

Legal Description: 2.097 Acre Tract or Parcel of Land
Anthony Harris Survey, Abstract No. 13
Orange County, Texas

BEING a 2.097 acre tract or parcel of land situated in the Anthony Harris Survey, Abstract No. 13, Orange County, Texas and being out of and part of that certain called 47 acre tract of land as described in a deed from A.C. Lyons, et al. to A. J. Lyons as recorded in Volume 25, Page 297, Deed Records, Orange County, Texas and being all of that certain tract of land as described in a "Warranty Deed" from Mollie Gunstream to Louis C. Gunstream, Jr. as recorded in Volume 296, Page 437, Deed Records, Orange County, Texas and all of that certain called 1 acre tract of land as described in a deed from A. J. Lyons to Lewis C. Gunstream as recorded in Volume 67, Page 574, Deed Records, Orange County, Texas and being all of that certain called 2.100 acre tract of land as described in a "Warranty Deed" from Mark Alan Gunstream, Independent Executor of the Estate of Lewis C. Gunstream, Deceased and Nancy M. Gunstream to Reba N. Coulter as recorded in Clerk's File No. 371855, Official Public Records of Real Property, Orange County, Texas, said 2.097 acre tract being more particularly described as follows:

NOTE: All bearings are referenced to the West line of the said 2.100 acre Coulter tract as NORTH 00°00'00" WEST as recorded in the above referenced Clerk's File No. 371855, Official Public Records of Real Property, Orange County, Texas.

BEGINNING at an iron rod with a cap found for the Southwest corner of the tract herein described, said corner also being Northwest corner of that certain tract of land as described in a "Warranty Deed" from Wayne B. Durio to Connie Gayle Granger as recorded in Clerk's File No. 412846, Official Public Records of Real Property, Orange County, Texas and being in the East right-of-way line of Gunstream Lane (based on a width of 40 feet) and said corner bears NORTH 00°03'13" EAST a distance of 208.28 feet from a 2" angle iron found for the Southwest corner of the said Granger tract and being the intersection of the East right-of-way line of Gunstream Lane and the North right-of-way line of Tulane Road;

THENCE NORTH 00°00'00" WEST, along and with the East right-of-way line of Gunstream Lane, for a distance of 313.00 feet to a 1/2" iron rod found for corner, said corner being the Southwest corner of the remainder of that certain tract of land as described in a deed from A. Kibodeaux and wife, Esther Kibodeaux to Robert Nance as recorded in Volume 91, Page 270, Deed Records, Orange County, Texas;

THENCE SOUTH 88°44'36" EAST, along and with the boundary between the tract herein described and the South line of the remainder of the said Nance tract, for a distance of 424.73 feet to a 1/2" iron rod found for corner, said corner being the Southeast corner of the remainder of the said Nance tract and being in the Southwesterly right-of-way line of the Missouri Pacific Railroad;

THENCE SOUTH 31°51'51" EAST, along and with the Southwesterly right-of-way line of the Missouri Pacific Railroad, for a distance of 125.79 feet to a 1/2" iron rod found for corner, said corner being the Northeast corner of that certain called 2.013 acre tract of land as described in a "General Warranty Deed" from Paul Michael Simar, Gina Ann Simar and James Kirk Simar to Michael Bean and Carolyn Bean as recorded in Clerk's File No. 431470, Official Public Records of Real Property, Orange County, Texas;

THENCE NORTH 88°23'05" WEST, along and with the boundary between the tract herein described and the North line of the said 2.013 acre Bean tract and the most Northerly North line of that certain called 1.55 acre tract of land as described in a "General Warranty Deed with Vendor's Lien" from Maxie J. Durio, Jr. and Patricia A. Durio, husband and wife, to Annie Bailey and David Bailey, wife and husband as recorded in Clerk's File No. 446290, Official Public Records of Real Property, Orange County, Texas, for a distance of 281.39 feet to a 1/2" iron rod found for corner, said corner being an exterior ell corner of the said 1.55 acre Bailey tract;

THENCE SOUTH 00°18'01" WEST, along and with the boundary between the tract herein described and the said 1.55 acre Bailey tract, for a distance of 208.70 feet to a point for corner (unable to find or set corner due to chain link fence post and concrete), said corner being an interior ell corner of the said 1.55 acre Bailey tract and from said corner a chain link fence post bears SOUTH 63°17'56" EAST a distance of 0.52 feet;

THENCE NORTH 88°55'37" WEST, along and with the boundary between the tract herein described and the most Southerly North line of the said 1.55 acre Bailey tract and the North line of the above referenced Granger tract, for a distance of 208.70 feet to the POINT OF BEGINNING and containing 2.097 Acres, more or less.

