North 10 degrees 12 minutes 27 seconds West a distance of 200.59 feet to a calculated point; thence along the water's edge of Pascagoula River North 27 degrees 46 minutes 16 seconds West a distance of 205.34 feet to a calculated point; thence along the water's edge of Pascagoula River North 49 degrees 44 minutes 10 seconds West a distance of 108.34 feet to a calculated point; thence along the water's edge of Pascagoula River North 08 degrees 03 minutes 42 seconds West a distance of 79.46 feet to a calculated point; thence along the water's edge of Pascagoula River North 49 degrees 05 minutes 10 seconds West a distance of 53.00 feet to a calculated point; thence along the water's edge of Pascagoula River North 25 degrees 08 minutes 42 seconds West a distance of 63.78 feet to a calculated point; thence along the water's edge of Pascagoula River North 13 degrees 35 minutes 31 seconds West a distance of 205.95 feet to a calculated point; thence along the water's edge of Pascagoula River North 03 degrees 57 minutes 32 seconds West a distance of 53.56 feet to a calculated point; thence along the water's edge of Smear Bayou North 29 degrees 01 minutes 18 seconds East a distance of 107.49 feet to a calculated point; thence along the water's edge of Smear Bayou North 36 degrees 51 minutes 49 seconds East a distance of 81.72 feet to a calculated point; thence along the water's edge of Smear Bayou North 24 degrees 49 minutes 28 seconds East a distance of 72.22 feet to a calculated point; thence along the water's edge of Smear Bayou North 43 degrees 44 minutes 27 seconds East a distance of 171.88 feet to a calculated point; thence along the water's edge of Smear Bayou North 48 degrees 20 minutes 03 seconds East a distance of 174.96 feet to a calculated point; thence along the water's edge of Smear Bayou North 56 degrees 03 minutes 15 seconds East a distance of 79.38 feet to a calculated point; thence along the water's edge of Smear Bayou North 49 degrees 05 minutes 10 seconds West a distance of 53.00 feet to a 5/8 inch iron rod; thence South 40 degrees 21 minutes 10 seconds East a distance of 117.20 feet to a 1 inch iron pipe; thence North 85 degrees 11 minutes 26 seconds East a distance of 59.80 feet to a 1 inch iron pipe; thence North 89 degrees 43 minutes 24 seconds East a distance of 1715.40 feet to a 5/8 inch iron pipe which is the **Point of Beginning**.

Said parcel of land contains 198.69 acres and is bound to the North by Roberts Road, Mark Rogers Jr. now or formerly, Anthony J. Edwards now or formerly, Victoria Castano now or formerly, Steve Martin now or formerly, Charles James, Jr. now or formerly, Allen now or formerly, Floyd Abernethy now or formerly, Claude J. Owens now or formerly, Charles James Jr. now or formerly, on the East by Charles James Jr. now or formerly, Barron Road, Joseph D. Jr. McQueen now or formerly, Roy C. Martin now or formerly, on the South by Brickyard Bayou, and to the West by East Pascagoula River, Smear Bayou, Leigh Hanson Miller now or formerly, Leigh Miller now or formerly, George A. Jenne et al now or formerly.

Standard Notes:

The servitudes and restrictions shown on this survey are limited to those set forth in the description furnished us, and there is no representation that all applicable servitudes and restrictions are shown hereon. The surveyor has made no attempt to verify title, actual legal ownership, or other burdens on the property.

This survey is in accordance with the applicable standards of practice as stipulated in Part 901 Chapter 21 of the Standards of Practice for Surveying in Mississippi for a Class "B" survey.

Horizontal Datum: NAD-1983 (Based on C4G)
Projection: Lambert, Mississippi East Zone
Units: U.S. Survey Feet
Bearings are based on the Mississippi State Plane Coordinate System

Zoning: (North of Moss Point City Limits)

- The herein surveyed area is Zoned I-3 (Heavy Industrial), as per the official zoning map of Jackson County, Mississippi. Area, Yard and Height Requirements are as follows:
- Minimum lot area: N/A
- Minimum lot width: 0
- Maximum building coverage (% of lot area): 75%
- Maximum height: 40 ft.
- Minimum yard setback requirements:
 - a. Front Yard: 40 ft.
 - b. Side Yard: 0 ft.
 - c. Rear Yard: 0 ft.

