

VICINITY MAP
(1" = 1000')

Legal Description

FIELDNOTES, for a 5.819 Acre Tract of Land, being out of the Original Farm Block Nos. 69 and No. 70, of the Alice Townsite Plat, a map of which is recorded in Volume 1, Page 62, Map Records of Jim Wells County, Texas, and being portions of a 5 Acre Tract, as described in a Special Warranty Deed from John Martin, Jr. and spouse Claudine Hinnant Martin to J&C Martin Family Trust, recorded in Document No. 359791, Volume 874, Page 315, Official Records of Jim Wells County, Texas and portions of a 10 Acre Tract, as described in a General Warranty Deed to John Martin, recorded in Volume 56, Page 40, Deed Records of Jim Wells County, Texas; said 5.819 Acre Tract being more fully describe as follows:

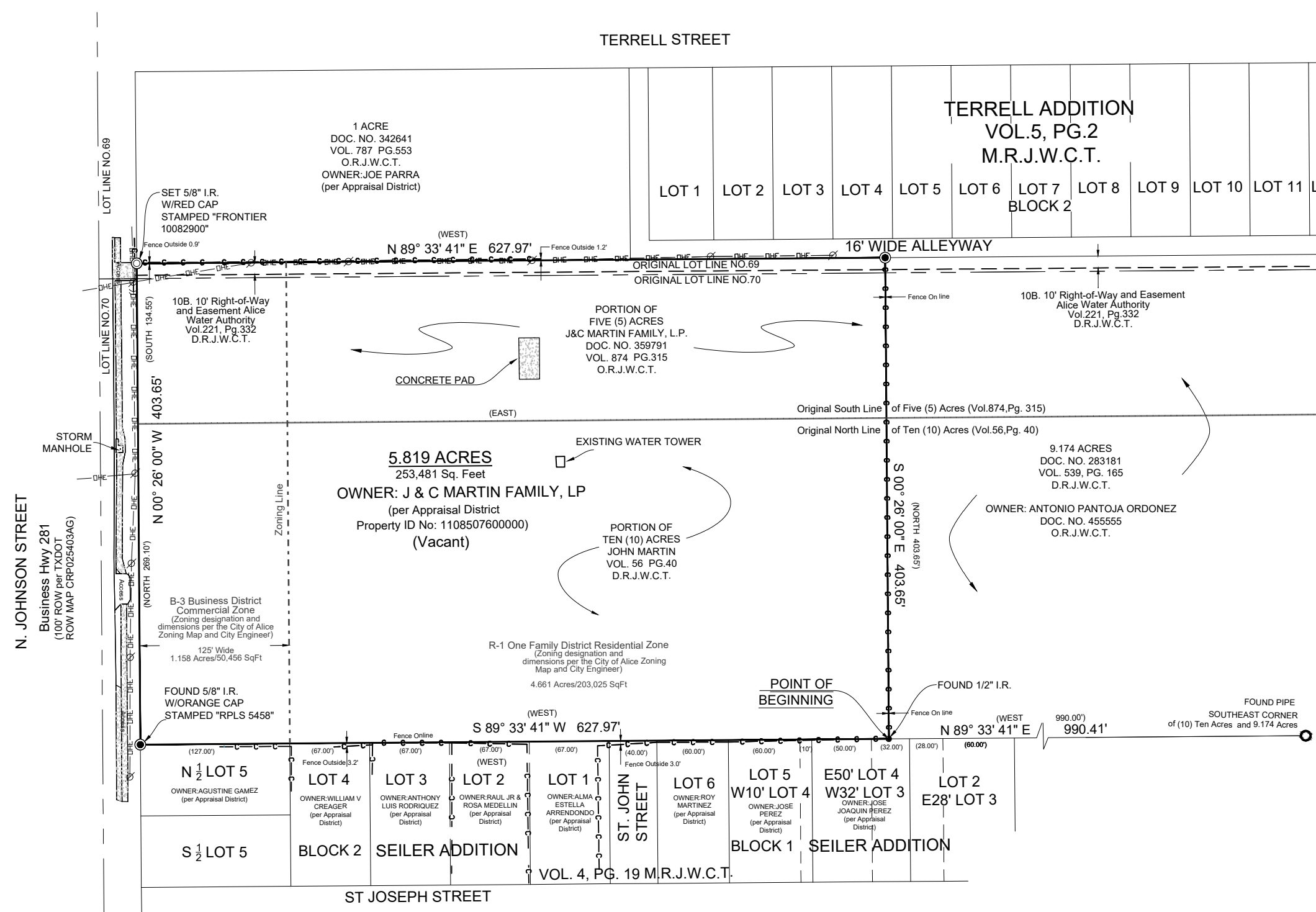
BEGINNING, at a 1/2 Inch Iron Rod Found, on the North boundary line of Block 1, Seiler Addition, a map of which is recorded in Volume 4, Page 19, said Map Records, the South boundary line of the said 10 acre Tract, being the Southwest corner of a 9.174 Acre Tract, referenced as Tract One in a Warranty Deed from Tom Reeves and wife, Mattie Reeves to Antonio Pantoja Ordenez, recorded in Document No. 455555, Official Records, of Jim Wells County, Texas, said 9.174 Acre Tract described in a Deed from Clayton Reeves and wife, Vonda Reeves to Tom E. Reeves and wife, Mattie Reeves, recorded in Document No. 283181, Volume 539, Page 165, Deed Records, of Jim Wells County, Texas, for the Southeast corner of this Tract, from Whence an Iron Pipe Found, for the Southeast corner of the said 9.174 Tract and the said 10 Acre Tract bears, North 89°33'41" East, 990.41 Feet;