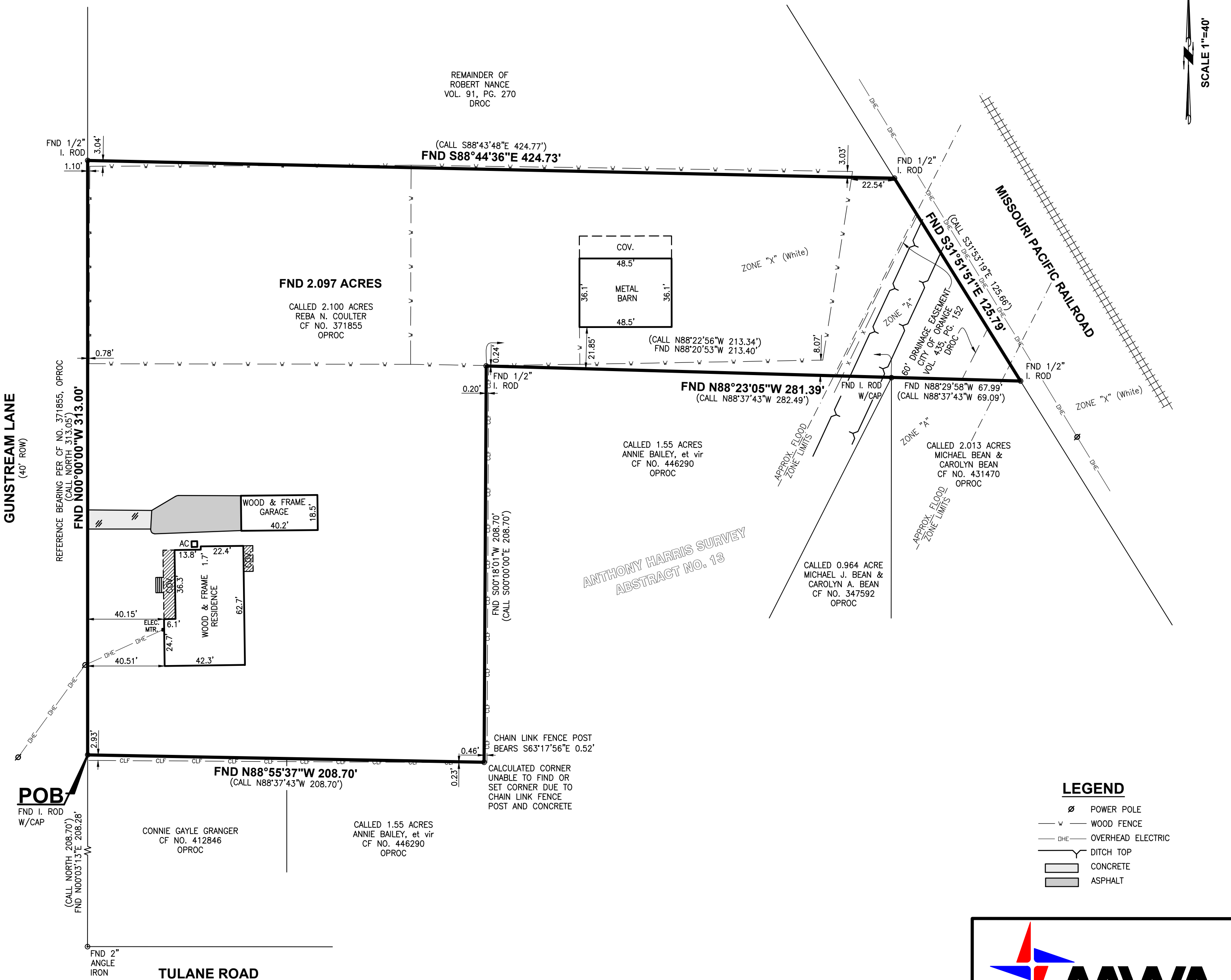
NOTES ACCORDING TO SCHEDULE "B"

