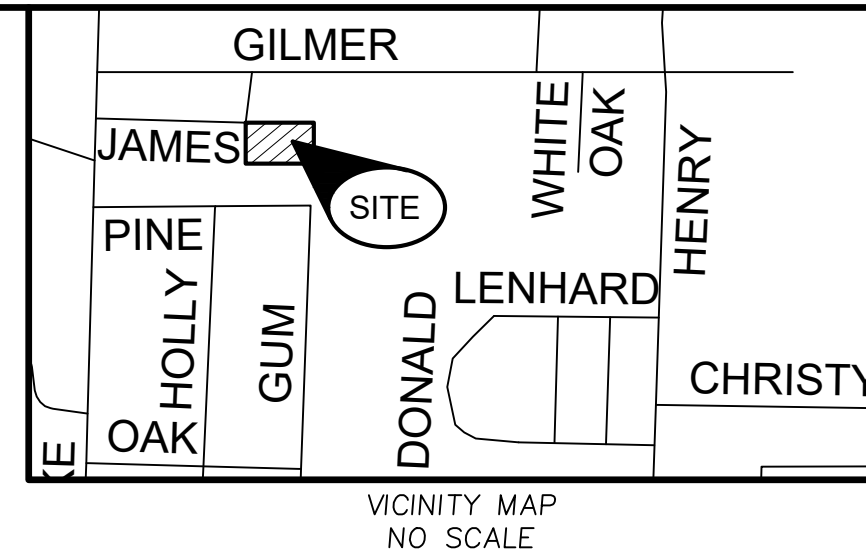
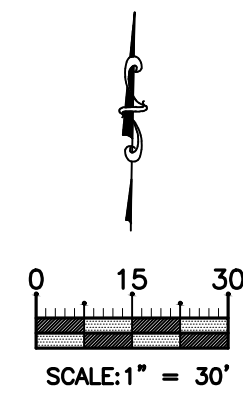


FILED FOR RECORD AT _____ O'CLOCK ____M.
 ON THE _____ DAY OF _____, 20____
 IN VOLUME _____, PAGE _____ OF THE MAP RECORDS OF ORANGE COUNTY, TEXAS
 BY: _____



MINOR PLAT OF
JBA ADDITION
 LOTS 1, 2, 3, & 4
 1.994 ACRES OF LAND
 PART OF THE JOHN JETT SURVEY
 ABSTRACT NO. 15
 CITY OF BRIDGE CITY
 ORANGE COUNTY, TEXAS

CERTIFICATE OF APPROVAL BY THE CITY MANAGER
 Approved this ____ Day of _____, 20____, by the City Manager of the City of Bridge City.

CITY MANAGER _____ JERRY JONES
 In testament whereof, witness the official signature of the City Manager of Bridge City Texas this ____ Day of _____, 20____.

CITY SECRETARY _____ JEANIE MCDOWELL

GIVEN UNDER MY HAND AND SEAL OF OFFICE,
 THIS ____ DAY OF _____, A.D., 20____

NOTARY PUBLIC IN AND FOR
 ORANGE COUNTY, TEXAS
 MY COMMISSION EXPIRES _____ (DATE)

CERTIFICATION OF THE SURVEYOR:
STATE OF TEXAS
COUNTY OF ORANGE
 I, ANTHONY M. LEGER, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND; AND THAT ALL CORNERS ARE PROPERLY MARKED WITH 1/2" X 24" STEEL RODS CAPPED "SOUTEX" UNLESS OTHERWISE SHOWN ON THE PLAT, AND THAT THIS PLAT CORRECTLY REPRESENTS THAT SURVEY MADE BY ME.

PRELIMINARY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSES AND SHALL NOT BE USED TO VERIFY OR CORRECT LOCAL AS A FINAL SURVEY DOCUMENT. RELEASE DATE:

REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5481
 ANTHONY M. LEGER

DEDICATION:
 I, JAVIER BARAJAS, OWNER OF THE HEREIN PLATTED TRACT OF LAND, DO HEREBY SUBDIVIDE SAID TRACT AS SHOWN HEREON AND DO HEREBY DEDICATE TO THE PUBLIC TO USE FOREVER THE EASEMENTS, TOGETHER WITH THE BASIC RESTRICTIONS, COVENANTS, AND LIMITATIONS SHOWN THEREON.

