



TRACT I
5.963 ACRES OF LAND
OUT OF BLOCKS 1 & 12, PORT ACRES
CITY OF PORT ARTHUR,
JEFFERSON COUNTY, TEXAS

BEING 5.963 acres of land, out of and a part of Lot 11, Block 1 and Lot 11, Block 12, Port Acres, City of Port Arthur, recorded in Volume 4, Pages 42-47, Map Records, Jefferson County, Texas, being part of a (Called 75.05) acre tract of land described in a deed to Richard J. Daley, recorded in File No. 2000003668, Official Public Records, Jefferson County, Texas; said 5.963 acre tract being more fully described by metes and bounds as follows to wit:

Note: Bearings, coordinates, distances and acreage are based on the Texas Coordinate System of 1983, South Central Zone, US Survey Feet, and are referenced to SmartNet, North America.

COMMENCING at a ½” steel rod, capped and marked “SOUTEX”, set on the intersection of the West right of way line of a dedicated road named Jade Avenue and the South right of way line of a dedicated road named FM Highway 365; said ½” steel rod being the Northeast corner of the (Called 75.05) acre tract and Northeast corner of a (Called 4.134) acre tract of land described in a deed to Arvind Ali Sidhpura Group, LLC, recorded in File No. 2020001120, Official Public Records, Jefferson County, Texas, having a Texas Coordinate of N: 13913348.59, E: 3541760.66;

THENCE, South 86 deg., 33 min., 50 sec., West, on the South right of way line of said FM Highway 365, same being the North line of the (Called 4.134) acre tract, a distance of 432.14’ to a ½” steel rod, capped and marked “SOUTEX”, found for the **POINT OF BEGINNING**; said ½” steel rod being the Northwest corner of the (Called 4.134) acre tract and Northeast corner of the herein described tract, having a Texas Coordinate of N: 13913322.60, E: 3541329.29;

THENCE, South 03 deg., 27 min., 29 sec., East, on the West line of the (Called 4.134) acre tract, a distance of 481.91’ to a ½” steel rod, capped and marked “SOUTEX”, found for the Southwest corner of the (Called 4.134) acre tract, same being an interior corner of the herein described tract;

THENCE, North 86 deg., 22 min., 31 sec., East, on a portion of the South line of the (Called 4.134) acre tract, a distance of 131.29’ to a ½” steel rod, capped and marked “SOUTEX”, found for the most Southerly Southeast corner of the (Called 4.134) acre tract; said ½” steel rod being on the West line of a (Called 2.000) acre tract of land described in a deed to Rodair Bar and Grill, LLC, recorded in File No. 2021017257, Official Public Records, Jefferson County, Texas; said ½” steel rod being an exterior corner of the herein described tract;

THENCE, South 03 deg., 21 min., 50 sec., East, on a portion of the West line of the (Called 2.000) acre tract, a distance of 129.61’ to a ½” steel rod, capped and marked “SOUTEX”, found for an

exterior corner of the (Called 2.000) acre tract, same being an interior corner of the herein described tract;

THENCE, North 86 deg., 38 min., 10 sec., East, on a portion of the South line of the (Called 2.000) acre tract, a distance of 144.54' to a ½" steel rod, capped and marked "SOUTEX", found for an interior corner of the (Called 2.000) acre tract, same being and exterior corner of the herein described tract;

THENCE, South 03 deg., 21 min., 50 sec., East, on a portion of the West line of the (Called 2.000) acre tract, a distance of 131.43' to a ½" steel rod, capped and marked "SOUTEX", found for the most Southerly Southwest corner of the (Called 2.000) acre tract, on the North line of a (Called 8.310) acre tract of land described in a deed to Ceasar Montes and Evelyn Quintanilla, recorded in File No. 2015013348, Official Public Records, Jefferson County, Texas; said ½" steel rod being the Southeast corner of the herein described tract;

THENCE, South 86 deg., 32 min., 30 sec., West, on the North line of the (Called 8.310) acre tract, a distance of 409.83' to a ½" steel rod, capped and marked "SOUTEX", found for an interior corner of the (Called 8.310) acre tract; said ½" steel rod being the most Southerly Southwest corner of the herein described tract;

THENCE, North 03 deg., 27 min., 30 sec., West, on a portion of the East line of the (Called 8.310) acre tract, a distance of 478.38' to a ½" steel rod, capped and marked "SOUTEX", found for the most Northerly Northeast corner of the (Called 8.310) acre tract, same being an interior corner of the herein described tract;

THENCE, South 86 deg., 33 min., 02 sec., West, on a portion of the North line of the (Called 8.310) acre tract, a distance of 403.20' to a ½" steel rod, capped and marked "SOUTEX" found for the Northwest corner of the (Called 8.310) acre tract, on the East line of a (Called 19.16) acre tract of land described in a deed to PARV, LLC, recorded in File No. 2019010906, Official Public Records, Jefferson County, Texas; said ½" steel rod being the most Westerly Southwest corner of the herein described tract;

THENCE, North 03 deg., 28 min., 03 sec., West, on the East line of the (Called 19.16) acre tract, a distance of 264.57' to a ½" steel rod, capped and marked "SOUTEX", found for the Northeast corner of the (Called 19.16) acre tract, on the South right of way line of said FM Highway 365; said ½" steel rod being the Northwest corner of the herein described tract;

THENCE, North 86 deg., 33 min., 50 sec., East, on the South right of way line of said FM Highway 365, a distance of 403.35' passing a ½" steel rod, capped and marked "SOUTEX", found, continuing for a total distance of 537.67' to the **POINT OF BEGINNING** and containing 5.963 acres of land, more or less.

This description is based on the Land Survey made under the direct supervision of Anthony M. Leger, Registered Professional Land Surveyor No. 5481 on December 20, 2021.

Steven Dahl
21-1078