

TRACT II
0.2551 ACRE OF LAND
 PART OF LOT 11, BLOCK 1
 PORT ACRES
 JEFFERSON COUNTY, TEXAS

TRACT III
0.1228 ACRE OF LAND
 PART OF LOT 11, BLOCK 1
 PORT ACRES
 JEFFERSON COUNTY, TEXAS

TRACT IV
0.0069 ACRE OF LAND
 PART OF LOT 11, BLOCK 1
 PORT ACRES
 JEFFERSON COUNTY, TEXAS

TRACT I
5.963 ACRES OF LAND
 PART OF LOT 11, BLOCK 1 & LOT 11, BLOCK 12
 PORT ACRES
 JEFFERSON COUNTY, TEXAS

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

BEGINNING 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. 200003668, 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 1/2" 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 1/2" 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 All Sidhupur Group, LLC, recorded in File No. 202001120, Official Public Records, Jefferson County, Texas, having a Texas Coordinate of N. 13913322.60, E. 3541329.29.

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 1/2" steel rod, capped and marked "SOUTEX", found for the POINT OF BEGINNING, said 1/2" 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 1/2" 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 1/2" steel rod, capped and marked "SOUTEX", found for the most Southerly Southeast corner of the (Called 4.134) acre tract; said 1/2" steel rod being on the West line of a (Called 2.000) acre tract of land described in a deed to Roxtar Bar and Grill, LLC, recorded in File No. 202101127, Official Public Records, Jefferson County, Texas, said 1/2" steel rod being on the West line of a (Called 2.000) acre tract, same being an interior 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 1/2" 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 1/2" steel rod, capped and marked "SOUTEX", found for an interior corner of the (Called 2.000) acre tract, same 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 131.43' to a 1/2" steel rod, capped and marked "SOUTEX", found for the most Southerly Southeast 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 Cesar Montes and Evelyn Quintanilla, recorded in File No. 201501348, Official Public Records, Jefferson County, Texas, said 1/2" 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 409.33' to a 1/2" steel rod, capped and marked "SOUTEX", found for an interior corner of the (Called 8.310) acre tract; said 1/2" 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 1/2" 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 403.35' to a 1/2" 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. 201901006, Official Public Records, Jefferson County, Texas, said 1/2" 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 294.07' to a 1/2" 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 1/2" 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 1/2" 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. Legar, Registered Professional Land Surveyor No. 5481 on December 20, 2021.

Steven Dahl
 21-1078

TRACT II
 0.2551 (CALLED 0.2528) ACRE OF LAND
 FOR SANITARY SEWER EASEMENT PURPOSES
 OUT OF BLOCK 1, PORT ACRES,
 CITY OF PORT ARTHUR,
 JEFFERSON COUNTY, TEXAS

BEGINNING 0.2528 (called 0.2528) acre of land out of and a part of Lot 11, Block 1, Port Acres, City of Port Arthur, recorded in Volume 4, Pages 42 through 47, Map Records, Jefferson County, Texas, being part of a (Called 17.367) acre tract of land described in a Release of Lien recorded in File No. 2011029495, Official Public Records, Jefferson County, Texas, being part of a (Called 30.894) acre tract of land conveyed to JIAT Property Development, LLC, recorded in File No. 2007010851, Official Public Records, Jefferson County, Texas, said 0.2528 (called 0.2528) acre tract being more fully described by metes and bounds as follows, to wit:

COMMENCING at a 1/2" steel rod, capped and marked "SOUTEX", found on the intersection of the South right of way line of a dedicated road named FM Highway 365 and the West right of way line of a dedicated road named Jade Avenue (a.k.a. Avenue B); said 1/2" steel rod being the Northeast corner of a tract of land conveyed to Richard Daley, recorded in File No. 200003668, Official Public Records, Jefferson County, Texas;

THENCE, Deed Bearing = West, on the South right of way line of said FM Highway 365, same being the North line of said Richard Daley tract, a distance of 315.03' passing a Texas Highway Department concrete monument found for reference point, continuing for a total distance of 969.44' to a point for corner being the POINT OF BEGINNING, said point for corner being the Northeast corner of the (Called 17.367) acre tract and the Northeast corner of the herein described tract;

THENCE, South, on the East line of the (Called 17.367) acre tract, a distance of 15.00' to a point for corner being the Southwest corner of the herein described tract;

THENCE, West, a distance of 20.00' to a point for corner being the Southwest corner of the herein described tract;

THENCE, North, a distance of 15.00' to a point for corner being the Northwest corner of the herein described tract;

THENCE, East, a distance of 20.00' to the POINT OF BEGINNING and containing 0.0069 acre of land, more or less.