10h. Drainage Easement granted to City of Orange by instrument recorded in volume 435, Page 152, Deed Records of Orange County, Texas. (Plotted Hereon)

NOTE:

- 1. NOTHING IN THIS SURVEY IS INTENDED TO EXPRESS AN OPINION REGARDING OWNERSHIP OR TITLE.
- 2. THE WORD CERTIFY IS UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL JUDGMENT BY THE SURVEYOR, WHICH IS BASED ON HIS BEST KNOWLEDGE, INFORMATION AND BELIEF, FORMED IN THE COURSE OF HIS PERFORMING THE SURVEY IN COMPLIANCE WITH THE STANDARDS OF PRACTICE REQUIRED AND PROMULGATED BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYORS AND THE TEXAS SOCIETY OF PROFESSIONAL SURVEYORS. AS SUCH, IT CONSTITUTES NEITHER A GUARANTEE NOR A WARRANTY, EXPRESSED OR IMPLIED.
- 3. ALL SET 5/8" IRON RODS SET WITH A CAP STAMPED "M.W. WHITELEY & ASSOCIATES".

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SCALE 1"=40'

LEGEND

- POWER POLE
- WOOD FENCE
- OVERHEAD ELECTRIC
- DITCH TOP
- CONCRETE
- ASPHALT

MWA MARK WHITELEY & ASSOCIATES, LLC CIVIL ENGINEERING | LAND SURVEYING | PIPELINE SERVICES TEXAS SURVEYING FIRM NO. 10106700 TEXAS ENGINEERING FIRM NO. F-2633 3250 EASTEX FWY, BEAUMONT, TEXAS 77703 409-892-0421 | MWASSOC.COM

NITYA HOUSING PROP(ICO), LLC BOUNDARY SURVEY OF 2.097 ACRE TRACT OR PARCEL OF LAND ANTHONY HARRIS SURVEY, ABSTRACT NO. 13 ORANGE COUNTY, TEXAS

DR BY: KLK	CK BY: TSR	APP BY: TSR
VER: ACAD 2019	SCALE: 1"=40'	SHEET NO: 1 OF 1
DATE: OCT. 15, 2020	W: 2020\20-1450\	REV: 0
JOB NO. 20-1450	20-1450.DWG	

308 GUNSTREAM LANE ORANGE, TEXAS 77630
2.097 Acre Tract or Parcel of Land Anthony Harris Survey, Abstract No. 13 Orange County, Texas
Owner: Nitya Housing PropCo(I), LLC
Census: 207.00

In accordance with the Flood Hazard Boundary Map, Department of Housing and Urban Development.

Community No.: 480512
Panel No.: 0015 C
Date of FIRM: 6-5-97

This property lies in Zone "X" (white). Location on map determined by scale on map. Actual field elevation not determined. Mark W. Whiteley and Associates does not warrant nor subscribe to the accuracy or scale of said maps.

Zone "X" (white) are areas determined to be outside 500-year flood plain.

TO THE OWNERS OF THE PREMISES SURVEYED AS OF THE DATE OF THE SURVEY:

I, THOMAS S. ROWE, DO HEREBY CERTIFY THAT THIS SURVEY WAS THIS DAY MADE ON THE SURFACE OF THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON AND IS CORRECT. I FIND NO DISCREPANCIES, SHORTAGES IN AREA, ENCROACHMENTS OR OVERLAPPING OF IMPROVEMENTS ON THE SURFACE OF THE GROUND, EXCEPT AS SHOWN HEREON. ALL RECORDED EASEMENTS SHOWN AND NOTED PER CAPITAL TITLE OF TEXAS, LLC G.F. No. 20-524802-WE

DATE SURVEYED: OCTOBER 13, 2020

Professional seal for Thomas S. Rowe, Registered Professional Land Surveyor No. 5728, State of Texas.

THOMAS S. ROWE - REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5728