

DETAIL "A"
NOT TO SCALE

1.476 ACRES OF LAND
PART OF LOT 4, BLOCK 12 & LOT 5, BLOCK 11, RANGE "A"
PORT ARTHUR LAND COMPANY SUBDIVISION
JEFFERSON COUNTY, TEXAS

BEING 1.476 acres of land, part of Lot 4, Block 12 and Lot 5, Block 11, Range "A", Port Arthur Land Company Subdivision, recorded in Volume 1, Page 22, Map Records, Jefferson County, Texas; being that same tract of land described in a deed to Nora Lee Papania, recorded in File No. 2009040342, Official Public Records, Jefferson County, Texas; said 1.476 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 half-inch steel rod found on the Northeast right-of-way line of East Port Neches Avenue, for the most westerly corner of Tract 5A of a replat recorded in File No. 2009011619, Official Public Records, Jefferson County, Texas, and the most southerly corner of the herein described tract; said half-inch steel rod having coordinates of N: 13940625.83, E: 3571217.90;

THENCE, North 53 deg. 07 min. 17 sec. West (Called North 50 deg. 29 min. 00 sec. West), on the Northeast right-of-way line of East Port Neches Avenue, a distance of 207.92' (Called 207.30') to a 3/4" steel rod, capped and marked "UNIVERSAL", found for the most southerly corner of a (Called 64.843) acre tract of land, known as Tract XIII, described in a deed to Star Enterprise, recorded in File Code 102-54-1357, Official Public Records, Jefferson County, Texas, and the most westerly corner of the herein described tract;

THENCE, North 36 deg. 21 min. 50 sec. East (Called North 38 deg. 43 min. 00 sec. East), on the Southeast line of the (Called 64.843) acre tract, a distance of 277.40' to a half-inch steel rod, capped and marked "SOUTEX", set for the most northerly corner of the herein described tract; from which a raised star on brass disc in a cylindrical concrete monument bears North 36 deg. 21 min. 50 sec. East, a distance of 4.24';

THENCE, South 66 deg. 42 min. 17 sec. East (Called South 64 deg. 04 min. 00 sec. East), a distance of 151.70' to a half-inch steel rod, capped and marked "SOUTEX", set for corner;

THENCE, South 57 deg. 17 min. 07 sec. East (Called South 53 deg. 12 min. 00 sec. East), a distance of 68.11' (Called 70.20') to a half-inch steel rod, capped and marked "SOUTEX", set for the most easterly corner of the herein described tract;

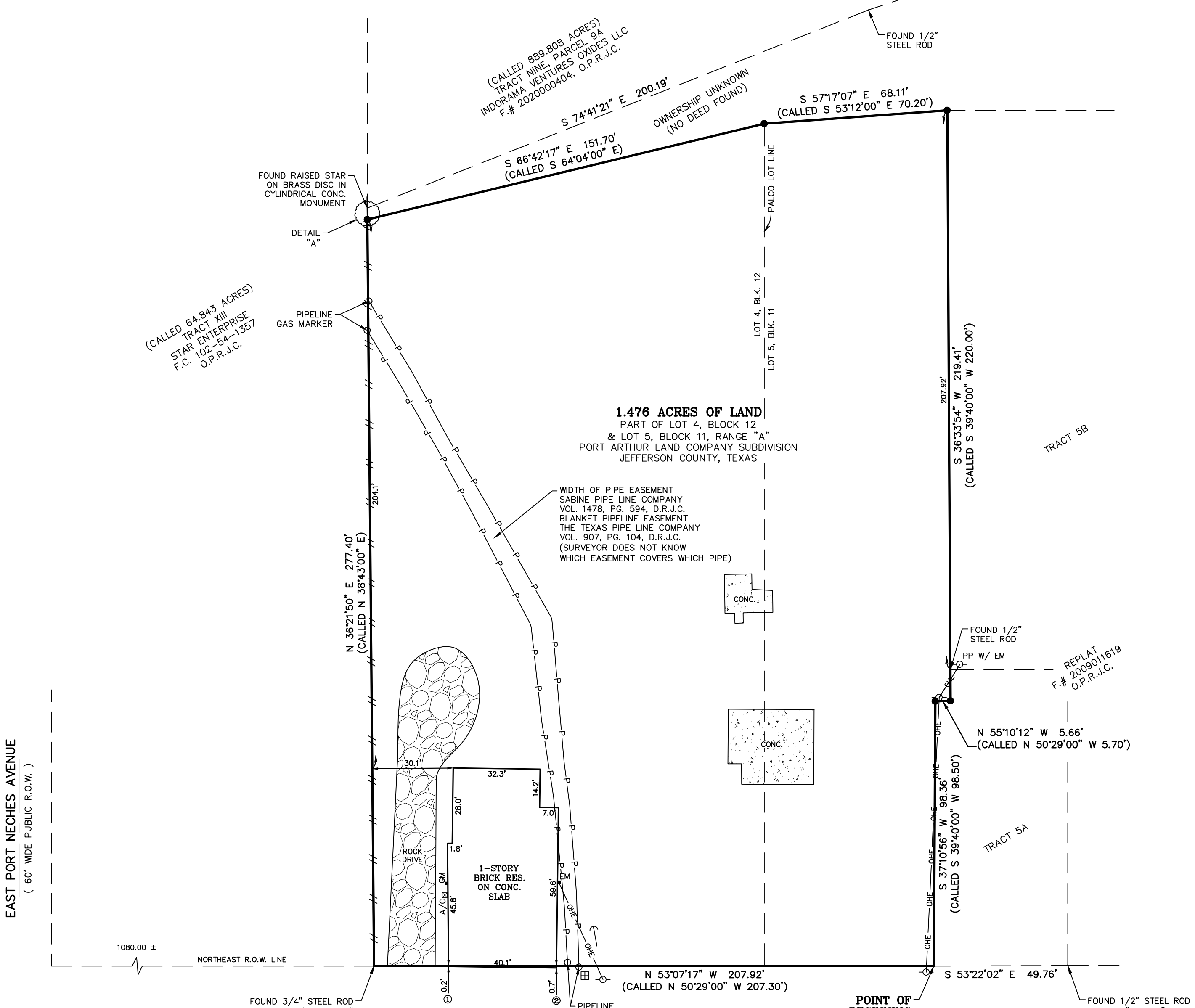
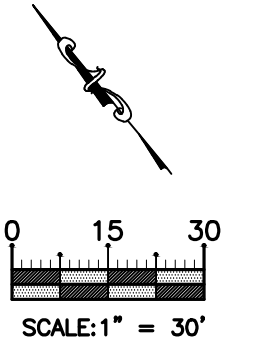
THENCE, South 36 deg. 33 min. 54 sec. West (Called South 39 deg. 40 min. 00 sec. West), on the Northwest line of said replat recorded in File No. 2009011619, Official Public Records, Jefferson County, Texas, at 207.92' passing a half-inch steel rod found for the most northerly common corner of Tracts 5A and 5B of said replat, and continuing a total distance of 219.41' (Called 220.00') to a half-inch steel rod, capped and marked "SOUTEX", set for corner;

