

0.502 Acre (21,854 Square Feet)
Randel Jones 1/2 League, Abstract Number 36
Wharton County, Texas

BEING a 0.502 acre (21,854 Sq. Ft.) tract (AKA Tract 25M-1), being that same parcel or tract of land as described in Volume 760, Page 794, of the Deed Records, Wharton County, Texas, and being called the north half of that certain called 1.0 acre tract of land as being recorded in Volume 200, Page 613, Wharton County, Texas, and being in the Randal Jones 1/2 League, Abstract Number 36, Wharton County, Texas, said tract being more particularly described by metes and bounds as follows:

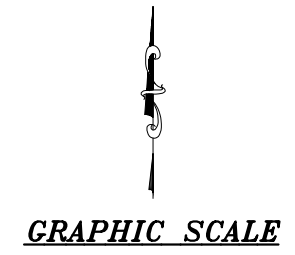
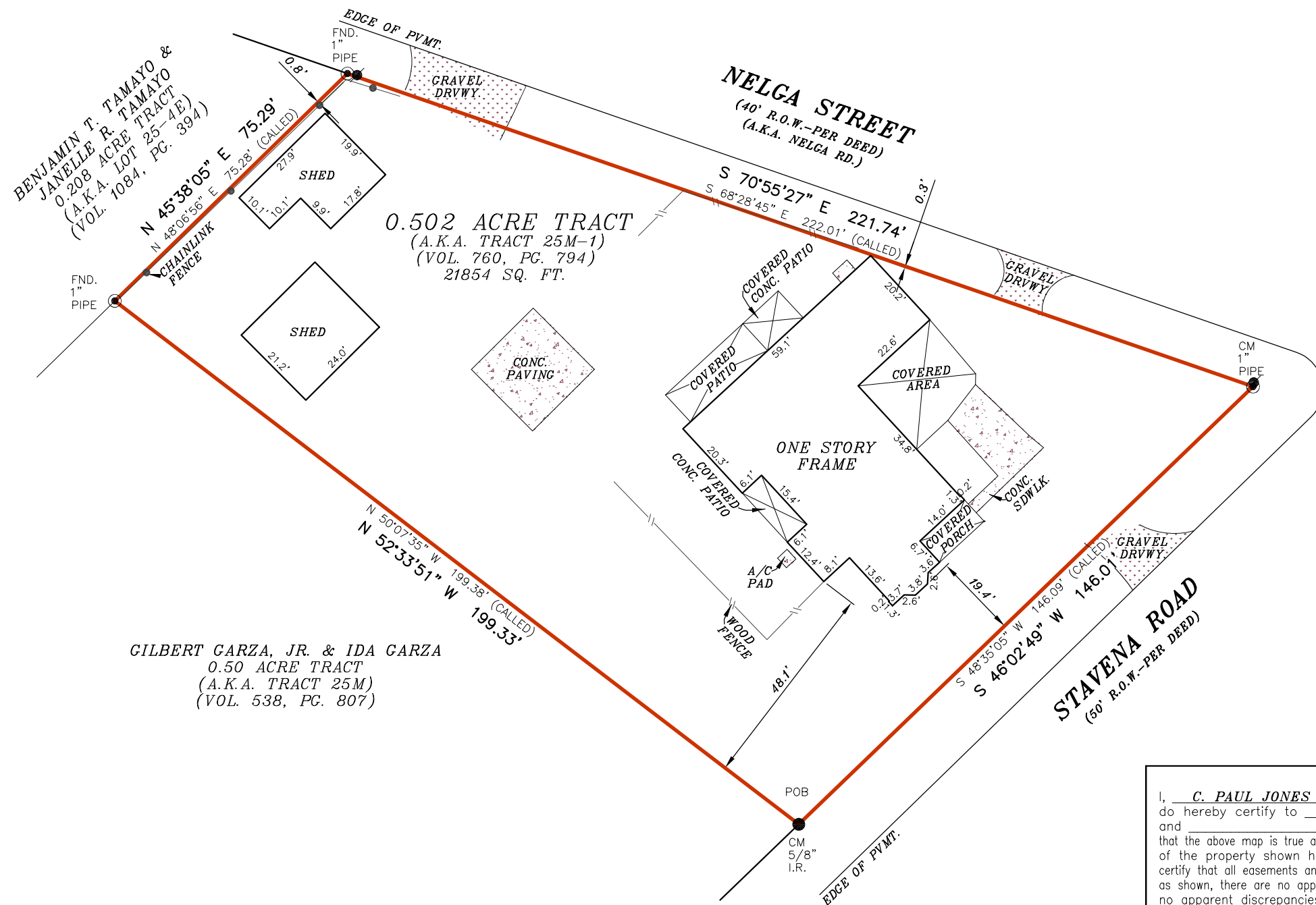
BEGINNING at a 5/8-inch iron rod found for corner, said corner being on the northwesterly right of way line of Stavena Road (50 feet wide), said corner also being the east corner of a called 0.50 acre tract (AKA Tract 25M), as recorded in Volume 538, Page 807, Wharton County, Texas, said corner also being the south corner of the herein described tract;

