

Vicinity Map: 1: = 1,000'

Reference Maps:

- 1) Survey for Halter Marine Fabricator, Inc., signed by Joseph H. Seall, P.L.S., dated August 4, 1994, recorded in Land Deed Book No. 1066, Page No. 910 in the Jackson County Clerk of Courts Office.
- 2) Plat showing survey of Miller Road, signed by Lewis Aldred, Jr., P.L.S., dated June 10, 2001 in Land Deek Book No. 1244, Page No. 756 in the Jackson County Clerk of Courts Office.

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

Purpose:

To perform an ALTA Survey on 54.78 Acres, currently belonging to VT Halter Marine, Inc., located in Section 19, Township 7 South, Range 5 West, City of Moss Point, Jackson County, Mississippi.

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:

- The herein surveyed area is Zoned HI (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: 50 ft.

Encroachment Notes:

No visible evidence of encroachments onto or over subject property's boundary lines as per this survey.

Access:

Property has direct ingress and egress to and from Elder Ferry Road.

Flood Note:

According to Federal Emergency Management Agency Flood Insurance Rate Map (F.I.R.M.) Community Panel Number 28059 C 0342 G, dated March 16, 2009 this property is located in flood zone AE, which is located in Special Flood Hazard Area Subject to inundation by the 1% annual chance flood. This area has a Base Flood Elevation of 10-12 feet.

Riparian Notes:

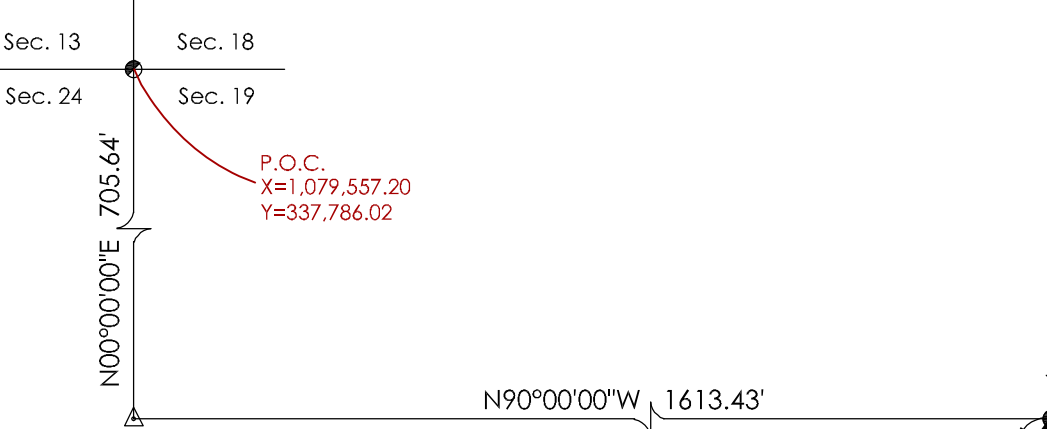
A portion of the boundary line for Lot 6 represents the water's edge of Bounds Lake. The water's edge of Bounds Lake was surveyed on November 4, 2022. The boundary is subject to change due to natural causes and the surveyor makes no claims that the location of the water's edge on the survey date represents the location of the limits of title.

Legal Description "Lot 6"

A certain parcel of land, situated in the City of Moss Point, Jackson County, State of Mississippi, and located in Section 19, Township 7 South, Range 5 West, St. Stephens Meridian, belonging to VT Halter Marine, Inc. and being more particularly described according to "Plat showing the survey of Lot 6 being a 54.78 Acre Parcel of Land", signed by James H. Chustz, Jr., Registered Professional Land Surveyor and dated March 20, 2023.

