



METES AND BOUNDS DESCRIPTION
FOR

A 1.058 acre, or 46,907 square feet more or less, tract of land, being a portion of the remainder of a called 10.65 acre tract of land conveyed to JANAV INVESTMENT LLC, a Texas limited liability company, and described in a deed recorded in Calhoun County Clerk's File No. 2032-0034 and 2033-0034, and the 0.0000 acre, or 0.0000 square foot, tract of land, being Slide 631A of the Plat Records of Calhoun County, Texas, situated in the Alejandro Esparza Survey, Abstract Number 12, in the City of Port Lavaca, Calhoun County, Texas. Said 1.058 acre tract is being conveyed to the City of Port Lavaca, Texas, as the Texas Commission created in 1983 established for the South Central Zone from the North American Datum of 1983 (NAD2011) epoch 2010.00:

BEGINNING: At a 5/8 inch iron rod with red cap marked "G&W ENG." found on the south right-of-way line of State Highway 35 (with varies), the north line of said 10.65 acre tract, and the north line of said Subdivision of Calhoun County, Texas, at the northeast corner Lot 1, Block 1 of said Janav Subdivision, for the northeast corner of this tract;

THENCE: Departing the south right-of-way line of said State Highway 35, the north line of said 10.65 acres tract, and the north line of said Janav Subdivision, along and with the west line of said Lot 1, Block 1, following courses and distances:

S 21°39'34" E, a distance of 149.87 feet to a 5/8 inch iron rod with red cap marked "G&W ENG.", and

S 41°22'51" E, a distance of 64.64 feet to a 5/8 inch iron rod with a cap marked "Pawson-Dawson" to be set; from which 5/8 inch iron rod with red cap marked "G&W ENG." found for the south corner of said Lot 1, Block 1 bears S 41°22'51" E, a distance of 166.83 feet;

THENCE: Departing the west line of said Lot 1, Block 1, over and across said Lot 2, Block 1, and said 10.65 acre tract, the following courses and distances:

S 68°20'26" W, a distance of 237.42 feet to a 5/8 inch iron rod with a cap marked "Pawson-Dawson" to be set, and

N 21°39'34" W, a distance of 210.72 feet to a 5/8 inch iron rod with a cap marked "Pawson-Dawson" to be set; from the south right-of-way line of said State Highway 35, the north line of said Janav Subdivision, and the north line of said 10.65 acre tract; from which a 5/8 inch iron rod found on the northeast line of a called 4.196 acre tract of land described as a Drainage Easement for Highway Purposes, to the State of Texas, Volume 323, Page 122 of the Deed Records of Calhoun County, Texas, for the northwest corner of said Janav Subdivision, and the northeast corner of said 10.65 acre tract, bears S 68°20'26" W, a distance of 360.01 feet;

THENCE: N 68°20'26" E, along and with the south right-of-way line of said State Highway 35, the north line of said Janav Subdivision, and the north line of said 10.65 acre tract, a distance of 215.61 feet to the point of BEGINNING, and containing 1.058 acres in the City of Port Lavaca, Calhoun County, Texas.

NOTES:

1. The bearings for this survey are based on the Texas Coordinate System of 1983, South Central Zone from the North American Datum of 1983 (NAD2011) epoch 2010.00.
2. Illustrated utilities are based on found visible evidence the location and depth of existing utilities shall be field verified before the construction. The contractor shall not have knowledge as to the availability of service, or to the status of the utilities on this site.
3. Elevations shown hereon are based on NGS Survey Control Reference Mark No. AN2393, published elevation of 27.1 feet, NAVD 88. Being a stainless steel rod in sleeve with a logo cap stamped LAVERGNE 1987, LAVERGNE 1987, LAVERGNE 1987, LAVERGNE 1987.
4. The subject property is within the following flood zone(s) as depicted on the Federal Emergency Management Agency (F.E.M.A.) Flood Insurance Rate Map Number(s) 48057C000456, dated October 16, 2014, and 48057C000456, dated October 16, 2014 for Calhoun County, Texas and incorporated herein. This data is available on the website www.msc.fema.gov.
5. ZONE X (unshaded), defined as: "Other Areas: Areas determined to be outside 0.2% annual chance floodplain."
6. 5/8" iron rod with cap marked "Pape-Dawson" set at subject property corners unless noted otherwise.
7. This survey was performed without the benefit of a current title report additional easements and encumbrances may exist that are not shown hereon.

I, Jonathan Franz, a registered Professional Land Surveyor of the State of Texas, hereby certify that the above plat correctly represents the facts found at the time of the survey made on the ground under my supervision. This survey substantially complies with the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1B, Condition II Survey. The field work was completed on March 1, 2023.



Jonathan Franz
Registration No: 6705
This 7th day of March 2023 A.D.



PAPE-DAWSON
ENGINEERS

HOUSTON | SAN ANTONIO | AUSTIN | FORT WORTH | DALLAS
10350 RICHMOND AVE, STE 200 | HOUSTON, TX 77042 | 713.428.2400
TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10193974

STANDARD LAND AND TOPOGRAPHIC SURVEY

OF A 1.058 ACRE TRACT OF LAND LOCATED IN THE
ALEJANDRO ESPARZA SURVEY, ABSTRACT NO. 12,
BEING A PORTION OF LOT 1, BLOCK 1, OF THE JANAV SUBDIVISION,
RECORDED IN SLIDE NO. 631A OF THE PLAT RECORDS OF CALHOUN COUNTY
CITY OF PORT LAVACA, CALHOUN COUNTY, TEXAS.

JOB NO. 49037-23
DATE MARCH 2023
CHECKED JEF DRAWN FF
CIVIL JOB NO. ---
REFERENCE: ---
SHEET 1 OF 1