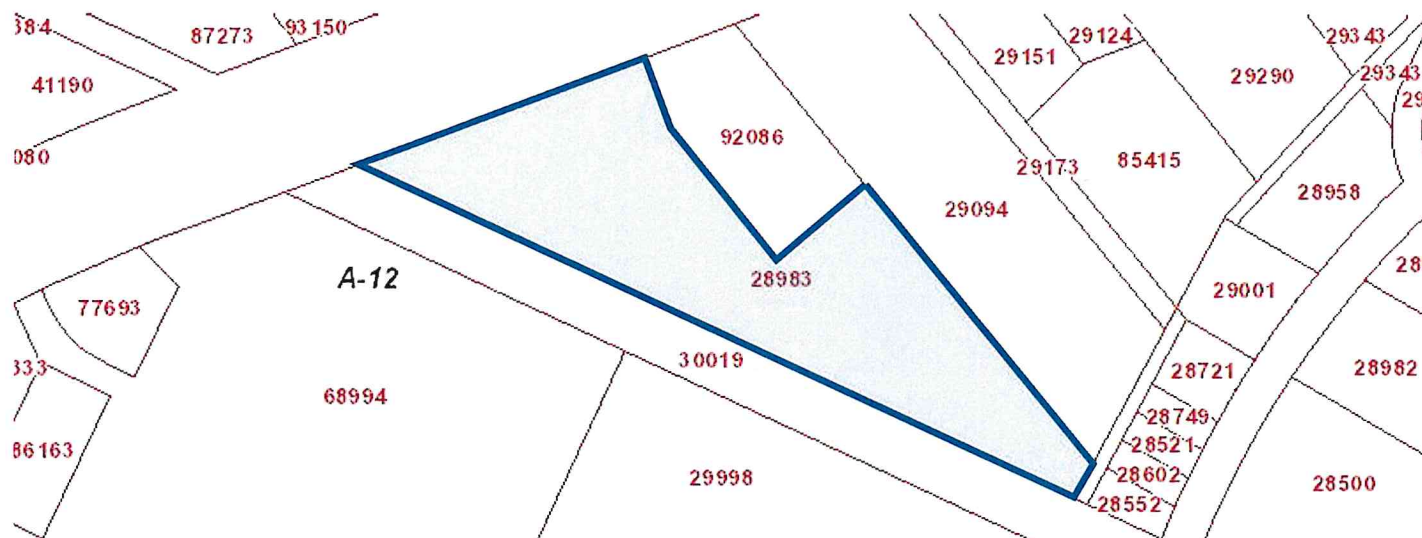


## Map



## Property Details

ccount

roperty ID: 28983 Geographic ID: S0177-00010-0001-00

ype: Real Zoning:

roperty Use: Condo:

ocation

itus Address:

ap ID: S0177-00010-0001-00 Mapsco: 1550

egal Description: JANAV SUBD (PORT LAVACA), BLOCK 1, LOT 2, ACRES 8.38

bstract/Subdivision: S0177 - JANAV SUBD (PORT LAVACA)

eighborhood: 1550

wner ⓘ

wner ID: 116608

ame: JANAV INVESTMENT LLC

gent:

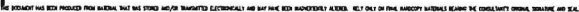
ailing Address: 22790 US HWY 59 N  
KINGWOOD, TX 77339

