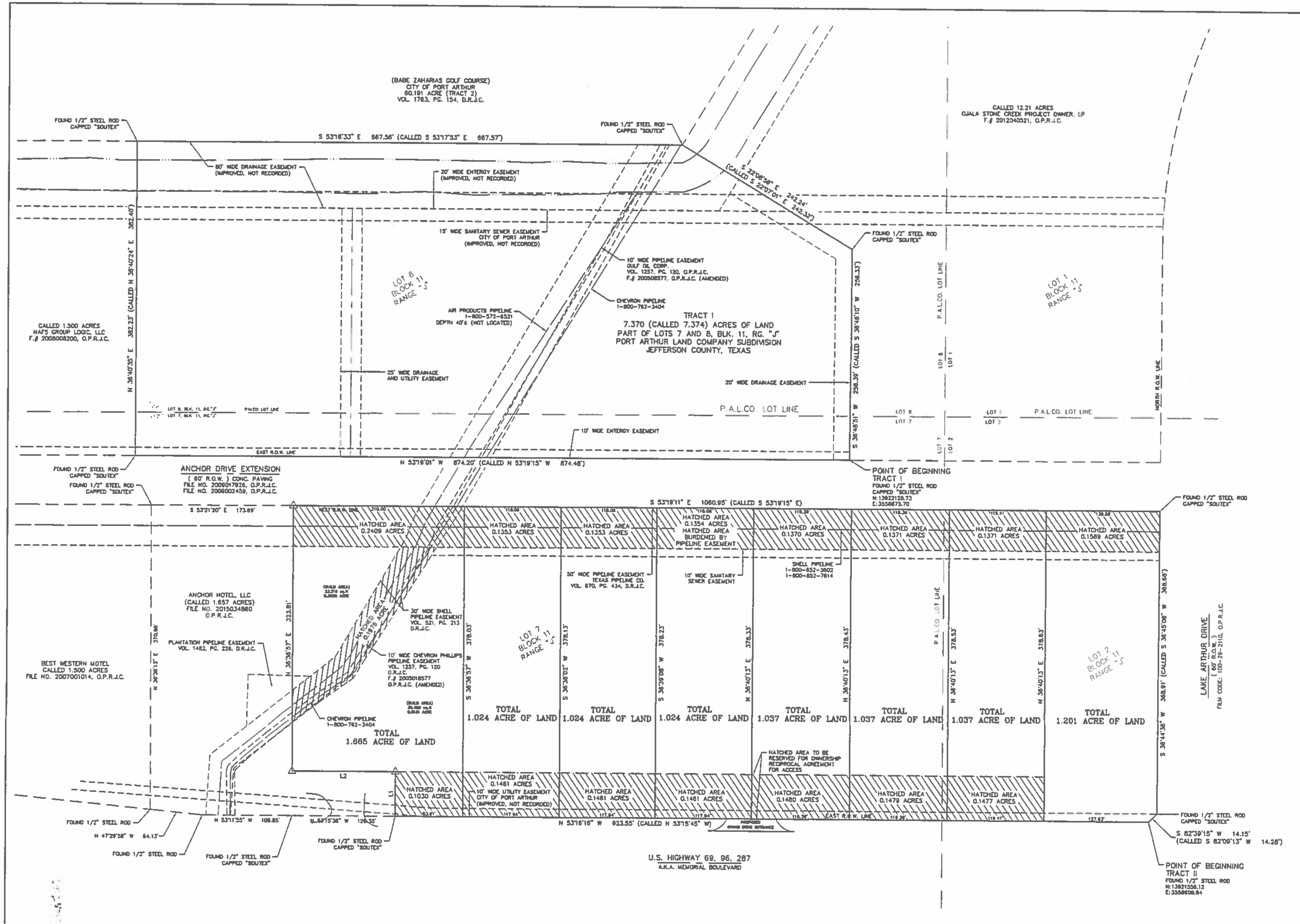

TRACT I
7.370 (CALLED 7.374) ACRES OF LAND
OUT OF BLOCK 11, RANGE "J",
PORT ARTHUR LAND COMPANY SUBDIVISION,
CITY OF PORT ARTHUR,
JEFFERSON COUNTY, TEXAS

BEING 7.370 (Called 7.374) acres of land out of and a part of Lots 7 and 8, Block 11, Range "J", 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 38.25) acre tract of land described in a Deed of Trust recorded in File No. 2003021484, Official Public Records, Jefferson County, Texas; said 7.370 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.

