POC

℄ ROLLINS ROAD
(60' ROW)

FND 5/8" L ROD

℄ ENGLIN ROAD
(60' ROW)

SOUTHERLY 1111.38'

WOOD RESIDENCE
28.27'
34.38'
COV'D PORCH
COV'D PORCH
WOOD BUILDING
31.35'
CARPORT
A/C
SLAG DRIVE
METER
PP
BUILDING
20.00'
A.60'
15.62'
1.3'

LOT 4

SOUTHERLY 1111.38'

FND 5/8" L ROD

POB

N90°00'00"E 30.00'

N00°00'00"W 208.62'

SET PK NAIL

FND 5/8" L ROD

280.62

30 FT. STRIP RESERVED FOR PUBLIC ROAD PURPOSE VOL. 124, PG. 134 DRJC

344.81'

65.04
61.24
65.04
84.04
144.38

1.1438 ACRES F.C. NO. 103-35-2485 OPRJC

SET 5/8" L ROD IN CENTER ROAD

FND 5/8" L ROD

N90°00'00"W 30.00'

FND 5/8" L ROD BEARS S13°49'30"E 0.35 FT.

FND NO0°00'16"W 408.01'

CALL NORTH 407.80'

FND CONC. MON. 1'x20'

APPARENT LOCATION OF CENTANA INTRASTATE PIPELINE CO. (UNABLE TO LOCATE RECORDING INFORMATION)

30' X 32' BARN

PIPELINE MARKER

PROPERTY LINE

1.07'

FND N89°59'18"E 2610.00'
CALL EAST 2610.00'

12.644 ACRES
PHILIP J. PELTIER
VOL. 2034, PG. 106
DRJC

N90°00'00"E 2640.23'

N90°00'00"E 2610.23'

GROSS AREA= 12.6446 ACRES
AREA WITHIN ROAD R.O.W.= 0.1437 ACRES
NET AREA= 12.5009 ACRES

N90°00'00"W 2610.18'

N90°00'00"W 2640.18'

CALLED 12.644 ACRES F.C. NO. 102-54-0449 OPRJC

℄ 20' DITCH

WOODEN BRIDGE

℄ 20' DITCH

70.35'

58.539 ACRES AZELIA SEVERS, et al. VOL. 2137, PG. 225 DRJC

PROPERTY LINE
1.83'
2.79'
℄ 20' DITCH
7.00'
TOP OF DITCH

TOP OF DITCH
10.00'
8.57'
PROPERTY LINE
1.00'
20' DITCH
TOP OF DITCH

B.A. VASQUEZ LEAGUE
ABSTRACT NO. 53

LOT 5
LANDS OF THEO. F. KOCH & CO.
VOL. 2, PG. 113 MRJC

Legal Description: 12.6446 Acre Tract or Parcel of Land
Out of and Part of Lot 5
Lands of Theo. F. Koch & Co.
Volume 2, Pg. 113, Map Records
B.A. Vasquez League, Abstract No. 53
Jefferson County, Texas

BEING a 12.6446 acre tract of land situated in the B.A. Vasquez League, Abstract No. 53, Jefferson County, Texas, being a part of Lot 5 of the Lands of Theo. F. Koch & Co., a subdivision of Jefferson County, Texas, according to the map or plat thereof, recorded in Volume 2, Page 113, Map Records, Jefferson County, Texas, said 12.6446 acre tract being all of that certain called 12.644 acre tract of land as conveyed by Veterans Land Board of the State of Texas to Veterans Land Program" between Dottie Robinson, as recorded in File Code No. 102-54-0449, Official Public Records of Real Property, Jefferson County, Texas and also containing all of the Veterans Land Board of the State of Texas to Veterans Land Program" between Dottie Robinson, as recorded in File Code No. 103-35-2485, Official Public Records of Real Property, Jefferson County, Texas, said 12.6446 acre tract being more particularly described as follows:

NOTE: All bearings are based on the bearing of the said Lot 5 as SOUTH 00°00'00" EAST as recorded in the above referenced Volume 2, Page 113, Map Records of Real Property, Jefferson County, Texas, and File Code No. 102-54-0449, Official Public Records of Real Property, Jefferson County, Texas.

COMMENCING at a railroad spike found for the Northeast corner of the said Lot 5, said corner also being the intersection of the South line of Rollins Road (a 60 foot width) and the centerline of Englin Road, a right-of-way width of 60 feet;

THENCE SOUTH 00°00'00" EAST, along said centerline of Englin Road, the easterly line of the said Lot 5 and the said Lands of Theo. F. Koch & Co., for a distance of 1111.38 feet to a 5/8" iron rod set for the POINT OF BEGINNING of the tract herein described, said corner also being the Northeast corner of that certain called 12.644 acre tract of land as conveyed by Richard Skinner and wife, Marilyn Darbo to Philip J. Peltier as recorded in Volume 2034, Page 106, Deed Records, Jefferson County, Texas;