THENCE, N 52° 33' 51" W, along the northeasterly line of said called 0.50 acre tract and the southwesterly line of the herein described tract, a distance of 199.33 feet to a 1-inch iron pipe found for corner, said corner being on the southeast line of a called 0.208 acre tract, as recorded in Volume 1084, Page 394, Wharton County, Texas, said corner also being the west corner of the herein described tract;

THENCE, N 45° 38' 05" E, along the southeasterly line of said called 0.208 acre tract and the westerly line of the herein described tract, a distance of 75.29 feet to 1-inch iron pipe found for corner, said corner being on the southerly right of way line of Nelga Street (40 feet wide), said corner also being the north corner of the herein described tract;

THENCE, S 70° 55' 27" E, along the southerly right of way line of Nelga Street and the northerly line of the herein described tract, a distance of 221.74 feet to a 1-inch iron rod found for corner, said corner being at the southwesterly intersection of the aforesaid northwesterly right of way line of Stavena Road with the southerly right of way line of Nelga Street, said corner also being the east corner of the herein described tract;

THENCE, S 46° 02' 49" W, along the northwesterly right of way line of Stavena Road and the easterly line of the herein described tract, a distance of 146.01 feet to the POINT OF BEGINNING and CONTAINING (21,854 Sq. Ft.) or 0.502 acres of land.



SURVEYOR'S NOTE:
THIS SURVEY MEETS THE CURRENT STANDARDS OF THE TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATION FOR A CATEGORY 1A, CONDITION II SURVEY.

THIS SURVEY IS BASED ON A TITLE COMMITMENT REPORT ISSUED BY MID-COAST TITLE COMPANY, INC. GF NO. 2020-1206 ISSUED ON 12/04/20.

BASIS OF BEARING, TEXAS SOUTH CENTRAL NAD 83.

NO RECORDED BUILDINGS LINES FOUND. FUTURE DEVELOPMENTS SHOULD REFER TO JURISDICTIONAL AGENCIES FOR REQUIREMENTS.

FLOOD INFORMATION
FIRM: 48481C PANEL: 0365 F
REV. DATE: 12/21/2017
ZONE: "SHADED X"

FLOOD INFORMATION PROVIDED HEREON IS BASED ON SCALING THE LOCATION OF THE SUBJECT TRACT ON THE FLOOD INSURANCE RATE MAPS, THE INFORMATION SHOULD BE USED TO DETERMINE FLOOD INSURANCE RATES ONLY AND IS NOT INTENDED TO IDENTIFY SPECIFIC FLOODING CONDITIONS. WE ARE NOT RESPONSIBLE FOR THE F.I.R.M.'S ACCURACY.

- LEGEND**
- These standard symbols will be found in the drawing.
- BOUNDARY LINE
 - CHAINLINK FENCE
 - WOOD FENCE
 - FOUND IRON ROD
 - FOUND IRON PIPE
 - POWER POLE
 - CONTROL MONUMENT

I, C. PAUL JONES SR., a Registered Professional Land Surveyor in the State of Texas, do hereby certify to MID-COAST TITLE COMPANY, INC. and PIN MGMT LLC that the above map is true and correct according to an actual field survey, made by me or under my supervision, of the property shown hereon or described by field notes accompanying this drawing. I further certify that all easements and rights-of-way of which I have been advised are shown hereon and that, except as shown, there are no apparent visible encroachments, no apparent visible overlapping of improvements and no apparent discrepancies or conflicts in the boundary lines, as of the date of the field survey.

Description: BEING A 0.502 ACRE PARCEL OF LAND recorded in Volume 760, Page(s) 794, of the Map/Deed and Plat Records of WHARTON County, Texas, located in the RANDAL JONES 1/2 LEAGUE, A-36

Borrower: PIN MGMT LLC
Address: 206 STAVENA RD., WHARTON, TX 77488 GF No. 2020-1206

SUBJECT TO RESTRICTIVE COVENANTS AND/OR EASEMENTS RECORDED IN: _____

PROPERTY PHOTOGRAPH:

Overland Consortium Inc. Surveyors
Tel: 281-940-8869 Fax: 281-207-6476
1528 W. CONTOUR DR., SUITE 204, SAN ANTONIO, TX 78212

LAND TITLE SURVEY

JOB NO.:	2012023756	NO.	REVISION	DATE
DATE:	12/17/20			
DRAWN BY:	SW			
APPROVED BY:	CPJ			

FIRM REGISTRATION NO. 10190700
C. PAUL JONES SR., R.P.L.S.
Registered Professional Land Surveyor
Registration No. 5480
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