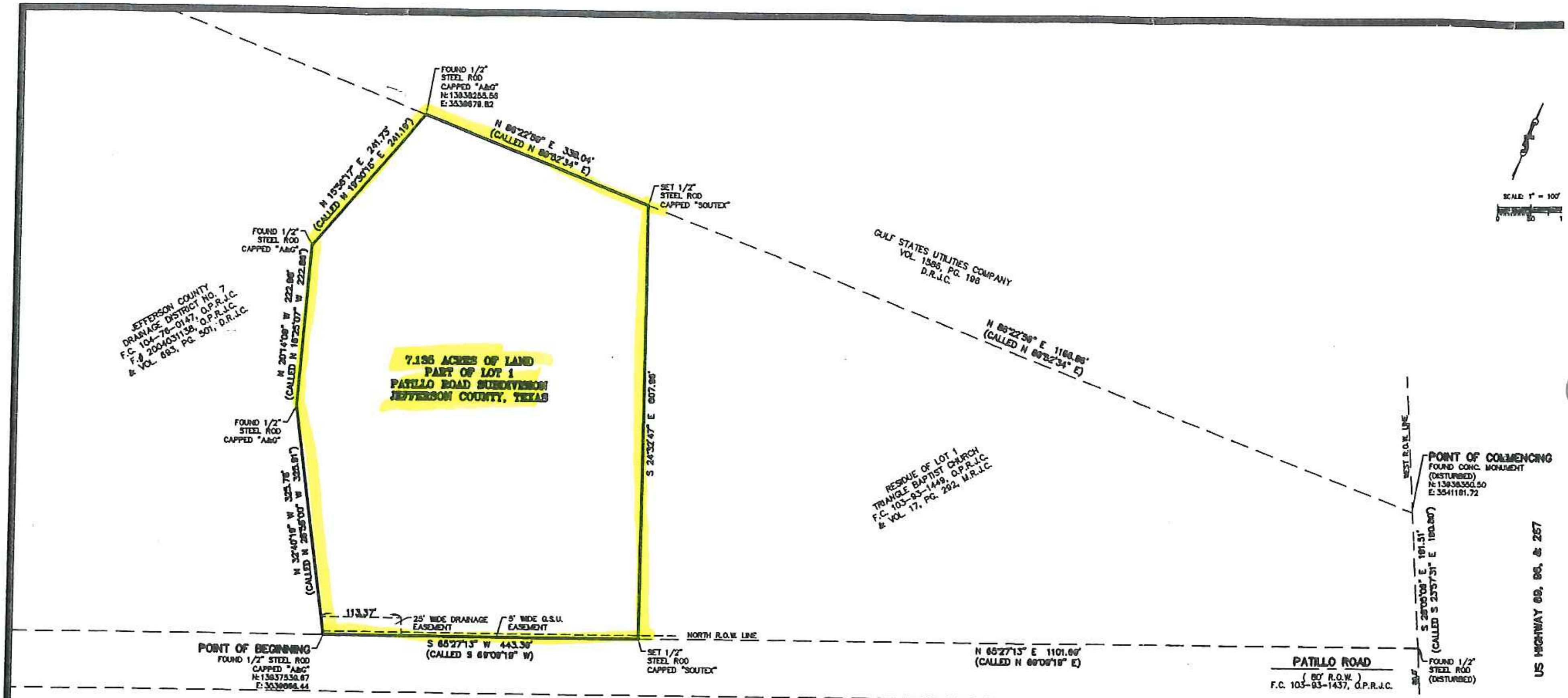

7.135 ACRES OF LAND
OUT OF PATILLO ROAD SUBDIVISION,
JEFFERSON COUNTY, TEXAS

BEING 7.135 acres of land out of and a part of Lot 1, Patillo Road Subdivision, recorded in Volume 17, Page 292, Map Records, Jefferson County, Texas; being part of a tract of land conveyed to Triangle Baptist Church, recorded in Film Code 103-93-1449, Official Public Records, Jefferson County, Texas; said 7.135 acre tract being more fully described by metes and bounds as follows, to wit:

Note: Bearings, distances, coordinates and acreage are based on State Plane Coordinate Grid System, Texas South-Central Zone, NAD 83, Epoch 2011, US Survey Feet, Referenced to SmartNet, North America.