Note: This description is based upon Deed information and prior surveys made by Soutex Surveyors, Inc. It does not represent a current field survey.

Anthony M. Legar, Registered Professional Land Surveyor No. 5481
 December 20, 2021.

Line #	BEARING	DISTANCE
L1	SOUTH	15.00'
L2	SOUTH	5.00'
L3	WEST	50.00'
L4	NORTH	20.00'
L5	EAST	32.00'
L6	SOUTH	15.00'
L7	WEST	20.00'
L8	NORTH	15.00'
L9	EAST	20.00'

LOCATE CORNERS ONLY

SURVEYOR'S CERTIFICATION
 TO THE LIEN HOLDERS AND/OR THE OWNERS OF THE PREMISES SURVEYED AND TO THE FIDELITY NATIONAL TITLE INSURANCE COMPANY
 The undersigned does hereby certify that this survey was this day 12/20/2021 made on the ground of the property legally described herein in accordance with the minimum standards of practice promulgated by the Texas Board of Professional Land Surveying. This survey is certified for this transaction only and is not transferable to additional institutions or subsequent owners.

Anthony M. Legar
 ANTHONY M. LEGAR
 REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5481



SURVEYORS NOTES

- BEARINGS, COORDINATES, DISTANCES AND ACREAGE ARE BASED ON TEXAS COORDINATE SYSTEM OF 1983, SOUTH-CENTRAL ZONE, U.S. SURVEY FEET, REFERENCED TO SMARTNET, NA.
- IN ACCORDANCE WITH THE FLOOD INSURANCE RATE MAP OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY, MAP REFERENCE SHOWN, THE SUBJECT TRACT LIES IN THE FLOOD ZONE "AH(EL)3". LOCATION ON MAP WAS DETERMINED BY SCALE. ACTUAL FIELD ELEVATION NOT DETERMINED. UNLESS REQUESTED, SOUTEX SURVEYORS, INC. DOES NOT WARRANT NOR SUBSCRIBE TO THE ACCURACY OR SCALE OF SAID MAP DATED 4/17/1984, PANEL NO. 485499-0025-E.

T.B.P.E. FIRM #5755 • T.X.L.S. FIRM #10123800

3737 Doctors Drive
 Port Arthur, Texas 77642
 Tel. 409.985.2004
 Fax. 409.985.2005
 soutexsurveyors.com

SHEET TITLE
 TRACT I - 5.963 ACRES OF LAND, PART OF LOT 11, BLK. 1 & LOT 11, BLK. 12, TRACT II - 0.2551 ACRE OF LAND, PART OF LOT 11, BLK. 1, TRACT III - 0.1228 ACRE OF LAND, PART OF LOT 11, BLK. 1, & TRACT IV - 0.0069 ACRE OF LAND, PART OF LOT 11, BLK. 1, PORT ACRES, RECORDED IN VOL. 4, PGS. 42-47, MAP RECORDS, JEFFERSON COUNTY, TEXAS

PROJECT
 STEVEN DAHL
 (VACANT) JADE AVENUE
 PORT ARTHUR, TEXAS 77640

PROJ. NO: 21-1078
 SCALE: 1" = 60'
 PRINT DATE: 12/27/2021
 DRAWN BY: BRC, SR.
 CHECKED BY: AML
 APPROVED BY: AML

SHEET 1 OF 1

V:\Projects\Survey\2021\21-1078_Dahl-Caplan\Storage\DWG\21-1078_BOUNDARY.dwg, Dec. 27, 2021 - 3:30pm BRC, SR.