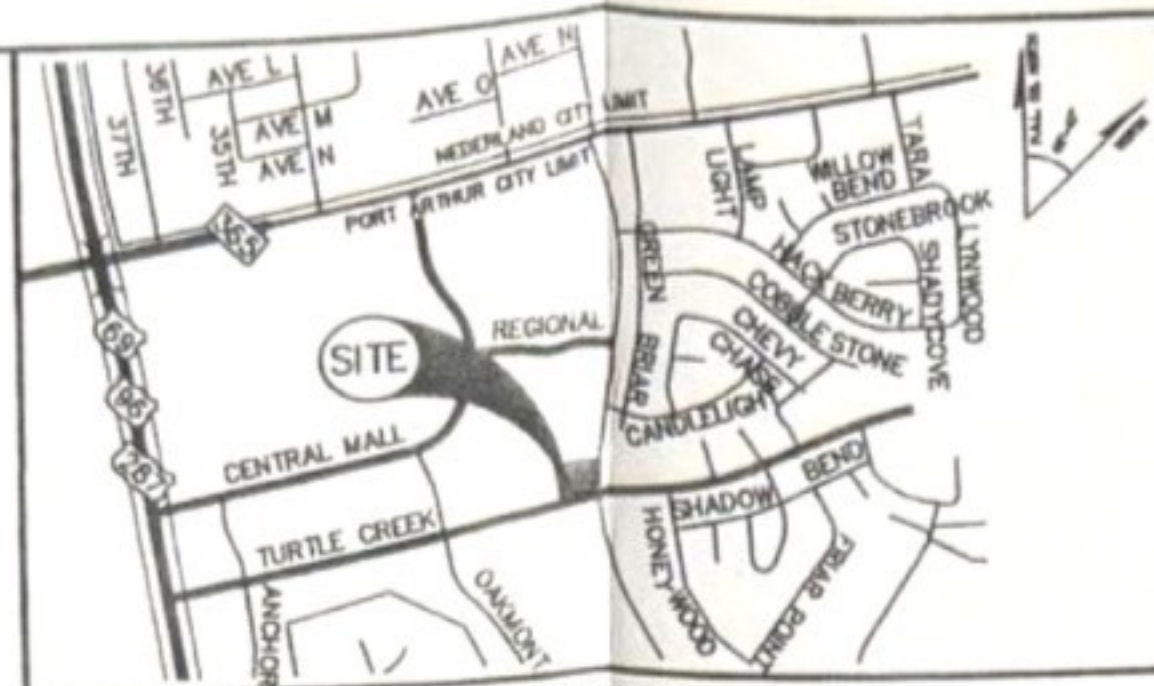
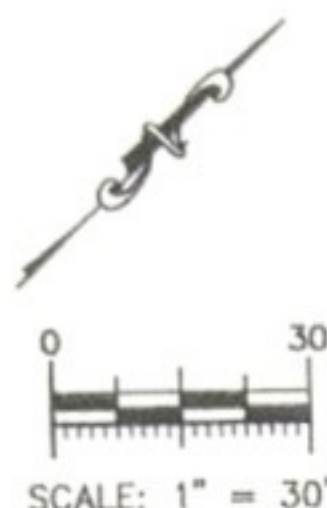


FILED FOR RECORD February 26, 2021 AT 3:14 O'CLOCK P.M.
CAROLYN L. GUIDRY, COUNTY CLERK, JEFFERSON COUNTY, TEXAS
BY Andrew Harris RECORDED February 26, 2021 AT 3:14 O'CLOCK P.M.
CAROLYN L. GUIDRY, COUNTY CLERK, JEFFERSON COUNTY, TEXAS
BY Tailor Clark DEPUTY
RECORDED IN FILE NO. 2021006256 OFFICIAL PUBLIC RECORDS.
Carolyn L. Guidry, County Clerk
Tailor Clark, Deputy Clerk



VICINITY MAP
NO SCALE



LINE TABLE			
LINE NO.	BEARING	CALLED	DISTANCE
L1	S 35°17'11" W	S 36°56'22" W	17.52'
L2	S 73°17'17" E		47.58'
L3	N 80°30'27" W		42.91'
L4	N 80°30'27" W		42.91'
L5	S 73°17'17" E		47.58'

CURVE TABLE						
CURVE NO.	RAD.	ARC	CHD. BRG.	CHD. DIST.	CHD. DIST.	CHD. DIST.
C1	2055.00'	145.97'	S 42°45'23" E	S 38°10'27" E	145.94'	145.86'
C2	25.00'	37.17'	S 02°15'22" E	S 02°12'41" W	33.84'	33.86'
C3	377.50'	28.97'	S 38°39'57" W	S 43°23'06" W	26.96'	27.02'