BEGINNING at a ½" steel rod, capped and marked "SOUTEX", found for the Northwest corner of a (Called 12.21) acre tract of land conveyed to Ojala Stone Creek Project Owner, LP, recorded in File No. 2012040521, Official Public Records, Jefferson County, Texas on the East right of way line on a dedicated road named Anchor Drive Extension, recorded in File No. 2009017926 and File No. 2009002459, Official Public Records, Jefferson County, Texas; said ½" steel rod being the Southwest corner of the herein described tract; having a Texas Coordinate of N:13922128.73, E:3558873.70;

THENCE, North 53 deg., 19 min., 01 sec., West (Called North 53 deg., 19 min., 15 sec., West) on the East right of way line of said Anchor Drive Extension, a distance of 874.20' (Called 874.46') to a ½" steel rod, capped and marked "SOUTEX", found for the Southwest corner of a (Called 1.500) acre tract of land conveyed to NAFS Group Logic, LLC recorded in File No. 2008008200, Official Public Record, Jefferson County, Texas; said ½" steel rod being the Northwest corner of the herein described tract;

THENCE, North 36 deg., 40 min., 35 sec., East (Called North 36 deg., 40 min., 24 sec., East), on the South line of the (Called 1.500) acre tract a distance of 382.23' (Called 382.40') to a ½" steel rod, capped and marked "SOUTEX", found on the East line of the (Called 38.25) acre tract; said ½" steel rod being the Southeast corner of the (Called 1.500) acre tract on the West line of a tract of land conveyed to the City of Port Arthur, known as Tract 2, recorded in Volume 1783 Page 154, Deed Records, Jefferson County, Texas; also being the Northeast corner of the herein described tract;

THENCE, South 53 deg., 16 min., 33 sec., East (Called South 53 deg., 17 min., 53 sec., East) on the East line of the (Called 38.25) acre tract, same being the West line of said City of Port Arthur tract, a distance of 667.56' (Called 667.57) to a ½" steel rod, capped and marked "SOUTEX", found for an angle point on the North line of the (Called 12.21) acre tract; said ½" steel rod being an angle point on the East line of the herein described tract;

THENCE, South 22 deg., 08 min., 59 sec., East (Called South 22 deg., 07 min., 01 sec., East) on the Northerly line of the (Called 12.21) acre tract, a distance of 242.24' (Called 242.32) to a ½" steel rod capped and marked "SOUTEX", found for an angle point on the North line of the (Called 12.21) acre tract, same being the South line of the herein described tract;

THENCE, South 36 deg., 48 min., 51 sec., West (Called South 36 deg., 48 min., 10 sec., West) continuing on the northerly line of the (Called 12.21) acre tract, a distance of 256.39' (Called 256.33') to the POINT OF BEGINNING and containing 7.370 acres of land, more or less;

TRACT II
9.052 ACRES OF LAND
OUT OF BLOCK 11, RANGE "J",
PORT ARTHUR LAND COMPANY SUBDIVISION,
CITY OF PORT ARTHUR,
JEFFERSON COUNTY, TEXAS

BEING 9.052 acres of land out of and a part of Lots 2 and 7, Block 11, Range "J", 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 38.25) acre tract of land described in a Deed of Trust, recorded in File 2003021484, Official Public Records, Jefferson County, Texas; said 9.052 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.

BEGINNING at a ½" steel rod found on the intersection of the East right of way line of a dedicated road named U.S. Highway 69, 96, 287 (a.k.a. Memorial Boulevard) and the North right of way line of a dedicated road named Lake Arthur Drive, recorded in Film Code 100-29-2110, Official Public Records, Jefferson County, Texas; said ½" steel rod being the most Westerly Southwest corner of the (Called 38.25) acre tract and the most Westerly Southwest corner of the herein described tract; having a Texas Coordinate of N: 13921556.12, E: 3558908.64;