THENCE SOUTH 00°00'00" EAST, along said centerline of Englin Road, the easterly line of the said Lot 5 and the said Peltier tract, passing a 5/8" iron rod found for the Southeast corner of the said 12.644 acre Peltier tract and the North line of a called 0.1438 acre tract of land as described in deed from Richard L. Skinner and Janice Copeland to Texas Utilities Electric Company, as recorded in Volume 1865, Page 474, Deed Records, Jefferson County, Texas, said corner also being in the East line of the said Lot 5 and the West line of Lot 6 of the said Lands of Theo. F. Koch & Co. and said corner also bears SOUTH 00°00'47" WEST a distance of 208.07 feet from a 5/8" iron rod found for the Northeast corner of the said 12.644 acre Peltier tract;

THENCE SOUTH 00°00'47" WEST, along said centerline of Englin Road, the easterly line of the said 160.534 acre tract and the East line of the said Lot 5 and the said Lands of Theo. F. Koch & Co., for a distance of 208.62 feet to a 5/8" iron rod set for corner, said corner being an interior ell corner of the said 160.534 acre tract;

THENCE NORTH 90°00'00" WEST, along said centerline of Englin Road, the most Southerly North line of the said 160.534 acre tract and the North line of that certain called 58.539 acre tract of land as conveyed to Azelia Severs, Vivian Bomberger, Ivan Coleman and Lee C. Cooksey in a Partition Deed recorded in Volume 2137, Page 225, Deed Records, Jefferson County, Texas, passing a 5/8" iron rod and in the East right-of-way line of Englin Road, said corner also being the Northeast corner of the said 58.539 acre tract, at a distance of 2,610.18 feet and continuing for a total distance of 2640.18 feet to a 5/8" iron rod found for corner, said corner being in the centerline of Englin Road and on the West line of the said Lot 5 and the East line of the said Lot 4;

THENCE NORTH 00°00'00" WEST, along said centerline of Englin Road, the West line of the said Lot 5 and the East line of the said Lot 4, for a distance of 208.62 feet to the POINT OF BEGINNING and containing a gross area of 12.6446 ACRES, more or less, 0.1437 acres, more or less contained within the right-of-way of Englin Road.

FND 5/8" L ROD

160.534 ACRE TRACT
NO FNDNG. IR.
VOL. 1882, PG. 474
DRJC

FND S00°00'47"W 208.07'
CALL SOUTH 208.62'

SET 5/8" L ROD

208.62' S00°00'47"W

℄ 20' DITCH

TOP OF DITCH
4.85'
7.60'
℄ 20' DITCH
TOP OF DITCH

160.534 ACRE TRACT
NO FNDNG. IR.
VOL. 1882, PG. 474
DRJC

17851 ENGLIN ROAD
HAWKINS, TEXAS 77622

12.6446 Acre Tract or Parcel of Land
Out of and Part of Lot 5
Lands of Theo. F. Koch & Co.
Volume 2, Pg. 113, Map Records
B.A. Vasquez League, Abstract No. 53
Jefferson County, Texas

Owner: Bruce L. Mitchell & Joan E. Mitchell

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

Community No.: 480280
Panel No.: 0335 B
Date of FIRM: 9-1-83

This property lies in Zone "C". 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 "C" does not lie in the 100-year flood plain.

SURVEYOR'S CERTIFICATE:

TO THE LESSEE(S) AND/OR THE OWNERS OF THE PREMISES SURVEYED AND STEWART TITLE GUARANTY COMPANY;
THE UNDERSIGNED HEREBY CERTIFY THAT THIS SURVEY WAS THIS DAY MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON AND IS CORRECT, AND THAT THERE ARE NO DISCREPANCIES, CONFLICTS, SHORTAGES IN AREA, BOUNDARY LINE CONFLICTS, ENCROACHMENTS, OVERLAPPING OF IMPROVEMENTS, EASEMENTS OR RIGHTS-OF-WAYS, ON THE SURFACE OF THE GROUND EXCEPT AS SHOWN HEREON AND THAT SAID PROPERTY HAS ACCESS TO AND FROM A DEDICATED ROADWAY. ALL RECORDED EASEMENTS SHOWN AND NOTED PER STEWART TITLE GUARANTY COMPANY G.F. No. 25002919

DATE SURVEYED: APRIL 21, 2000

STATE OF TEXAS
REGISTERED
M.W. WHITELEY
3636
PROFESSIONAL
LAND SURVEYOR

MARK W. WHITELEY — REGISTERED PROFESSIONAL LAND SURVEYOR No. 3636

MARK W. WHITELEY AND ASSOCIATES INCORPORATED
CONSULTING ENGINEERS, SURVEYORS, AND PLANNERS

P. O. BOX 5462
BEAUMONT, TEXAS 77726-5462
409-833-0421

3290 EASTEX FWY.
BEAUMONT, TEXAS 77703
(FAX) 409-892-1348

CLIENT:
Bruce L. Mitchell & Joan E. Mitchell

12.6446 Acre Tract or Parcel of Land
Out of and Part of Lot 5
Lands of Theo. F. Koch & Co.
Volume 2, Pg. 113, Map Records
B.A. Vasquez League, Abstract No. 53
Jefferson County, Texas

| | | |
|---|---|---|
| JOB NO. 00-338 | DR. BY: | APP. BY: |
| DATE: APRIL 21, 2000 | SCALE: 1"=100' | SHEET NO. 1 OF 1 |
| JOB NO. 00-338 | A.F. NO. | REV. 0 |