

**1.322 ACRES OF LAND**  
 OUT OF BLOCK 20, RANGE "I"  
 PORT ARTHUR LAND COMPANY SUBDIVISION  
 JEFFERSON COUNTY, TEXAS

BEING 1.322 acres of land, out of and a part of Lot 2, Block 20, Range "I", Port Arthur Land Company Subdivision, recorded in Volume 1, Page 22, Map Records, Jefferson County, Texas, being part of a (Called 2.451) acre tract of land described in a deed to Greg Corkran Enterprises, Inc., recorded in File No. 2020035384, Official Public Records, Jefferson County, Texas; said 1.322 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, US Survey Feet, and are referenced to SmartNet, North America.

BEGINNING at a 1" steel pipe found for the most Westerly corner of the (Called 2.451) acre tract on the Northeast right of way line of a dedicated road named US Highway 69, 96, 287; said 1" steel pipe being the most Southerly corner of a tract of land described in a deed to GCJC Partners, LLP, recorded in File No. 2017002370, Official Public Records, Jefferson County, Texas, having a Texas Coordinate of N: 13937419.14, E: 3542055.84

THENCE North 36 deg. 21 min. 36 sec. East (Called North 36 deg. 22 min. 58 sec. East), on the common line of the (Called 2.451) acre tract, same being the South line of the GCJC Partners, LLP Tract, a distance of 329.25' (Called 329.32') to a 1/2" steel rod, capped and marked "SOUTEX", found for the most Northerly corner of the (Called 2.451) acre tract and most Northerly corner of the herein described tract.

THENCE South 53 deg. 28 min. 30 sec. East (Called South 53 deg. 24 min. 44 sec. East), on the Northeast line of the (Called 2.451) acre tract, a distance of 273.59' (Called 273.53') to a 1/2" steel rod, capped and marked "SOUTEX", found for the most Easterly corner of the (Called 2.451) acre tract and most Easterly corner of the herein described tract.

THENCE South 36 deg. 38 min. 05 sec. West (Called South 36 deg. 38 min. 47 sec. West), on the Southeast line of the (Called 2.451) acre tract, a distance of 170.89' to a 1/2" steel rod, capped and marked "SOUTEX", set for the most Southerly corner of the herein described tract and the most Easterly corner of a 1.130 acre tract surveyed this date, from which a 1/2" steel rod found for the most Southerly corner of the (Called 2.451) acre tract, on the Northeast right of way line of said US Highway 69, 96, 287, bears South 36 deg. 38 min. 05 sec. West, (Called South 36 deg. 38 min. 47 sec. West), a distance of 282.78'.

THENCE North 53 deg. 33 min. 59 sec. West, on the Northerly line of the 1.130 acre tract, a distance of 173.85' to a mag nail set in asphalt for corner.

THENCE South 61 deg. 41 min. 29 sec. West, continuing on the Northerly line of the 1.130 acre tract, a distance of 111.04' to a mag nail set in asphalt for corner.

THENCE South 41 deg. 46 min. 24 sec. West, continuing on the Northerly line of the 1.130 acre tract, a distance of 78.38' to a mag nail set in asphalt on the Northeast right of way line of said US Highway 69, 96, 287, same being the Southwest line of the (Called 2.451) acre tract, same being the most Southerly Southwest corner of the herein described tract, from which a mag spike found, bears South 28 deg. 23 min. 58 sec. East (Called South 28 deg. 27 min. 25 sec. East), a distance of 6.38'.