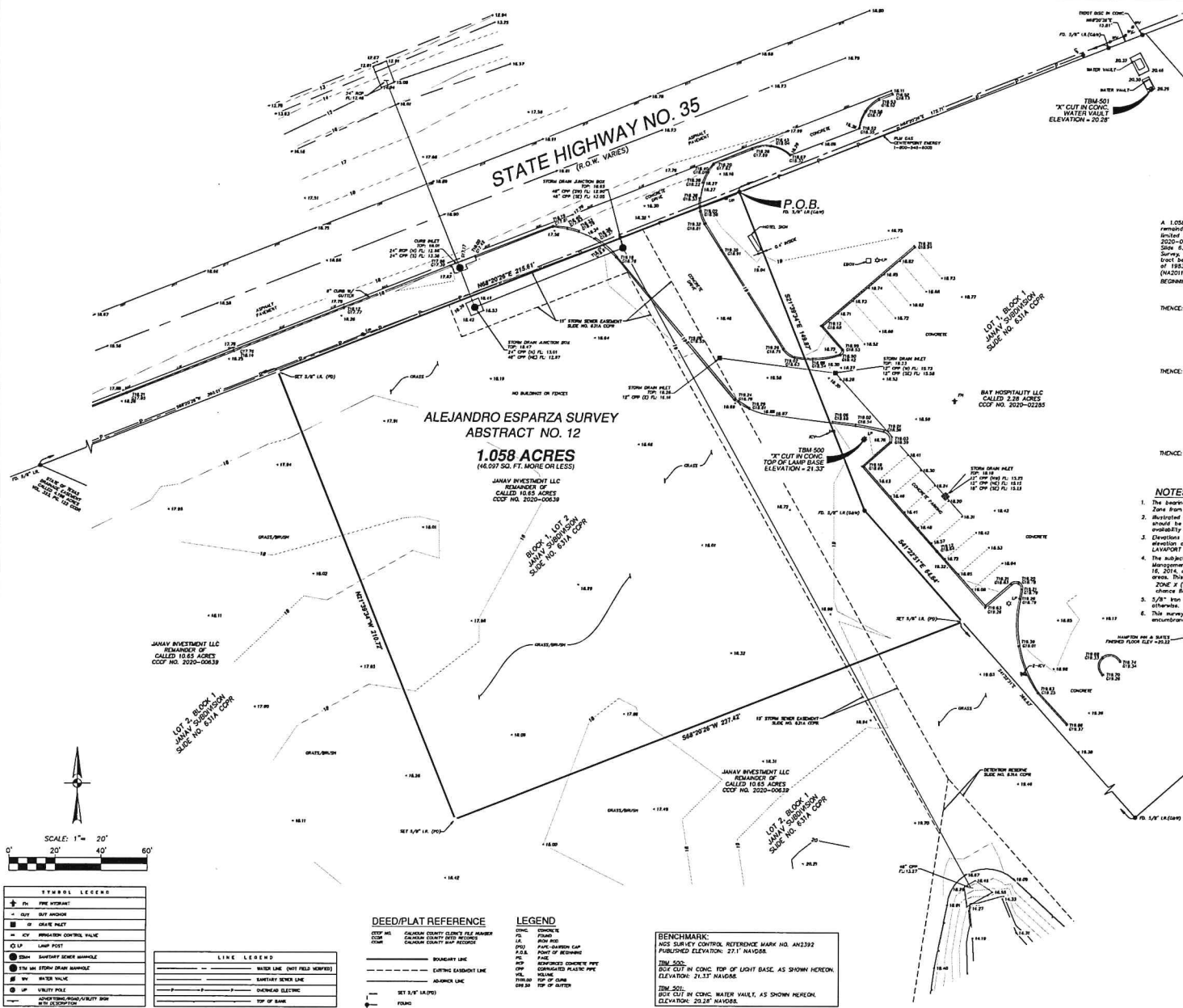
Ownership: 100.0%

xemptions: For privacy reasons not all exemptions are shown online.

## Property Values

FD JOB #49037-23





#### METES AND BOUNDS DESCRIPTION

A 1.058 acre, or 46,807 square feet more or less, tract of land, being a portion of the remainder of a ceded 10.83 acre tract of land conveyed to JANAY INVESTMENT LLC, a Texas limited liability company, and described in a deed recorded in Calhoun County Clerk's File No. 2020-00639, and being partially out of Lot 1, Block 1 of the Janay Subdivision, as recorded in Slide 631A of the Plat Records of Calhoun County, Texas, situated in the Janay Square Survey, Abstract Number 12, in the City of Port Lavaca, Calhoun County, Texas. Said 1.058 acre tract being more fully described as follows, with bearings based on the Texas Coordinate System of 1983 established for the South Central Zone from the North American Datum of 1983 (NAD2011) epoch 2010.00:

BEING: at a 5/8 inch iron rod with red cap marked 'S&M ENG.' found on the south right-of-way line of State Highway 35 (width varies), the north line of said 10.83 acre tract, and the north line of said Janay Subdivision, at the northwest corner of Lot 1, Block 1 of said Janay Subdivision, for the northeast corner of this tract.

THENCE: bearing the south right-of-way line of said State Highway 35, the north line of said 10.83 acre tract, and the north line of said Janay Subdivision, along with the east line of said Lot 1, Block 1 the following courses and distances:

S 21°59'24\"/>

#### NOTES:

- 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.
- Metes and bounds are based on found visible evidence. The location and depth of existing utilities should be field verified before construction. The surveyor does not have knowledge as to the probability of parties to, or the status of the validity of this title.
- Elevation shown herein are based on H2S Survey Control Reference Mark No. AN2391, published LAVAPORT 1987, located at the Port Lavaca-Calhoun County Airport.
- The subject property is within the following flood zone(s) as depicted on the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (Number): 48052C0005C, dated October 16, 2014, and 48052C0005C, dated October 16, 2014 for Calhoun County, Texas and incorporated herein. This data is available on the website [www.fema.gov](http://www.fema.gov).
- Zone 2 (shaded), defined as: "Other Areas determined to be outside 0.2% annual chance floodplain."
- 5/8\"/>

I, Jonathan Papp, a Registered Professional Land Surveyor of the State of Texas, hereby certify that this survey was correctly prepared and 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 Surveying and Mapping Standards and Specifications for a Category III, Condition 3 Survey. The final work was completed on March 1, 2023.

*Jonathan Papp*  
Registration No. 8705  
The 7th day of March 2023 A.D.



DATE	
NO.	REVISION
1	

JOB NO. 49307-23	
DATE	MARCH 2023
CHECKED BY	DR. PAPP
CIVIL	400 NO.
REFERENCE	
SHEET	1 OF 1