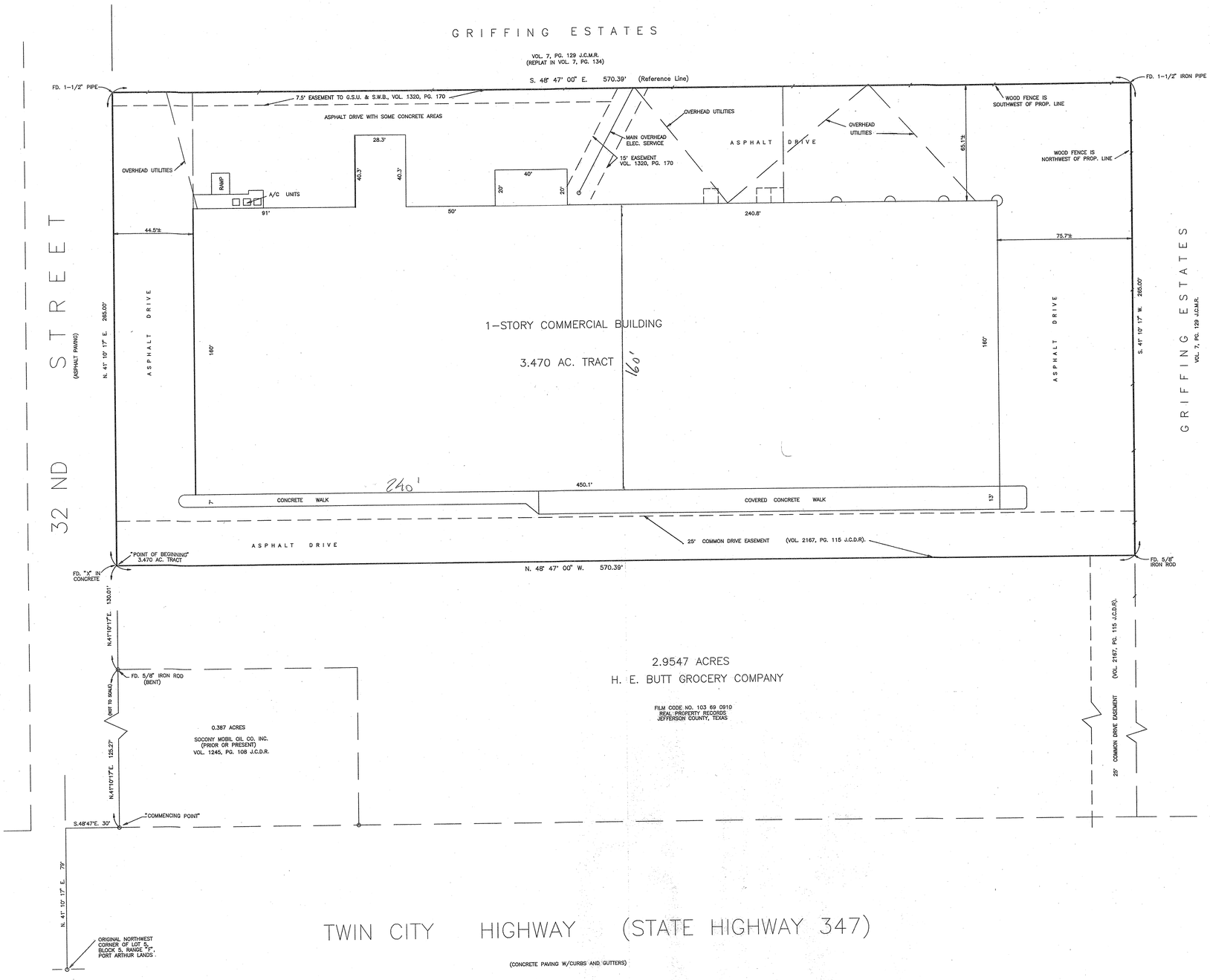

PROPERTY DESCRIPTION:

BEING a 3.470 acre tract of land out of and part of Lot Number Five (pt. of 5), in Block Number Five (5), Range "F" of the lands of the Port Arthur Land Company, Jefferson County, Texas, as the same appears upon the map or plat thereof, on file and of record in Volume 1, page 22 Map Records of Jefferson County, Texas, said 3.470 acre tract of land being more particularly described by metes and bounds as follows, to-wit:

COMMENCING at the point of intersection of the Northeasterly line of Twin City Highway, or State Highway No. 347, with the Southeasterly line of 32nd Street in the City of Groves, said point being N. 41° 10' 17" E. a distance of 79.00 feet and S. 48° 47' 00" E. a distance of 30.00 feet from the orignal Northwest corner of Lot 5, Block 5, Range "F" of said Subdivision, and said commencing point being the most Westerly corner of a 0.387 acre tract of land described in a deed to Socony Mobil Oil Company, Inc., recorded in Volume 1245, Page 108 Deed Records of Jefferson County, Texas;

THENCE N. 41° 10' 17" E. along and with the Southeasterly line of 32nd Street, at 125.27 feet pass a 5/8 inch iron rod for the most Northerly corner of said Socony Mobil Oil tract of land, and continuing for a total distance of 255.28 feet to an "X" found in concrete marking the most Westerly corner and POINT OF BEGINNING of the tract of land herein described, also being the most Northerly corner of a 2.9547 acre tract of land described in a deed to H. E. Butt Grocery Company, recorded under Film Code Number 103 69 0910 Real Property Records of Jefferson County, Texas;

THENCE continuing along and with the Southeasterly line of 32nd Street N. 41° 10' 17" E. a distance of 265.00 feet to a found 1-1/2 inch iron pipe for corner, also being the most Westerly corner of GRIFFING ESTATES, a plat of which is recorded in Volume 7, Page 129 Map Records of Jefferson County, Texas;

THENCE S. 48° 47' 00" E. along a common line with said GRIFFING ESTATES a distance of 570.39 feet to a found 1-1/2 inch iron pipe for corner, also being an interior corner of said GRIFFING ESTATES;

THENCE S. 41° 10' 17" W. along a common line with said GRIFFING ESTATES a distance of 265.00 feet to a found 5/8 inch iron rod for corner, also being the most Easterly corner of said H. E. Butt Grocery Company tract of land;

THENCE N. 48° 47' 00" W. with the Northeasterly line of said H. E. Butt Grocery Company tract of land a distance of 570.39 feet to the POINT OF BEGINNING, and containing 3.470 acres of land.

TO THE LIENHOLDERS AND / JOHN BLACKWELL, AND TO COMMONWEALTH LAND TITLE INSURANCE COMPANY:

THE UNDERSIGNED DOES HEREBY CERTIFY THAT THIS SURVEY WAS THIS DAY MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON, AND IS CORRECT, AND THAT TO MY KNOWLEDGE THERE ARE NO DISCREPANCIES, CONFLICTS, SHORTAGES IN AREA, BOUNDARY CONFLICTS, ENCROACHMENTS, OVERLAPPING OF IMPROVEMENTS, VISIBLE EASEMENTS OR RIGHTS-OF-WAY, EXCEPT AS SHOWN HEREON, AND THAT SAID PROPERTY HAS ACCESS TO AND FROM A DEDICATED ROADWAY.

DATED THIS THE 19TH DAY OF NOVEMBER, 1996.

HAROLD F. LOCKE, R.P.L.S. #1801

NOTES:

1. FLOOD ZONE "B", FIRM CP#485475 0005 E JANUARY 6, 1983
2. CENSUS TRACT NO. 105
3. SEE VOL. 2167, PAGE 115 DEED RECORDS FOR PROVISIONS REGARDING RECIPROCAL EASEMENTS, ETC.

PLAT OF A 3.470 ACRE TRACT OF LAND OUT OF LOT 5, BLOCK 5, RANGE "F" PORT ARTHUR LAND COMPANY

11/18/96	SCALE : 1"=30'	DWG.: hfl

LOCKE & ASSOCIATES SURVEYORS
REGISTERED PROFESSIONAL LAND SURVEYOR
211 N. 14TH STREET
NEDERLAND, TEXAS 77627
PH. (409) 722-9588 FAX (409) 722-7258

John Blackwell

Lot Blk
5 5 F