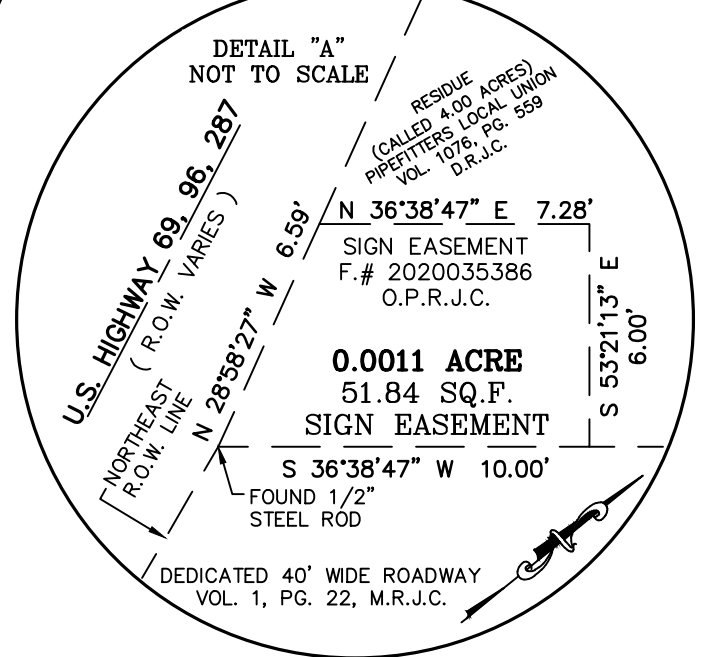
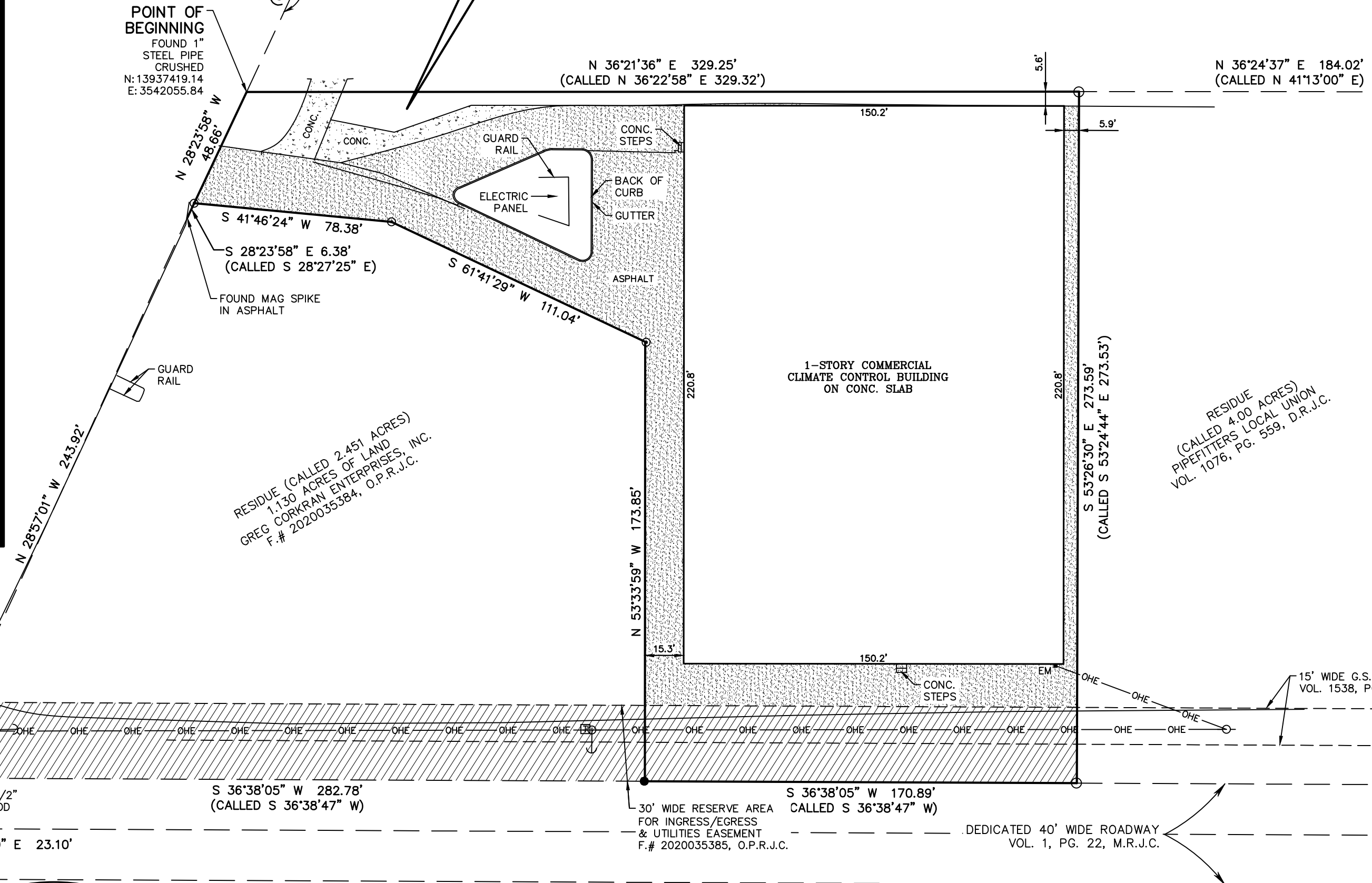
THENCE North 28 deg. 23 min. 58 sec. West (Called North 28 deg. 27 min. 25 sec. West), on the Northeast right of way line of said US Highway 69, 96, 287, a distance of 48.66' to the POINT OF BEGINNING and containing 1.322 acres of land, more or less.

This description is based on the Land Survey made under the direct supervision of Anthony M. Leger, Registered Professional Land Surveyor No. 5481 on May 19, 2023.

