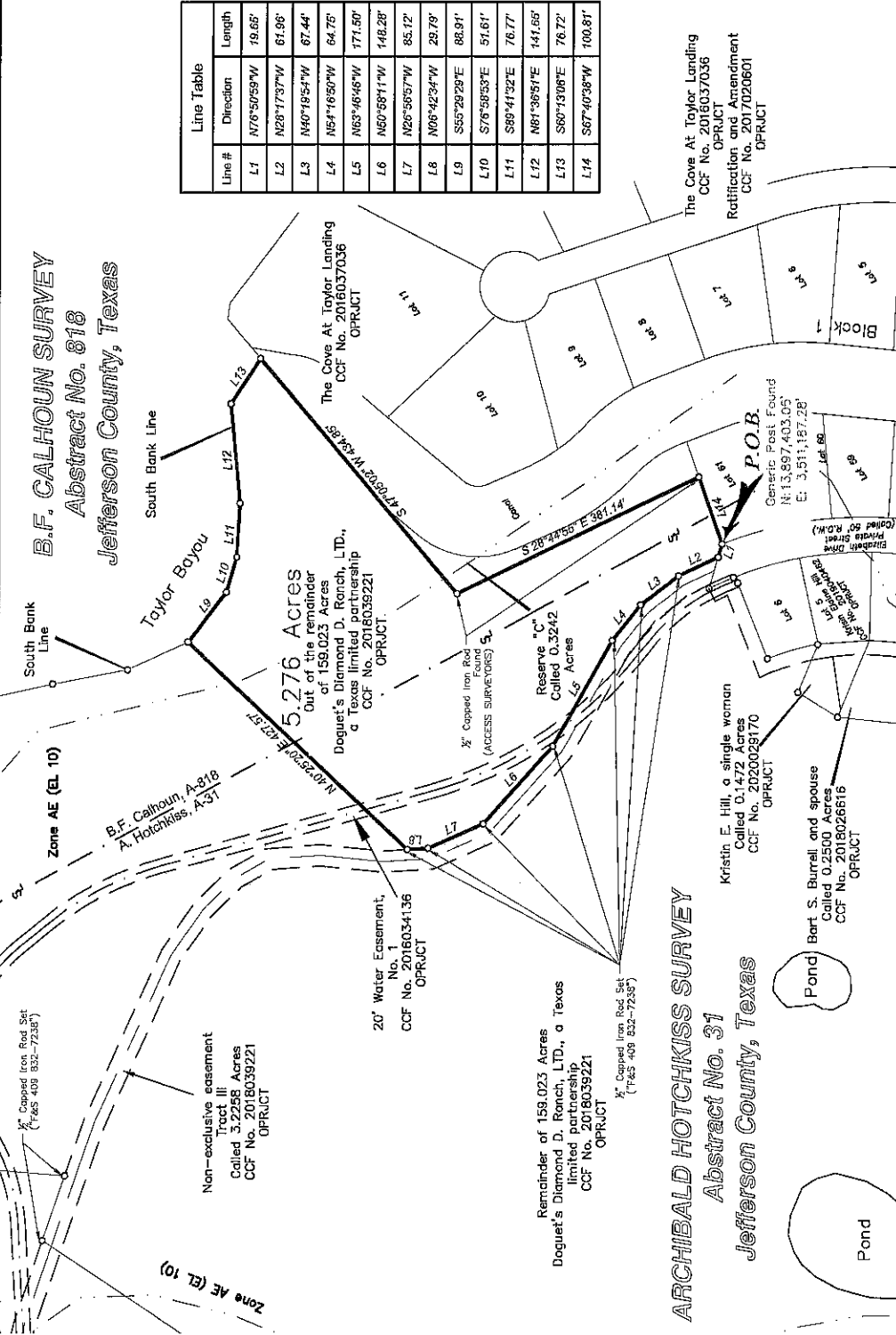




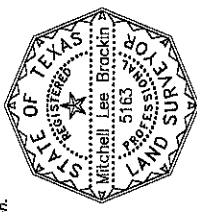
B.F. CALHOUN SURVEY
Abstract No. 818
Jefferson County, Texas



Line #	Direction	Length
L1	N76°50'59"W	19.66'
L2	N28°17'37"W	61.96'
L3	N40°19'54"W	67.44'
L4	N54°16'50"W	64.75'
L5	N63°46'46"W	171.50'
L6	N60°58'11"W	148.28'
L7	N26°58'57"W	85.12'
L8	N06°42'34"W	28.79'
L9	S55°29'29"E	86.91'
L10	S76°58'53"E	51.61'
L11	S89°41'22"E	76.77'
L12	N81°38'51"E	141.65'
L13	S67°13'06"E	76.72'
L14	S67°40'38"W	100.81'

The Cove At Taylor Landing
 CCF No. 2016037036
 OPRJCT
 Ratification and Amendment
 CCF No. 2017020601
 OPRJCT

- Notes:**
- This survey was completed and this plat was prepared without the benefit of a Title Commitment.
 - This property was direct access to and from a publicly dedicated roadway unless otherwise noted.
 - All bearings and distances indicated hereon are based on the State Plane Coordinate values within South Central Zone 4204.
 - According to FEMA's Flood Insurance Map Panel Number 480385 0385 C dated 08/09/2002 the subject area appears to be located in Flood Zones X, Shaded X and AE. Flood Zone location is based on imagery only and the surveyor does not subscribe to the accuracy of said location.
 - Field Note Description of even date accompanies this plat.