THENCE, North 55 deg. 10 min. 12 sec. West (Called North 50 deg. 29 min. 00 sec. West), on a northeasterly line of Tract 5A, a distance of 5.66' (Called 5.70') to a half-inch steel rod, capped and marked "SOUTEX", set for corner;

THENCE, South 37 deg. 10 min. 56 sec. West (Called South 39 deg. 40 min. 00 sec. West), on a northwesterly line of Tract 5A, a distance of 98.36' (Called 98.50') to the POINT OF BEGINNING, and containing 1.476 acres of land, more or less.

This description is based on the Land Survey made under the direct supervision of Randall Alvey Creel, Registered Professional Land Surveyor No. 6678 on July 08, 2021.

SE Ventures LLC
LS-21-0535



RESTRICTIONS:
VOL. 1, PG. 22, M.R.J.C.

M.R.J.C. = MAP RECORDS, JEFFERSON COUNTY
O.P.R.J.C. = OFFICIAL PUBLIC RECORDS, JEFFERSON COUNTY

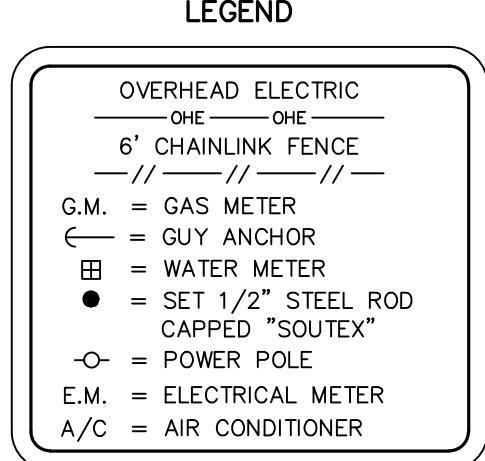
- ENCROACHMENT NOTES
- 1- STORY BRICK RES. ON CONC. SLAB IS OVER PROPERTY LINE 0.2' (FRONT SIDE)
 - 1- STORY BRICK RES. ON CONC. SLAB IS OVER PROPERTY LINE 0.7' (FRONT SIDE)

- SURVEYOR NOTES
1. 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.
 2. 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.
 3. TEXAS 811-CALL SHOULD BE DONE PRIOR TO ANY DIGGING OR CONSTRUCTION IN CASE OF UNDERGROUND PIPELINES OR UTILITIES.

DESCRIPTION OF SERVICES: LOCATE CORNERS AND SHOW IMPROVEMENTS

SURVEYOR'S CERTIFICATION:
TO THE LIENHOLDERS AND/OR THE OWNERS OF THE PREMISES SURVEYED AND TO STEWART TITLE GUARANTY COMPANY.
The undersigned does hereby certify that this survey was this day 07/08/21 made on the ground of the property legally described hereon 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.

Randall A. Creel
RANDALL ALVEY CREEL
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6678



FEMA Flood Zone: C
Community Panel NO.: 480385-0310-B
Panel Date: 06/01/1983

POINT OF BEGINNING
FOUND 1/2" STEEL ROD
N: 13940625.83
E: 3571217.90

GF#: 1235891

TITLE COMMITMENT
EFFECTIVE: 05/09/2021

<p>1.476 ACRES OF LAND PART OF LOT 4, BLOCK 12, & LOT 5, BLOCK 11, RANGE "A" PORT ARTHUR LAND COMPANY SUBDIVISION VOL. 1, PG. 22, MAP RECORDS, JEFFERSON COUNTY, TEXAS</p>		<p>PROJECT NO. 21-0535 SCALE 1" = 30' PRINT DATE 07/08/2021</p>
<p>SE VENTURES LLC 402 & 404 EAST PORT NECHES AVENUE PORT NECHES, TEXAS 77651</p>		<p>DRAWN BY JO CHECKED BY RAC APPROVED BY RAC</p>
<p>T.B.P.E. FIRM #575 * T.X.L.S. FIRM #10123800</p>		<p>3737 Doctors Drive Port Arthur, Texas 77642 Tel. 409.983.2004 Fax. 409.983.2005 soutexsurveyors.com</p>

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