



5.47 ACRES OF LAND
OUT OF BLOCK 13 RANGE "L"
PORT ARTHUR LAND COMPANY SUBDIVISION
CITY OF PORT ARTHUR
JEFFERSON COUNTY, TEXAS

BEING 5.47 acres of land out of and a part of Lot 7, Block 13, Range "L", Port Arthur Land Company Subdivision, City of Port Arthur, Recorded in Volume 1, Page 22, Map Records, Jefferson County, Texas; being part of a (Called 274.9) acre tract of land described in a deed to MBV Real Estate, LLC recorded in File No. 2022015812, Official Public Records, Jefferson County, Texas; said 5.47 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.

BEGINNING at a 1/2" steel rod, capped and marked "SOUTEX", found for the most Northerly corner of a tract of land described in a deed to Tractor Supply Company recorded in File No. 2015024291, Official Public Records, Jefferson County, Texas; said 1/2" steel rod being on the Southeast right-of-way line of the dedicated road named FM Highway 365, recorded in File No. 2012006051, Official Public Records, Jefferson County, Texas; same being the most Westerly corner of the herein described tract, having a Texas Coordinate of N: 13921328.42 E: 3550315.45;

THENCE, North 37 deg., 00 min., 44 sec., East on the Southeast right-of-way line of said FM Highway 365, same being the North line of the (Called 274.9) acre tract, a distance of 527.58' to a 1/2" steel rod, capped and marked "SOUTEX", found on the intersection of the Southeast right-of-way line of said FM Highway 365 and the Southwest right-of-way line of the dedicated road named Park Central Boulevard, recorded in File No. 2014002528, Official Public Records, Jefferson County, Texas; said 1/2" steel rod being the most Northerly corner of the herein described tract;

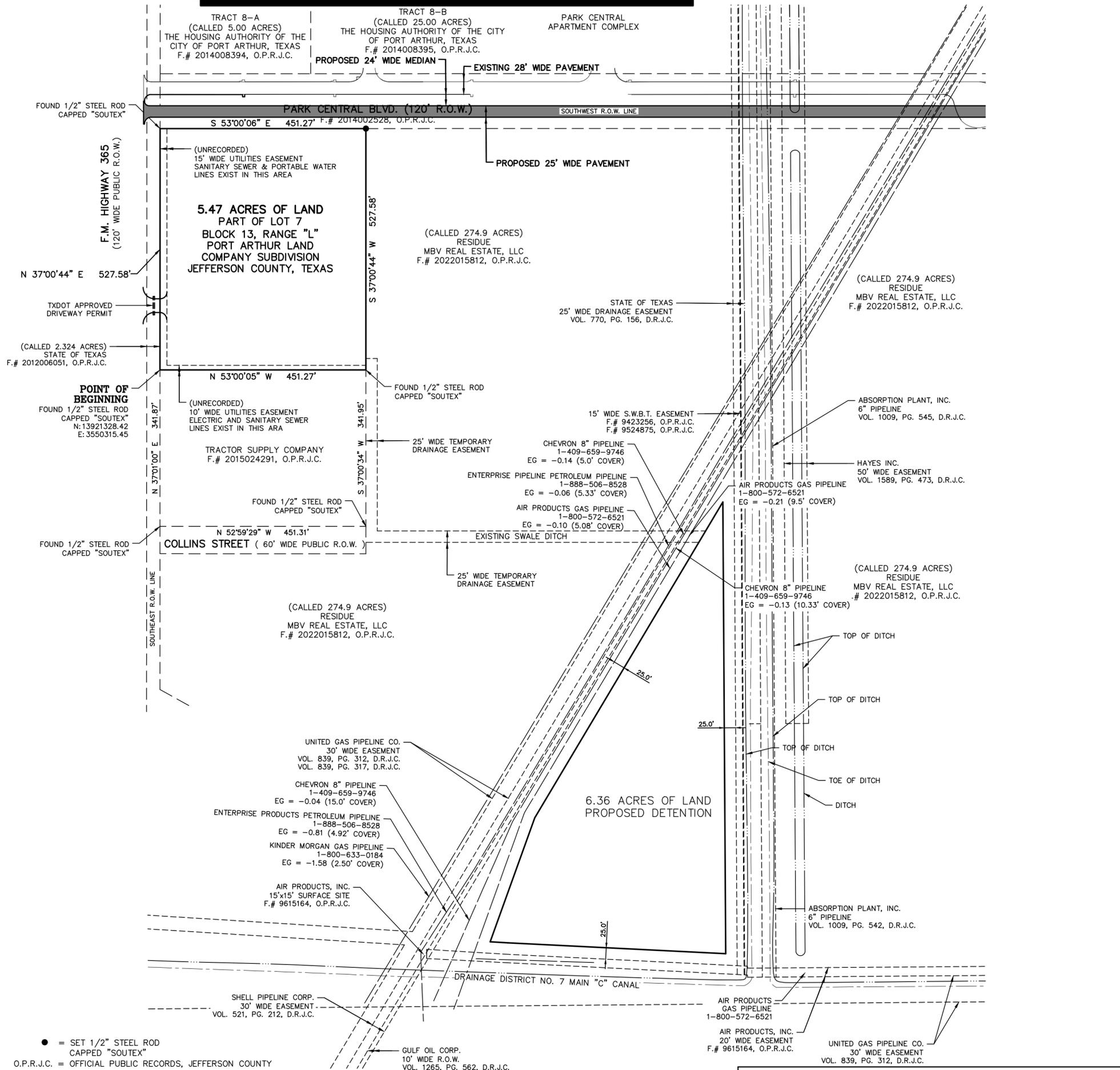
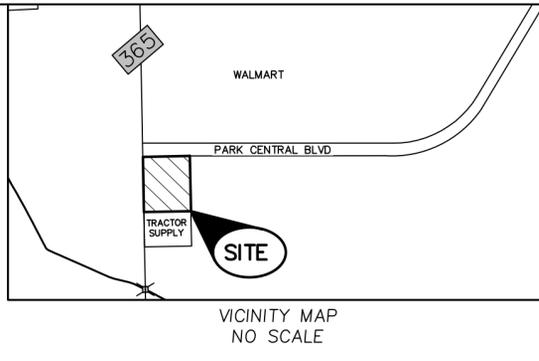
THENCE, South 53 deg., 00 min., 06 sec., East on the Southwest right-of-way line of said Park Central Boulevard, a distance of 451.27' to a 1/2" steel rod, capped and marked "SOUTEX", set for the most Easterly corner of the herein described tract;

