

**Field Note Description:  
77.324 Acres out of the  
H.T.&B.R.R. Survey, Section No. 13, Abstract No. 147,  
Jefferson County, Texas  
March 3, 2020**

BEING a 77.324 acre tract of land lying in the **H.T.&B.R.R. Survey, Section No. 13, Abstract No. 147**, Jefferson County, Texas, and being all of a called 42 acre tract of land (Tract One) and all of a called 35.31 acre tract of land (Tract Two), recorded in Volume 1094 Page 58 of the Deed Records of Jefferson County, Texas (shown hereon as DRJCT), said 77.324 acres of land being more particularly described as follows:

*Note: All bearings referenced hereon are based on the Texas State Plane Coordinate System-4204-Texas South Central Zone, NAD 83. All areas and distances are based on surface measurements. '( )' from record deed called bearings and distances.*

BEGINNING at an iron rod found at the Northwest corner of a called 162.44 acre tract of land (Tract One) recorded in County Clerk File No. 2005005984, Official Public Records of Jefferson County, Texas, in the East Right-of-Way line of Smith Road (public road) and being the Southwest corner of said 35.31 acres. Said iron rod found for beginning has a Texas State Plane Coordinate Value of N = 13,948,167.41 and E = 3,480,183.30;

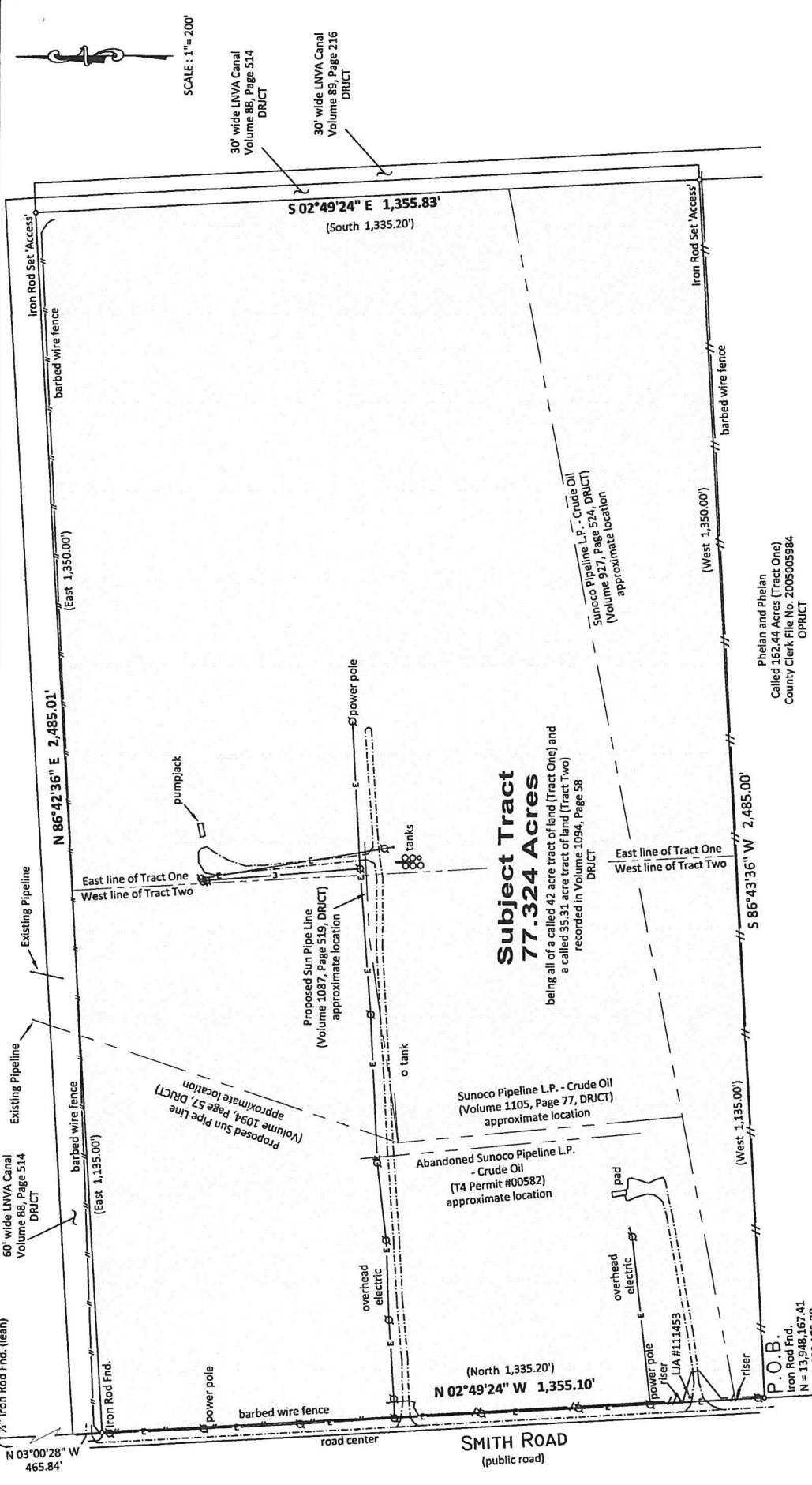
THENCE North 02°49'24" West (North) along and with the East Right-of-Way line of said Smith Road and the West line of said 35.31 acres for a distance of 1,355.10 feet (1,335.20') to an iron rod found for the Southwest corner of a 60' wide LNVA canal recorded in Volume 88, Page 514, DRJCT, also being the Northwest corner of said 35.31 acres and the herein described tract. A ½" iron rod found (lean) bears North 03°00'28" West 465.84 feet;