MABL

Mitchell Lee Brackin
 Registered Professional Land Surveyor No. 5163

ARCHIBALD HOTCHKISS SURVEY
Abstract No. 31
Jefferson County, Texas

Remainder of 159.023 Acres
 Doquet's Diamond D. Ranch, LTD., a Texas
 limited partnership
 CCF No. 2018039221
 OPRJCT

Kristin E. Hill, a single woman
 Called 0.1472
 CCF No. 2020028170
 OPRJCT

Bart S. Burrell and spouse
 Called 0.2500 Acres
 CCF No. 2018026616
 OPRJCT

Generic Post Found
 N: 13,997,403.05
 E: 3,911,187.28'

KLT

Fittz & Shipman INC.
Consulting Engineers and Land Surveyors
 1405 CORNERSTONE COURT BEAUMONT, TEXAS
 (409)832-7238 FAX (409)832-7303

Fittz & Shipman

INC.

Consulting Engineers and Land Surveyors

Ronald D. Fittz, P.E., R.P.L.S. (1948-1987)
Terry G. Shipman, P.E., Senior Consultant
Bernardino D. Tristan, P.E., Chief Executive Officer

Daniel A. Dotson, P.E., President
Donald R. King, P.E., Vice President
Mitchell Lee Brackin, RPLS

Field Note Description: 5.276 Acres

October 27, 2022

BEING a 5.276 acre tract land lying in the B.F. CALHOUN SURVEY, Abstract No. 818 and ARCHIBALD HOTCHKISS SURVEY, Abstract No. 31 both in Jefferson County, Texas, being out of and a portion of the remainder of that certain 159.023 acre tract of land described in an instrument to Doguet's Diamond D. Ranch, Ltd., a Texas limited partnership of record in County Clerk's File No. 2018039221 of the Official Public Records of Jefferson County, Texas, said 5.276 acres being more particularly described as follows:

BEGINNING at a generic post found for corner, having Texas State Plane Coordinate vales of N: 13,897,403.05' and E: 3,511,187.28' marking the Northwest corner of that certain Lot 61, Block 3 of The Cove at Taylor Landing of record in County Clerk's File No. 2016037036 and Ratification and Amendment of record in County Clerk's File No. 2017020601 of the said Official Public Records, the Northeast corner of Elizabeth Drive (a called 50' wide private right-of-way), an angle point on the East line of said 159.023 acre tract and being the Southwest corner of the herein described tract;

THENCE N 76°50'59" W along and with the North right-of-way line of said Elizabeth Drive, the East line of said 159.023 acre tract and with West line of the herein described tract **for a distance of 19.65 feet** to a 1/2" Capped Steel Rod found (ACCESS SURVEYORS) marking the Southeast corner of that certain 3.2258 acre tract of land described as a non-exclusive easement designated as Tract III of record in County Clerk's File No. 2018039221 of the said Official Public Records and being an angle point on the West line of the herein described tract;

THENCE along and with the East line of said 3.2258 acre tract, over and across said 159.023 acre tract and with the West line of the herein tract the following seven (7) courses:

1. **THENCE N 28°17'37" W for a distance of 61.96 feet** to an angle point;
2. **THENCE N 40°19'54" W for a distance of 67.44 feet** to an angle point;
3. **THENCE N 54°16'50" W for a distance of 64.75 feet** to an angle point;
4. **THENCE N 63°46'46" W for a distance of 171.50 feet** to an angle point;
5. **THENCE N 50°58'11" W for a distance of 148.28 feet** to an angle point;
6. **THENCE N 26°56'57" W for a distance of 85.12 feet** to an angle point;
7. **THENCE N 06°42'34" W for a distance of 29.79 feet** to the Northwest corner of the herein described tract;

THENCE N 40°25'20" E, over and across said 159.023 acre tract and with the North line of the herein described tract **for a distance of 427.57 feet** to an angle point on the South bank of Taylor Bayou, an angle point on the East line of said 159.023 acre tract and being an angle point on the North line of the herein described tract;

THENCE along and with the meanders of the Southwesterly bank of said Taylor Bayou, the East line of said 159.023 acre tract and with the North line of the herein tract the following five (5) courses:

1. **THENCE S 55°29'29" E for a distance of 88.91 feet** to an angle point;
2. **THENCE S 76°58'53" E for a distance of 51.61 feet** to an angle point;
3. **THENCE S 89°41'32" E for a distance of 76.77 feet** to an angle point;
4. **THENCE N 81°36'51" E for a distance of 141.65 feet** to an angle point;
5. **THENCE S 60°13'06" E for a distance of 76.72 feet** to the Northeast line of said The Cove at Landing and being the Northeast corner of the herein described tract;

THENCE S 47°05'02" W along and with the most Northern line of said The Cove at Taylor Landing, an angle point on the East line of said 159.023 acre tract and with the East line of the herein described tract **for a distance of 434.85 feet** to a 1/2" Capped Steel Rod (ACCESS SURVEYORS) marking the most Northerly Northwest corner of said The Cove at Taylor Landing, an angle point on the East line of said 159.023 acre tract and being an angle point on the East line of the herein described tract;

THENCE S 28°44'55" E along and with the West line of said 0.3242 acre tract, the East line of said 159.023 acre tract and with the East line of the herein described tract **for a distance of 381.14 feet** to a 1/2" Capped Steel Rod found (ACCESS SURVEYORS) marking tan angle point on the West line of said The Cove at Taylor Landing, the North line of said Lot 61, an angle point on the East line of said 159.023 acre tract and being the Southeast corner of the herein described tract;

THENCE S 67°40'38" W along and with the West line of said The Cove at Taylor Landing, the North line of said Lot 61, the East line of said 159.023 acre tract and with the South line of the herein described tract **for a distance of 100.81 feet to the POINT AND PLACE OF BEGINNING, containing in area, 5.276 acres of land, more or less.**

Plat of even date accompanies this Field Note Description.

Job No. 22134 _5.276 Acres