THENCE, South 37 deg., 00 min., 44 sec., West, a distance of 527.58' to a 1/2" steel rod, capped and marked "SOUTEX", found for the most Easterly corner of said Tractor Supply Company Tract, same being the most Southerly corner of the herein described tract;

THENCE, North 53 deg., 00 min., 05 sec., West on the Northeast line of the said Tractor Supply Company Tract, a distance of 451.27' to the POINT OF BEGINNING and containing 5.47 acres of land, more or less.

This description is based on a prior Land Survey made by Soutex under the direct supervision of Anthony M. Leger, Registered Professional Land Surveyor No. 5481 on July 26, 2021 and does not represent the current, on-the-ground survey.

MBV Real Estate, LLC
24-0099



● = SET 1/2" STEEL ROD
CAPPED "SOUTEX"
O.P.R.J.C. = OFFICIAL PUBLIC RECORDS, JEFFERSON COUNTY

- SURVEYOR NOTES**
1. THIS SURVEY DOES NOT WARRANT OWNERSHIP. THERE MAY BE EASEMENTS, OR OTHER MATTERS NOT SHOWN.
 2. THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF A TITLE REPORT 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 NOTED. 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.
 3. BEARINGS, COORDINATES, DISTANCES AND ACREAGE ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH-CENTRAL ZONE, US SURVEY FEET, REFERENCED TO SMARTNET, NORTH AMERICA.
 4. TEXAS 811-CALL SHOULD BE DONE PRIOR TO ANY DIGGING OR CONSTRUCTION IN CASE OF UNDERGROUND PIPELINES OR UTILITIES.

DESCRIPTION OF SERVICES: PRELIMINARY SURVEY FOR MARKETING

"PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT" (RELEASE DATE: 2/18/24)

ANTHONY M. LEGER
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5481

FEMA Flood Zone: AH(EL4)
Community Panel NO.: 485499-0025-E
Panel Date: 04/17/1984

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| SHEET TITLE 5.47 ACRES OF LAND PART OF LOT 7, BLOCK 13, RANGE "L" PORT ARTHUR LAND COMPANY SUBDIVISION VOLUME 1, PAGE 22, MAP RECORDS JEFFERSON COUNTY, TEXAS | PROJECT NO. 24-0099 |
| | SCALE |
| PROJECT MBV REAL ESTATE, LLC F.M. HIGHWAY 365 PORT ARTHUR, TEXAS 77640 | PRINT DATE 03/06/2024 |
| | DRAWN BY JO |
| | CHECKED BY AML |
| | APPROVED BY AML |



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