TRACTS 1-A, 1-B, & TRACT A
1.016 ACRES OF LAND
OUT OF BLOCK 13, RANGE "1",
PORT ARTHUR LAND COMPANY SUBDIVISION
CITY OF PORT ARTHUR
JEFFERSON COUNTY, TEXAS

BEING 1.016 acres of land, Replat of part of Lots 1 and 2, Block 13, Range "1", Port Arthur Land Company Subdivision, City of Port Arthur, recorded in Volume 1, Page 22, Map Records, Jefferson County, Texas, being the same tract of land described in a deed to Lunday, LLC, recorded in File No. 2010018579, Official Public Records, Jefferson County, Texas; said 1.016 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, U.S. Survey Feet, and are referenced to SmartNet, North America.

COMMENCING at a point on the intersection of the Easterly line of a 100' wide Jefferson County Drainage District No. 7 right-of-way, recorded in Volume 1567, Page 472, Deed Records, Jefferson County, Texas, and the Northern right-of-way line of a dedicated road named Turtle Creek Drive, recorded in Volume 2250, Page 280, Deed Records, Jefferson County, Texas;

THENCE, (Called North 40 deg., 53 min., 36 sec., East) on the Northernly right-of-way line of said Turtle Creek Drive, a distance of (Called 384.94') to a 1/2" steel rod capped and marked "SOUTEX", set for the POINT OF BEGINNING, said 1/2" steel rod being the most Easterly corner of a (Called 2.049) acre tract of land described in a deed to Casa Alvarez Realty, LLC, recorded in File No. 2018021564, Official Public Records, Jefferson County, Texas; said 1/2" steel rod being the most Southerly corner of the herein described tract, having a Texas Coordinate of N: 13926543.12, E: 3557270.89;

THENCE, North 53 deg., 45 min., 06 sec., West (Called North 49 deg., 05 min., 54 sec., West) on the Northeastly line of the (Called 2.049) acre tract, a distance of 197.50' to a MAG nail found for the most Southerly corner of a (Called 2.772) acre tract of land described in a deed to Allen Mini Storage, LLC, recorded in File No. 2015026748, Official Public Records, Jefferson County, Texas; said MAG nail being the most Westerly corner of the herein described tract;

THENCE, North 48 deg., 12 min., 03 sec., East (Called North 50 deg., 51 min., 42 sec., East) on the Southeastly line of the (Called 2.772) acre tract, a distance of 263.49' (Called 263.33') to an "X" mark set in concrete for the most Easterly corner of the (Called 2.772) acre tract on the Southwesterly right-of-way line of a dedicated road named 9th Avenue, recorded in Volume 1704, Page 25, Deed Records, Jefferson County, Texas; said "X" mark being the most Northernly corner of the herein described tract;

THENCE, on the Southwesterly right-of-way line of said 9th Avenue on an arc of a curve to the left, having a radius of 2055.00', an arc length of 145.97' (Called 145.69'), a cord bearing of South 42 deg., 45 min., 23 sec., East (Called South 38 deg., 10 min., 27 sec., East), a cord distance of 145.94' (Called 145.66') to a 1/2" steel rod found for corner;

THENCE, continuing on the Southwesterly right-of-way line of said 9th Avenue on an arc of a curve to the right, having a radius of 25.00', an arc length of 37.17' (Called 37.20'), a cord bearing of South 02 deg., 15 min., 22 sec., East (Called South 02 deg., 12 min., 41 sec., West), a cord distance of 33.84' (Called 33.86') to a 3/8" steel rod found, on the intersection of the Southwesterly right-of-way line of said 9th Avenue and Northernly right-of-way line of said Turtle Creek Drive;

THENCE, South 40 deg., 20 min., 51 sec., West (Called South 44 deg., 58 min., 28 sec., West) on the Northernly right-of-way line of said Turtle Creek Drive, a distance of 161.16' (Called 161.21') to a 1/2" steel rod found for corner;

THENCE, continuing on the Northernly right-of-way line of said Turtle Creek Drive on an arc of a curve to the left, having a radius 377.50', an arc length of 28.97' (Called 27.03'), a cord bearing of South 38 deg., 39 min., 57 sec., West (Called South 43 deg., 23 min., 06 sec., West), a cord distance of 26.96' (Called 27.02') to a point for corner;

THENCE, South 35 deg., 17 min., 11 sec., West (Called South 39 deg., 56 min., 22 sec., West) continuing on the Northernly right-of-way line of said Turtle Creek Drive, a distance of 17.52' to the POINT OF BEGINNING and containing 1.016 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 September 25, 2020.