THENCE North 86°42'36" East (East) along and with the south line of said 60' wide LNVA canal and the North line of said 35.31 acres, passing the Northeast corner of said 35.31 acres and the Northwest corner of said 42 acres for a total distance of 2,485.01 feet to a capped iron rod ("ACCESS") set for the Northeast corner of said 42 acres and the herein described tract, also being the Northwest corner of a 30' wide LNVA canal recorded in Volume 88, Page 514, DRJCT;

THENCE South 02°49'24" East (South) along and with the East line of said 42 acres and the West line of said 30' wide LNVA canal for a distance of 1,355.83 feet (1,335.20') to a capped iron rod ("ACCESS") set for the Southeast corner of said 42 acres and the herein described tract, also being the Southwest corner of said 30' wide LNVA canal and the Northeast corner of said 162.44 acres;

THENCE South 86°43'36" West (West) along and with the North line of said 162.44 acres and the South line of said 42 acres, passing the Southwest corner of said 42 acres and the Southeast corner of said 35.31 acres for a total distance of 2,485.00 feet to the POINT AND PLACE OF BEGINNING, containing 77.324 acres of land, more or less.

A plat of even date accompanies this description.



SCALE: 1" = 200'

30' wide LNVA Canal  
Volume 88, Page 514  
DRICT

30' wide LNVA Canal  
Volume 89, Page 216  
DRICT

**Subject Tract  
77.324 Acres**

being all of a called 42 acre tract of land (Tract One) and  
a called 35.31 acre tract of land (Tract Two)  
recorded in Volume 1094, Page 58  
DRICT

Phelan and Phelan  
Called 162.44 Acres (Tract One)  
County Clerk File No. 2005005984  
OPRICT

**Surveyor's Notes:**

- (1) This survey was completed without the benefit of a title commitment, and not all easements or servitudes, whether of record or not, were researched at the time of this survey or shown hereon.
- (2) All bearings referenced hereon are based on the Texas State Plane Coordinate System-4204-Texas South Central Zone, NAD 83; all areas and distances are based on surface measurements. ( ) From record deed called bearings and distances.
- (3) A field note description of even date accompanies this plat.

I, Scott N. Brackin, Texas Registered Professional Land Surveyor No. 6650, do hereby certify that I have made a survey on the ground of the property legally described hereon, that the survey is true and correct to the best of my knowledge and belief. Survey Dated: March 2, 2020.  
The subject tract being located at: Smith Road, Beaumont, Texas 77713, and being described as: called 42 acres (Tract One) and called 35.31 acre (Tract Two) in the H.T.&B.R. Survey, Section No. 13, Abstract 147, recorded in Volume 1094 Page 58, Deed Records of Jefferson County, Texas.

**Access**  
Surveyors, LLC  
Commercial - Industrial - Residential  
11025 Old Voth Road - Beaumont, Texas 77713  
Telephone (409) 838-6322 Facsimile 838-6122  
www.access-surveyors.com \$ rpl55163@aol.com  
File No. 2020131 & Billss Sims 3-3-2020

Firm No. 10136600  
P.O.B.  
Iron Rod Fnd.  
N = 13,948,167.41  
E = 3,480,183.30



Subject Property located in Flood Zone: X  
Community Panel No. 48038501-40D  
FIRM Dated: August 06, 2002

Scott Brackin  
Registered Professional Land Surveyor No. 6650  
(Seal)