Lot 6

For a Point of Commencement (POC), Commence at a Railroad spike located at the common section corner for sections 13, 18, 19 and 24; thence South 00 degrees 00 minutes 00 seconds West a distance of 705.64 to a calculated point; thence South 90 degrees 00 minutes 00 seconds East a distance of 1613.43 feet to a 1/2 inch iron rod located on the apparent Right of Way of Elder Ferry Road which is the **Point of Beginning** (POB); thence along the apparent Right of Way of Elder Ferry Road South 49 degrees 28 minutes 27 seconds East a distance of 152.47 feet to a 5/8 inch iron rod; thence along the apparent Right of Way of Elder Ferry Road South 50 degrees 44 minutes 16 seconds East a distance of 165.34 feet to a 5/8 inch iron rod; thence along the apparent Right of Way of Elder Ferry Road South 51 degrees 48 minutes 11 seconds East a distance of 160.32 feet to a 5/8 inch iron rod; thence along the apparent Right of Way of Elder Ferry Road South 52 degrees 01 minutes 14 seconds East a distance of 158.70 feet to a 5/8 inch iron rod; thence along the apparent Right of Way of Elder Ferry Road South 55 degrees 01 minutes 09 seconds East a distance of 53.26 feet to a 5/8 inch iron rod; thence along the apparent Right of Way of Elder Ferry Road South 57 degrees 09 minutes 21 seconds East a distance of 52.86 feet to a 5/8 inch iron rod; thence along the apparent Right of Way of Elder Ferry Road South 59 degrees 05 minutes 10 seconds East a distance of 113.47 feet to a 5/8 inch iron rod located on the corner of Elder Ferry Road and Cowart Street; thence along the apparent Right of Way of Cowart Street South 00 degrees 58 minutes 34 seconds West a distance of 157.13 feet to a fence corner; thence North 88 degrees 05 minutes 27 seconds West a distance of 234.28 feet to a fence corner; thence South 01 degrees 11 minutes 25 seconds East a distance of 166.29 feet to a fence corner; thence North 87 degrees 39 minutes 55 seconds East a distance of 226.58 feet to a fence corner located on the apparent Right of Way of Cowart Street; thence South 00 degrees 02 minutes 33 seconds West a distance of 761.74 feet to a 5/8 inch iron rod; thence South 00 degrees 02 minutes 33 seconds West a distance of 50.00 feet to a fence corner located near the water's edge of Bounds Lake; thence along the water's edge of Bounds Lake South 63 degrees 40 minutes 41 seconds West a distance 37.96 feet to a calculated point; thence along the water's edge of Bounds Lake South 28 degrees 46 minutes 26 seconds West a distance of 77.48 feet to a calculated point; thence along the water's edge of Bounds Lake South 56 degrees 05 minutes 51 seconds West a distance of 29.57 feet to a calculated point; thence along the water's edge of Bounds Lake South 22 degrees 40 minutes 32 seconds West a distance of 60.44 feet to a calculated point; thence along the water's edge of Bound Lake and through the marsh South 73 degrees 49 minutes 30 seconds West a distance of 86.08 feet to a calculated point; thence along the water's edge of Bounds Lake South 28 degrees 51 minutes 12 seconds West a distance of 25.05 feet to a calculated point; thence along the water's edge of Bounds Lake South 08 degrees 08 minutes 11 seconds East a distance of 24.67 feet to a calculated point; thence along the water's edge of Bounds Lake South 40 degrees 30 minutes 59 seconds West a distance of 15.68 feet to a calculated point; thence along the water's edge of Bounds Lake South 50 degrees 25 minutes 43 seconds West a distance of 54.42 feet to a calculated point; thence along the water's edge of Bounds Lake South 28 degrees 39 minutes 46 seconds West a distance of 53.90 feet to a calculated point; thence along the water's edge of Bounds Lake South 06 degrees 45 minutes 13 seconds West a distance of 21.56 feet a calculated point; thence along the water's edge of Bounds Lake South 24 degrees 50 minutes 37 seconds West a distance of 67.32 feet to a calculated point;