- The herein surveyed area is Zoned R-1 (Single Family Residential), as per the official zoning map of Jackson County, Mississippi. Area, Yard and Height Requirements are as follows:
- Minimum lot area: 2,600 sq. ft.
- Minimum lot width: 80 ft.
- Maximum building coverage (% of lot area): 30%
- Maximum height: 35 ft.
- Minimum yard setback requirements:
 - a. Front Yard: 35 ft.
 - b. Side Yard: 10 ft.
 - c. Rear Yard: 25 ft.

Line Table		
Line #	Length	Direction
L1	50.57	S66°14'01"W
L2	71.10	S89°10'29"W
L3	93.32	S67°22'02"W
L4	115.77	S55°53'53"W
L5	63.87	S41°29'29"W
L6	36.17	N45°42'21"W
L7	51.35	S64°00'01"W
L8	30.99	S84°54'00"W
L9	38.55	S77°40'21"W
L10	40.37	S68°49'45"W
L11	58.68	S73°56'13"W
L12	30.70	N32°12'10"W
L13	30.50	S42°15'52"W
L14	55.94	S27°27'13"W
L15	101.72	S04°55'24"W
L16	48.02	S08°44'45"E
L17	70.19	S23°36'25"W
L18	62.02	S54°09'32"W
L19	78.28	S87°12'12"W
L20	47.39	N81°06'45"W
L21	57.59	N70°46'22"W
L22	90.95	N53°37'33"W
L23	40.35	N30°17'14"E
L24	134.77	N64°55'59"W
L25	60.52	N83°02'58"W
L26	86.06	S78°02'52"W
L27	52.24	N75°07'58"W
L28	89.14	N57°19'16"W
L29	18.76	S88°19'42"W
L30	49.83	S69°40'01"W
L31	63.76	S31°33'59"W
L32	112.38	S23°59'08"W
L33	42.34	S68°34'16"W
L34	46.45	N69°38'43"W
L35	44.22	N48°03'58"W
L36	74.86	N24°25'15"E
L37	171.13	N41°17'41"E
L38	63.86	N32°59'15"E
L39	52.00	N41°32'34"E
L40	57.44	N25°58'26"E
L41	30.83	N00°46'43"W
L42	70.01	N05°20'35"W
L43	210.13	N04°45'24"W
L44	45.14	N12°57'35"W
L45	39.11	N03°10'23"E
L46	51.94	N32°25'22"W
L47	200.59	N10°12'22"W
L48	205.94	N27°46'16"W
L49	108.34	N49°44'10"W
L50	79.44	N80°05'42"W
L51	53.00	N49°05'10"W
L52	63.78	N25°08'42"W
L53	203.95	N13°35'31"W
L54	53.56	N03°57'32"W
L55	107.49	N29°01'18"E
L56	81.72	N36°51'47"E
L57	72.22	N04°49'28"E
L58	171.88	N43°44'27"E
L59	174.96	N48°20'03"E
L60	79.38	N56°03'15"E

Certification

To VT Halter Marine, Inc.:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the "2021 Minimum Standard Detail Requirement for ALTA/NSPS Land Surveys", jointly established and adopted by ALTA and NSPS in 2021, and includes items 1, 2, 4, 7, 8 & 11 of Table A thereof. The field work was completed on November 10, 2022.

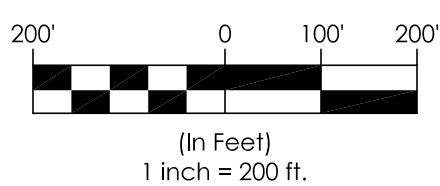
Date of Plat or Map: February 7, 2023

PRELIMINARY-5

James H. Chustz, Jr.
Licensed Professional Surveyor
Professional Surveyor No. 2604
225-638-5949

February 7, 2023

Date:



CHUSTZ
SURVEYING, LLC
A Division of GIS Engineering

211 Richy Street
New Orleans, LA 70060
Tel: 225-638-5949
Fax: 225-638-3924

ALTA/NSPS Land Title Survey
Plat showing the survey of Lot 5
being a 198.69 Acre Parcel of Land
belonging to VT Halter Marine, Inc.
located in Sections 2 & 11, T 7 S - R 6 W
St. Stephens Meridian
City of Moss Point, Jackson County, Mississippi
for
VT Halter Marine, Inc.

Date: Feb. 7, 2023	Job No. 39115-1392	Drawn By: B. Gidycz
P.C. B. Conner	Scale: 1"=200'	Checked By: E. Gardiner
Drawing Name: 39115-1392 ALTA.dwg		