Greg Corkran Enterprises, Inc.  
 PN-23-0317-B

**1.322 ACRES OF LAND**  
 PART OF LOT 2, BLOCK 20, RANGE "I"  
 PORT ARTHUR LAND COMPANY SUBDIVISION  
 JEFFERSON COUNTY, TEXAS

**POINT OF BEGINNING**  
 FOUND 1" STEEL PIPE  
 CRUSHED  
 N: 13937419.14  
 E: 3542055.84

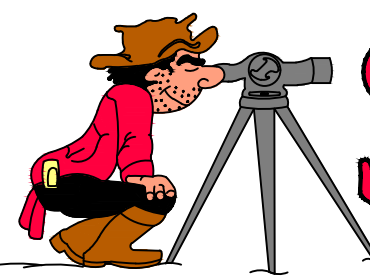


\\Soutex\SoutexServer\Draw\2023\23-0317 Greg Corkran Ent-3194 Hwy 69 N\DWG\23-0317-B-00.dwg May 23, 2023 - 1:15pm uselin

DESCRIPTION OF SERVICES: LOCATE CORNERS AND SHOW IMPROVEMENTS  
 SURVEYOR'S CERTIFICATION:

The undersigned does hereby certify that this survey was this day 05/23/2023 made on the ground of the property legally described hereon in accordance with the minimum standards of practice promulgated by the Texas Board of Professional Land Surveying. This survey is certified for this transaction only and 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 #5755 \* T.X.L.S. FIRM #10123800

3737 Doctors Drive  
 Port Arthur, Texas 77642  
 Tel. 409.983.2004  
 Fax. 409.983.2005  
 soutexsurveyors.com

**SHEET TITLE**  
 1.322 ACRES OF LAND  
 PART OF LOT 2, BLOCK 20, RANGE "I"  
 PORT ARTHUR LAND COMPANY SUBDIVISION, VOL. 1 PG. 22  
 MAP RECORDS, JEFFERSON COUNTY, TEXAS  
 PROJECT  
 GREG CORKRAN ENTERPRISES, INC.  
 3194 U.S. HIGHWAY 69, 96, 287  
 NEDERLAND, TEXAS 77627

PROJ. NO: 23-0317-B  
 SCALE: 1" = 40'  
 PRINT DATE: 05/23/23  
 DRAWN BY: JO  
 CHECKED BY: AML  
 APPROVED BY: AML  
 SHEET 1 OF 1

- BEARINGS, COORDINATES, DISTANCES AND ACREAGE ARE BASED ON TEXAS COORDINATE SYSTEM OF 1983, SOUTH-CENTRAL ZONE, U.S. SURVEY FEET, REFERENCED TO SMARTNET, NA.
- THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT.
- IN ACCORDANCE WITH THE FLOOD INSURANCE RATE MAP OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY, MAP REFERENCE SHOWN, THE SUBJECT TRACT LIES IN THE FLOOD ZONE "B". LOCATION ON MAP WAS DETERMINED BY SCALE. ACTUAL FIELD ELEVATION NOT DETERMINED, UNLESS REQUESTED. SOUTEX SURVEYORS, INC. DOES NOT WARRANT NOR SUBSCRIBE TO THE ACCURACY OR SCALE OF SAID MAP DATED 11/20/1991, PANEL NO. 480385-0285-C
- TEXAS 811-CALL SHOULD BE DONE PRIOR TO ANY DIGGING OR CONSTRUCTION IN CASE OF UNDERGROUND PIPELINES OR UTILITIES.

**AIRPORT ZONING REGULATIONS**  
 VOL. 787, PG. 488, D.R.J.C.

O.P.R.J.C. = OFFICIAL PUBLIC RECORDS,  
 JEFFERSON COUNTY  
 D.R.J.C. = DEED RECORDS, JEFFERSON COUNTY

- LEGEND**
- OVERHEAD ELECTRIC
  - O— = POWER POLE
  - A/C = AIR CONDITIONER
  - O— = FIRE HYDRANT
  - O— = GUY ANCHOR
  - = AT&T PEDESTAL
  - = FOUND 1/2" STEEL ROD CAPPED "SOUTEX"
  - = SET 1/2" STEEL ROD CAPPED "SOUTEX"
  - ⊙ = SET MAG NAIL

AA CLIMATE CONTROL STORAGE, LTD  
 F.# 2015035736, O.P.R.J.C.

PIPEFITTERS LOCAL UNION  
 F.# 9620191  
 O.P.R.J.C.  
 (CALLED 0.118 ACRES)  
 JERRY A. LITTLE  
 J.C. MILLER  
 I.L. PILLSBURY  
 M.J. BARRETT  
 DAVID NEGAN  
 & BEN NEFF  
 VOL. 206B, PG. 95  
 D.R.J.C.

RESIDUE (CALLED 4.00 ACRES)  
 PIPEFITTERS LOCAL UNION  
 VOL. 1076, PG. 559, D.R.J.C.

BMT AREA PIPEFITTERS  
 F.# 9450178, O.P.R.J.C.

GENNIS GROUP, INC.  
 F.# 2006033732  
 O.P.R.J.C.

LOT 7 BLOCK 19, RANGE "I"  
 PORT ARTHUR LAND COMPANY SUBDIVISION  
 VOL. 1, PG. 22, M.R.J.C.

GCJC PARTNERS, LLP  
 F.# 2017002370  
 O.P.R.J.C.

GCJC PARTNERS, LLP  
 F.# 2017002370  
 O.P.R.J.C.

CORKRAN MANAGEMENT, LLC  
 DBA THE LOGAN  
 F.# 202103261  
 O.P.R.J.C.