BEGINNING at a ½" steel rod, capped and marked "A&G", found for the Southwest corner of said Lot 1; said ½" steel rod being on the North line of an 80' wide roadway named Patillo Road, recorded in Film Code 103-93-1437, Official Public Records, Jefferson County, Texas; also being the Southwest corner of the herein described tract, having a State Plane Coordinate of N: 13937539.67, E: 3539866.44;

THENCE, North 32 deg., 40 min., 19 sec., West (Called North 28 deg., 58 min., 00 sec., West), on the West line of said Lot 1, a distance of 325.78' (Called 325.91') to a ½" steel rod, capped and marked "A&G" found for an angle point on the West line of the herein described tract;

THENCE, North 20 deg., 14 min., 09 sec., West (Called North 16 deg., 25 min., 07 sec., West), continuing on the West line of said Lot 1, a distance of 222.98' (Called 222.86') to a ½" steel rod, capped and marked "A&G", found for corner;

THENCE, North 15 deg., 56 min., 17 sec., East (Called North 19 deg., 30 min., 15 sec., East), continuing on the West line of said Lot 1, a distance of 241.73' (Called 241.19') to a ½" steel rod, capped and marked "A&G", found for the Northwest corner of said Lot 1 on the South line of a tract of land conveyed to Gulf States Utilities Company, recorded in Volume 1586, Page 196, Deed Records, Jefferson County, Texas; said ½" steel rod being the Northwest corner of the herein described tract, having a State Plane Coordinate of N: 13938255.56, E: 3539679.82;

THENCE, North 86 deg., 22 min., 59 sec., East (Called North 89 deg., 52 min., 34 sec., East), on the North line of said Lot 1, same being the South line of said Gulf States Utilities Company tract, a distance of 338.04' to a ½" steel rod, capped and marked "SOUTEX", set for the Northeast corner of the herein described tract, from which a concrete monument found disturbed on the intersection of the common line of said Lot 1 and Gulf States Utilities Company tract and the West right of way line of a dedicated road named US Highway 69, 96, 287, bears North 86 deg., 22 min., 59 sec., East (Called North 89 deg., 52 min., 34 sec., East), a distance of 1166.86';

THENCE, South 24 deg., 32 min., 47 sec., East, crossing said Lot 1, a distance of 607.96' to a ½" steel rod, capped and marked "SOUTEX", set on the North right of way line of said Patillo Road; said ½" steel rod being the Southeast corner of the herein described tract, from which a ½" steel rod found disturbed on the intersection of the North right of way line of said Patillo Road and the West right of way line of said US Highway 69, 96, 287, same being the Southeast corner of said Lot 1, bears North 65 deg., 27 min., 13 sec., East (Called North 69 deg., 09 min., 19 sec., East), a distance of 1101.69';

THENCE, South 65 deg., 27 min., 13 sec., West (Called South 69 deg., 09 min., 19 sec., West), on the North right of way line of said Patillo Road, same being the South line of said Lot 1, a distance of 443.39' to the **POINT OF BEGINNING** and containing 7.135 acres of land, more or less.

This description is based on the Land Survey made by Anthony M. Leger, Registered Professional Land Surveyor No. 5481, on September 23, 2016.

Triangle Baptist Church
LS-16-0834

STATE OF TEXAS
REGISTERED
ANTHONY M. LEGER
5481
PROFESSIONAL
LAND SURVEYOR

LOT 2
TNT CAPITAL, LTD

S 27°34'33" E 477.96' (CALLED S 23°57'31" E)

JEFFERSON COUNTY DRAINAGE DISTRICT NO. 7

JAMES E. WELCH & JEANETTE WELCH F.# 2013024832 O.P.R.J.C.

FOUND 1" STEEL PIPE

1. BEARINGS, COORDINATES, DISTANCES AND ACREAGE ARE BASED ON STATE PLANE COORDINATE GRID SYSTEM, TEXAS-SOUTH CENTRAL ZONE NAD 83(EPOCH 2011) (U.S. SURVEY FEET), REFERENCED TO SMARTNET, NA.
2. THIS SURVEY DOES NOT WARRANT OWNERSHIP. THERE MAY BE EASEMENTS, OR OTHER MATTERS NOT SHOWN.
3. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT.

FEMA Flo[od]
Communit[y]
48038[...]
Panel Dat[e]

DESCRIPTION OF SERVICES: LOCATE CORNERS AND ONLY
SURVEYOR'S CERTIFICATION:

The undersigned does hereby certify that this survey was this day 9/23/2016 made on the ground of the property legally described hereon and is correct, and that there are no discrepancies, shortages in area, boundary line conflicts, encroachments, or 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 or subsequent owners.

ANTHONY M. LEGER
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5481

SOUTEX
SURVEYORS & ENGINEERS
T.B.P.E. FIRM #0735 • T.X.L.S. FIRM #10123000

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Port Arthur, Texas 77642
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Fax. 409.983.2005
soutexsurveyors.com

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SHEET TITLE
7.135 ACRES OF LAND
PART OF LOT 1, BLOCK 21
PATILLO ROAD SUBDIVISION
RECORDED IN VOL. 17, PG. 292, MAP RECORDS
JEFFERSON COUNTY, TEXAS

PROJECT
TRIANGLE BAPTIST CHURCH
US HIGHWAY 69, 96, 287 AT PATILLO ROAD
PORT ARTHUR, TEXAS 77640

PROJ. NO:
SCALE: 1"
PRINT DAT[E]
DRAWN BY
CHECKED B[Y]
APPROVED
SHEET