Lunday, LLC
LS-20-0678



TRACT 1-A, TRACT 1-B & TRACT "A"
1.016 ACRES OF LAND
REPLAT OF PART OF LOTS 1 & 2, BLOCK 13, RANGE "1"
PORT ARTHUR LAND COMPANY SUBDIVISION
CITY OF PORT ARTHUR
JEFFERSON COUNTY, TEXAS

OWNERSHIP CERTIFICATE

LUNDAY, LLC, OWNER OF THE PROPERTY SUBDIVIDED IN THE ABOVE AND FOREGOING MAP OF TRACT 1-A, TRACT 1-B & TRACT "A" - 1.016 ACRES OF LAND, REPLAT OF PART OF LOTS 1 & 2, BLOCK 13, RANGE "1", PORT ARTHUR LAND COMPANY SUBDIVISION, RECORDED IN VOL. 1, PG. 22, MAP RECORDS TO JEFFERSON COUNTY, TEXAS, DOES HEREBY MAKE SUBDIVISION OF SAID PROPERTY AND DEDICATE TO THE PUBLIC EASEMENTS SHOWN THEREON FOREVER; AND DOES HEREBY BIND ITSELF, ITS SUCCESSORS AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE TO THE LAND SO DEDICATED.

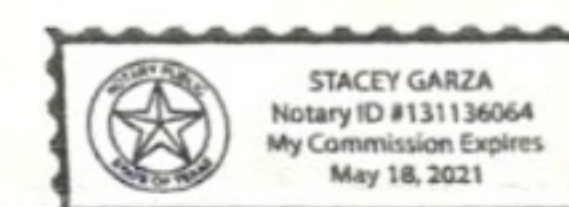
WITNESS MY HAND IN PORT ARTHUR, JEFFERSON COUNTY, TEXAS
THIS 8th DAY OF February 2021

OWNER
LUNDAY, LLC
PHUC DUC TONG (MANAGER)

STATE OF TEXAS
COUNTY OF JEFFERSON

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED PHUC DUC TONG (MANAGER OF LUNDAY, LLC), KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN SET FORTH AND ARE IN THE CAPACITY HEREIN STATED.

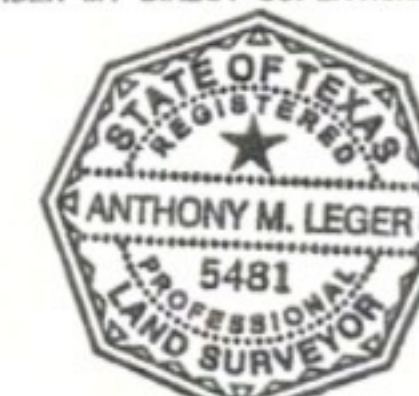
GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 8th DAY OF February 2021



NOTARY PUBLIC AND FOR
JEFFERSON COUNTY, TEXAS
MY COMMISSION EXPIRES 5/18/2021
(DATE)

SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT I, ANTHONY M. LEGER, A REGISTERED LICENSED SURVEYOR OF THE STATE OF TEXAS, HAVE PLATTED THE ABOVE SUBDIVISION FROM AN ACTUAL SURVEY MADE ON THE GROUND, AND THAT ALL CORNERS ARE PROPERLY MARKED WITH 1/2" X 24" CAPPED "SOUTEX" STEEL RODS UNLESS OTHERWISE NOTED ON THIS PLAT, AND THAT THIS PLAT IS CORRECTLY REPRESENTS THAT SURVEY MADE UNDER MY DIRECT SUPERVISION.



TEXAS REGISTRATION NO. 5481

CERTIFICATE OF APPROVAL

THIS IS TO CERTIFY THAT THE CITY AND ZONING COMMISSION OF THE CITY OF PORT ARTHUR, TEXAS HAS APPROVED THIS PLAT AND SUBDIVISION.

IN TESTIMONY WHEREOF, WITNESS THE OFFICIAL SIGNATURE OF THE CHAIRMAN OF THE CITY PLANNING AND ZONING COMMISSION OF THE CITY OF PORT ARTHUR, TEXAS,
THIS 5th DAY OF November 2021

ATTESTED AND APPROVED FOR ADMINISTRATION:

Timothy O'Neal
CHAIRMAN (on behalf of)

SECRETARY

ADMINISTRATIVELY

APPROVED

JOB NO. 20-0678	DRAWN BY: T.C.	SHEET 1 OF 1
		3737 Doctors Drive Port Arthur, Texas 77642 Tel. 409.983.2004 Fax. 409.983.2005 soutexsurveyors.com
T.B.P.E. FIRM #5755 • T.X.L.S. FIRM #10123800		

D.R.J.C. = DEED RECORDS, JEFFERSON COUNTY
O.P.R.J.C. = OFFICIAL PUBLIC RECORDS, JEFFERSON COUNTY

18x24 2021006256