THENCE, North 53 deg., 16 min., 16 sec., West (Called North 53 deg., 15 min., 45 sec., West), on the right of way line of said U.S. Highway 69, 96, 287, same being the West line of the (Called 38.25) acre tract, a distance of 923.55' to a ½" steel rod, capped and marked "SOUTEX", found for the Southwest corner of a (Called 1.657) acre tract of land described in a deed to Anchor Hotel, LLC, recorded in File No. 2015034860, Official Public Records, Jefferson County, Texas; said ½" steel rod being the most Westerly Northwest corner of the herein described tract;

THENCE, North 36 deg., 43 min., 24 sec., East (Called North 36 deg., 42 min., 49 sec., East), on the South line of the (Called 1.657) acre tract, a distance of 54.02' (Called 54.00') to a point for corner;

THENCE, North 53 deg., 15 min., 45 sec., West, continuing on the South line of the (Called 1.657) acre tract, a distance of 128.48' to a point for corner;

THENCE, North 36 deg., 36 min., 57 sec., East, continuing on the South line of the (Called 1.657) acre tract, a distance of 323.81' to a point for corner being the Southeast corner of the (Called 1.657) acre tract on the West right of way line of a dedicated road named Anchor Drive Extension, recorded in File 2009017926, Official Public Records, Jefferson County, Texas; said point for corner being the Northeast corner of the herein described tract;

THENCE, South 53 deg., 19 min., 11 sec., East (Called South 53 deg., 19 min., 15 sec., East), on the West right of way line of said Anchor Drive Extension, a distance of 1060.95' to a ½" steel rod, capped and marked "SOUTEX", found on the intersection of the West right of way line of said Anchor Drive Extension and the North right of way line of said Lake Arthur Drive; said ½" steel rod being the Southeast corner of the herein described tract;

THENCE, South 36 deg., 44 min., 36 sec., West (Called South 36 deg., 45 min., 08 sec., West), on the North right of way line of said Lake Arthur Drive, a distance of 368.91' (Called 368.68') to a ½" steel rod capped and marked "SOUTEX", found for corner;

THENCE, South 82 deg., 39 min., 15 sec., West (Called South 82 deg., 09 min., 13 sec., West), continuing on the North right of way line of said Lake Arthur Drive, a distance of 14.15' (Called 14.28') to the POINT OF BEGINNING and containing 9.052 acres of land, more or less.

Note: This description is based on a prior survey made by Soutex dated 8/7/2015 and does not represent a current field survey. Anthony M. Leger, Registered Professional Land Surveyor No. 5481, on July 13, 2017.

Redwine Family Partners LTD
LS-15-0644

LEGEND

△ = POINT FOR CORNER
D.R.J.C. = DEED RECORDS JEFFERSON COUNTY
O.P.R.J.C. = OFFICIAL PUBLIC RECORDS JEFFERSON COUNTY

LINE TABLE

LINE NO.	BEARING	DISTANCE
L1	N 36°43'24" E (CALLED N 36°42'49" E)	54.02' (CALLED 54.00')
L2	N 53°15'45" W	128.48'

DESCRIPTION OF SERVICES: LOCATE CORNERS AND SHOW IMPROVEMENTS (VACANT)

SURVEYOR'S CERTIFICATION:

The undersigned does hereby certify that this survey was this day 7/13/17 made on the ground of the property legally described hereon and is correct, and that there are no discrepancies, shortages of area, boundary line conflicts, encroachments, over-lapping of improvements, except as shown hereon, and that said property has access to and from a dedicated roadway. This survey is certified for this transaction only; it is not transferable to additional institutions

SURVEYORS NOTES

1. BEARINGS, COORDINATES, DISTANCES, & ACREAGE ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE, U.S. SURVEY FEET AND ARE REFERENCED TO SMARTNET, NORTH AMERICA.
2. THIS SURVEY DOES NOT WARRANT OWNERSHIP.
3. IN ACCORDANCE WITH THE FLOOD INSURANCE RATE MAP OF THE FEDERAL EMERGENCY

SOUTEX
3737 Doctors Drive
Port Arthur, Texas 77642

SHEET TITLE

TRACT I – 7.370 (CALLED 7.374) ACRES OF LAND, PART OF LOT 1, BLK. 12, RG. "J", TRACT II – 9.052 ACRES OF LAND, PART OF LOTS 2 & 7, BLK. 11, RG. "J", PORT ARTHUR LAND COMPANY SUBDIVISION, VOL.

PROJ. NO: 15
SCALE: 1" =
PRINT DATE: 9