THENCE, South 89°33'41" West, with the North boundary line of the said Blocks 1 and 2, Seiler Addition, the South boundary line of the said 10 Acre Tract, 627.97 Feet, to a 5/8 Inch Iron Rod with orange cap stamped "RPLS 5458" Found, on the apparent East Right-of-Way line of North Johnson Street (Business Hwy 281), for the Southwest corner of this Tract;

THENCE, North 00°26'00" West, with the said apparent East Right-of-Way line, 403.65 Feet, over and across the said 10 Acre Tract and the said 5 Acre Tract, to a 5/8 Inch Iron Rod with cap stamped "FRONTIER 10082900" Set, on the South boundary line of a 1 Acre Tract, as described in a Warranty Deed from Belle McKelvey to Joe Parra, recorded in Document No. 342641, Volume 787, Page 553, said Official Records, the North boundary line of the said 5 Acre Tract, for the Northwest corner of this Tract;

THENCE, North 89°33'41" East, with the said 1 Acre Tract, the said 5 Acre Tract, and the South boundary line of the Terrell Addition, a map of which is recorded in Volume 5, Page 2, said Map Records, 627.97 Feet, a 5/8 Inch Iron Rod Found, being the Northwest corner of the said 9.174 Acres Tract, for the Northeast corner of this Tract;

THENCE, South 00°26'00" East, with the West boundary line of the said 9.174 Acre Tract, over and across the said 5 Acre Tract and the said 10 Acre Tract, 403.65 Feet, to the POINT OF BEGINNING, containing 5.819 Acres (253,481 sqft) of Land, more or less.

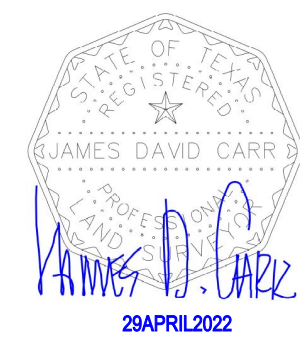


NOTES:

- Coordinates and bearings are referenced to the Texas Coordinate System of 1983, Texas South Zone 4205 and are based on the North American Datum 1983(2011). All distances are U.S. Survey Feet (GRID). (Record Bearings/Distances)
- Some features may be out of scale for clarity.
- Schedule B Exceptions pertaining to Oil, Gas, and Mineral Leases, were not reviewed.
- By graphic plotting only, the subject property appears to lie in Zone "X" with Reduced Flood Risk due to Levee, according to the Map published by the Federal Emergency Management Agency, as shown by Community Panel, 48249C0240D, dated 8/14/2017.

LEGEND

- CONCRETE
- GUY WIRE
- POWER POLE
- FOUND 5/8" IRON ROD
- FOUND IRON PIPE
- SET 5/8" IRON ROD WITH CAP
- STAMPED "FRONTIER 10082900"
- CHAINLINK FENCE
- OVERHEAD ELECTRIC LINE



TITLE COMMITMENT:

Stewart Title Guaranty Company
File No.: 1562414
Effective Date: January 14, 2022 at 8:00AM
Issued Date: January 25, 2022 at 4:19AM

10. b) Easement, Right of Way and/or Agreement granted to Alice Water Authority, by instrument dated September 19, 1963, recorded in/under Volume 221, Page 332 of the Deed Records, Jim Wells County, Texas. (Does affect, as shown.)

This survey substantially complies with the current Texas Society of Professional Surveyors Manual of Practice requirements for a Category 1A, Condition 3, Land Title Survey.

LAND TITLE SURVEY			
900 North Johnson Street Town of Alice, County of Jim Wells, Texas			
Being a 5.819 Acre Tract of Land, being out of the Original Farm Block Nos. 69 and No. 70, of the Alice Townsite Plat, a map of which is recorded in Volume 1, Page 62, Map Records of Jim Wells County, Texas, and being a portion of a 5 Acre Tract, as described in a Special Warranty Deed from John Martin, Jr. and spouse Claudine Hinnant Martin to J&C Martin Family Trust, recorded in Document No. 359791, Volume 874, Page 315, Official Records of Jim Wells County, Texas and portions of a 10 Acre Tract, as described in a General Warranty Deed to John Martin, recorded in Volume 56, Page 40, Deed Records of Jim Wells County, Texas			
Job Number:	2202011	Scale:	1" = 100'
Field Date:	2-23-22, 3-22-22	Checked by:	JDC
Field Tech(s):	GC, FG	Office Tech(s):	SMF
Drawing Date:	2-28-22	Revision:	4/28/2022