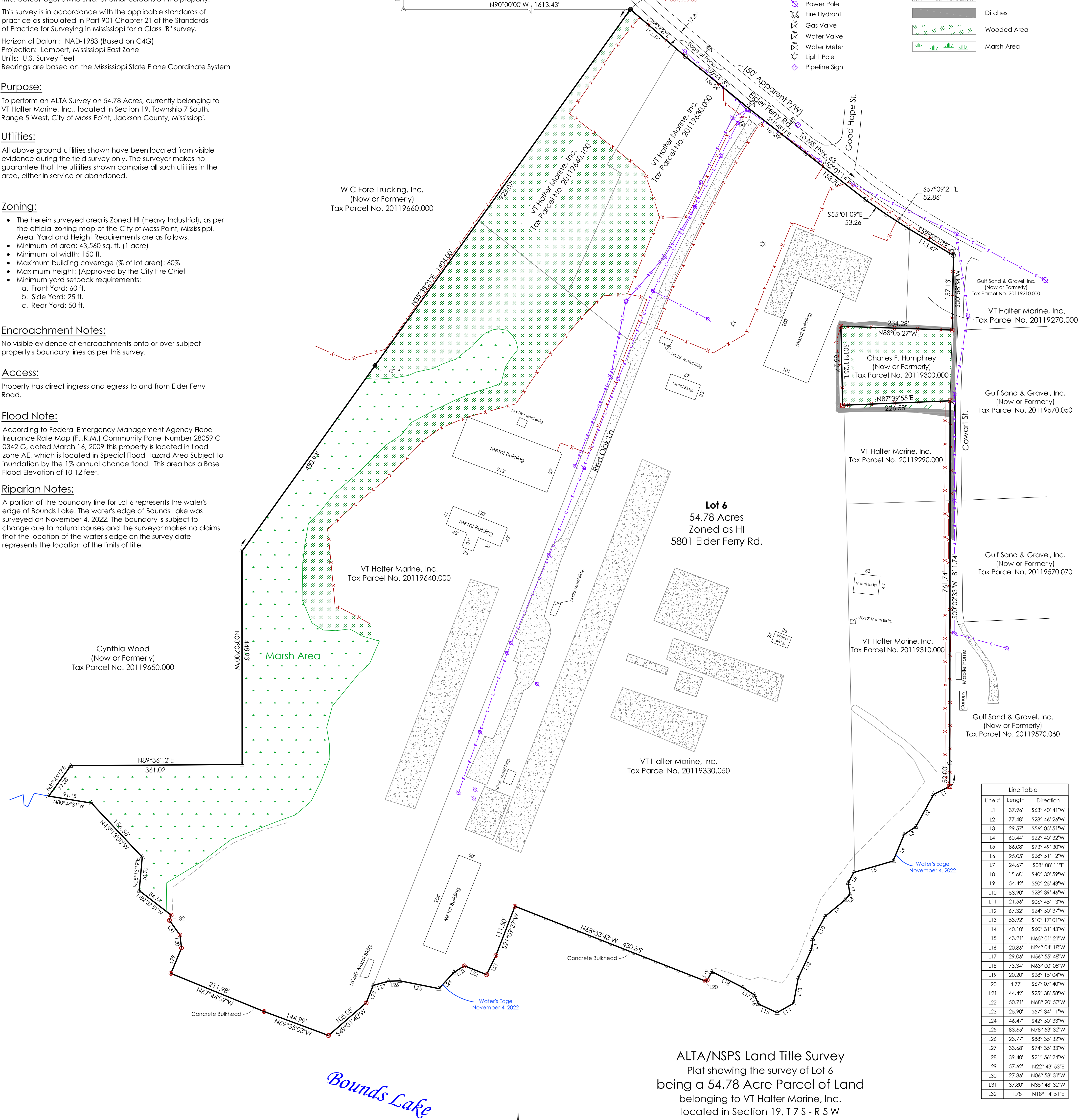


thence along the water's edge of Bounds Lake South 10 degrees 17 minutes 01 seconds West a distance of 53.92 feet to a calculated point; thence along the water's edge of Bounds Lake South 60 degrees 31 minutes 43 seconds West a distance of 40.10 feet to a calculated point; thence along the water's edge of Bounds Lake North 65 degrees 01 minutes 21 seconds West a distance of 43.21 feet to a calculated point; thence along the water's edge of Bounds Lake North 24 degrees 04 minutes 18 seconds West a distance of 20.86 feet to a calculated point; thence along the water's edge of Bounds Lake North 56 degrees 05 minutes 48 seconds West a distance of 29.06 feet to a calculated point; thence along the water's edge of Bounds Lake North 63 degrees 00 minutes 05 seconds West a distance of 73.34 feet to a calculated point; thence along the water's edge of Bounds Lake South 28 degrees 15 minutes 04 seconds West a distance of 20.20 feet to a chiseled X in the concrete; thence along the water's edge of Bounds Lake South 67 degrees 07 minutes 40 seconds West a distance of 4.77 feet to a chiseled X in the concrete; thence along the water's edge of Bounds Lake North 68 degrees 33 minutes 43 seconds West a distance of 430.55 feet to a chiseled X in the concrete; thence along the water's edge of Bounds Lake North 78 degrees 09 minutes 27 seconds West a distance of 111.50 feet to a chiseled X in the concrete; thence along the water's edge of Bounds Lake South 25 degrees 38 minutes 58 seconds West a distance of 44.49 feet to a chiseled X in the concrete; thence along the water's edge of Bounds Lake North 68 degrees 20 minutes 50 seconds West a distance of 50.71 feet to a chiseled X in the concrete; thence along the water's edge of Bounds Lake South 57 degrees 34 minutes 11 seconds West a distance of 25.90 feet to a calculated point; thence along the water's edge of Bounds Lake South 42 degrees 50 minutes 33 seconds West a distance of 46.47 feet to a calculated point; thence along the water's edge of Bounds Lake North 78 degrees 53 minutes 32 seconds West a distance of 83.65 feet to a calculated point; thence along the water's edge of Bounds Lake South 88 degrees 35 minutes 32 seconds West a distance of 23.77 feet to a calculated point; thence along the water's edge of Bounds Lake South 74 degrees 35 minutes 33 seconds West a distance of 33.68 feet to a calculated point; thence along the water's edge of Bounds Lake South 21 degrees 56 minutes 24 seconds West a distance of 39.40 feet to a chiseled X in the concrete; thence along the water's edge of Bounds Lake South 49 degrees 01 minutes 40 seconds West a distance of 105.05 feet to a chiseled X in the concrete; thence along the water's edge of Bounds Lake North 69 degrees 35 minutes 03 seconds West a distance of 144.99 feet to a chiseled X in the concrete; thence along the water's edge of Bounds Lake North 67 degrees 44 minutes 09 seconds West a distance of 211.98 feet to a chiseled X in the concrete; thence along the water's edge of Bounds Lake North 22 degrees 43 minutes 53 seconds East a distance of 57.62 feet to a chiseled X in the concrete; thence along the water's edge of Bounds Lake North 06 degrees 58 minutes 31 seconds West a distance of 27.86 feet to a chiseled X in the concrete; thence along the water's edge of Bounds Lake North 35 degrees 48 minutes 32 seconds West a distance of 37.80 feet to a chiseled X in the concrete; thence along the water's edge of Bounds Lake North 18 degrees 14 minutes 51 seconds East a distance of 11.78 feet to a chiseled X in the concrete; thence North 52 degrees 37 minutes 51 seconds West a distance of 84.74 feet to a calculated point; thence North 05 degrees 13 minutes 19 seconds East a distance of 70.70 feet to a calculated point; thence North 43 degrees 13 minutes 00 seconds West a distance of 156.36 feet to a calculated point; thence North 80 degrees 44 minutes 31 seconds West a distance of 91.15 feet to a calculated point; thence North 35 degrees 46 minutes 12 seconds East a distance of 79.08 feet to a calculated point; thence North 89 degrees 36 minutes 12 seconds East a distance of 361.02 feet to a calculated point; thence North 00 degrees 02 minutes 00 seconds West a distance of 448.93 feet to a 5/8 inch iron rod; thence North 35 degrees 38 minutes 21 seconds East a distance of 480.93 feet to a 1 1/2 inch iron pipe; thence North 35 degrees 38 minutes 21 seconds East a distance of 923.07 feet to a 5/8 inch iron rod which is the **Point of Beginning**.

Said parcel of land contains 54.78 acres and is bound to the North by Elder Ferry Road, on the East by Elder Ferry Road, Cowart Street, Charles F. Humphrey now or formerly, Gulf Sand and Gravel Inc. now or formerly and Bounds Lake, on the South by Bounds Lake, and to the West by Cynthia Wood now or formerly and W C Fore Trucking Inc. now or formerly.

Legend:

- Found 1/2" Iron Rod or as shown
- Found R/R Spike
- Fence Corner
- Chiseled "X" in Concrete
- Set 5/8" Iron Rod
- Calculated Point
- Power Pole
- Fire Hydrant
- Gas Valve
- Water Valve
- Water Meter
- Light Pole
- Pipeline Sign
- Existing Chainlink Fence Line
- Overhead Electric Line
- Water's Edge
- Concrete/Gravel Area
- Asphalt Area
- Ditches
- Wooded Area
- Marsh Area

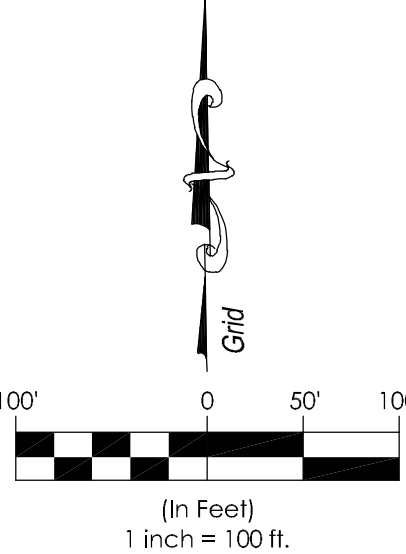


ALTA/NSPS Land Title Survey
Plat showing the survey of Lot 6
being a 54.78 Acre Parcel of Land
belonging to VT Halter Marine, Inc.
located in Section 19, T 7 S - R 5 W
St. Stephens Meridian
City of Moss Point, Jackson County, Mississippi
for
VT Halter Marine, Inc.

PRELIMINARY-1

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

March 20, 2023
Date:



CHUSTZ
SURVEYING, LLC
A Division of GIS Engineering

211 Richy Street
New Roads, LA 70760
Tel: 225-638-5949
Fax: 225-638-3924

Sheet 1 of 2		
Date: Mar. 20, 2023	Job No: 39115-1392	Drawn By: B. Guidroz
P.C. B. Conner	Scale: 1"=100'	Checked By: E. Gardiner
Drawing Name: 39115-1392 ALTA.dwg		