BY: _____ JAVIER BARAJAS

STATE OF TEXAS
COUNTY OF ORANGE

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JAVIER BARAJAS, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN SET FORTH.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS ____ DAY OF _____, A.D., 20____

NOTARY PUBLIC IN AND FOR
 _____ COUNTY, TEXAS
 MY COMMISSION EXPIRES _____ (DATE)

APPROVED BY THE ORANGE COUNTY DRAINAGE DISTRICT
 BOARD OF DIRECTORS DATE _____, 20____

PRECINCT NO. 1	PRECINCT NO. 2
PRECINCT NO. 3	PRECINCT NO. 4
DIRECTOR-AT-LARGE	GENERAL MANAGER

SURVEYORS NOTES
 1. BEARINGS, COORDINATES, DISTANCES AND ACREAGE ARE BASED ON TEXAS COORDINATE SYSTEM OF 1983, CENTRAL ZONE, U.S. SURVEY FEET, REFERENCED TO SMARTNET, NA.
 2. IN ACCORDANCE WITH THE FLOOD INSURANCE RATE MAP OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY, MAP REFERENCE SHOWN, THE SUBJECT TRACT LIES IN THE FLOOD ZONE "B". LOCATION ON MAP WAS DETERMINED BY SCALE. ACTUAL FIELD ELEVATION NOT DETERMINED, UNLESS REQUESTED. SOUTEX SURVEYORS, INC., DOES NOT WARRANT NOR SUBSCRIBE TO THE ACCURACY OR SCALE OF SAID MAP DATED 9/2/1982, PANEL NO. 480511-0005-B

20-0163	DRAWN BY: EA	SHEET 1 OF 1
3737 Doctors Drive Port Arthur, Texas 77642 Tel. 409.983.2004 Fax. 409.983.2005 soutexsurveyors.com		
T.B.P.E. FIRM #5755 • T.X.L.S. FIRM #10123800		

1.994 ACRES OF LAND
 OUT OF THE JOHN JETT SURVEY, ABSTRACT
 NO. 15
 ORANGE COUNTY, TEXAS

BEING 1.994 acres of land out of and a part of the John Jett Survey, Abstract No. 15, Orange County, Texas, Replat of all of short plat of Lots 2A, 2B, and 2C, recorded in Volume 13, Page 40, Map Records, Orange County, Texas, said 1.994 acre tract being more fully described by metes and bounds as follows, to wit:

Note: Bearings, coordinates, distances and acreage are based on the Texas Coordinate System of 1983, Central Zone, US Survey Feet, and are referenced to SmartNet, North America.

BEGINNING at 1/2" steel rod, capped and marked "SOUTEX", found on the intersection of the West right-of-way line of a dedicated road named James Street and South right-of-way line of a dedicated road named Gilmer Street, said 1/2" steel rod being the Northwest corner of said Lot 2A, and being the Northwest corner of the herein described tract, having a Texas Coordinate of N: 10030552.96, E: 4349382.56;

THENCE, North 85 deg., 37 min., 32 sec., East, (Called East) on the South right-of-way line of said Gilmer Street, a distance of 235.64' (Called 235.40') to a 1/2" steel rod found for the Northwest corner of Lot 3, Edgewood Addition, recorded in Volume 3, Page 65, Map Records, Orange County, Texas, said 1/2" steel rod being the Northeast corner of the herein described tract;

THENCE, South 04 deg., 22 min., 28 sec., East, (Called South) on the West line of said Lot 3, a distance of 368.41' (Called 370.00') to a 1/2" steel rod, capped and marked "SOUTEX", found on the North line of Ray Addition, recorded in Volume 3, Page 69, Map Records, Orange County, Texas, said 1/2" steel rod being the Southeast corner of the herein described tract;

THENCE, South 85 deg., 31 min., 31 sec., West, (Called West) on the North line of said Ray Addition, a distance of 235.64' (Called 235.40') to a 1/2" steel rod found for the Northeast corner of a tract of land described in a deed to Horace Daville, recorded in File No. 304970, Official Public Records, Orange County, Texas, the Southeast corner of a tract of land described in a deed to Robert Hanks Jr., recorded in Volume 648, Page 241, Official Public Records, Orange County, Texas, said 1/2" steel rod being the Southwest corner of the herein described tract;

THENCE, North 04 deg., 22 min., 28 sec., West, (Called North) a distance of 368.82' (Called 370.00') to the POINT OF BEGINNING and containing 1.994 acres of land more or less.

This description is based on the Land Survey made under the direct supervision of Anthony M. Leger, Registered Professional Land Surveyor No. 5481 on January 13, 2020.

Javier Barajas
 20-0163

M.R.O.C. = MAP RECORDS, ORANGE COUNTY
 ● = FOUND 1/2" STEEL ROD CAPPED "SOUTEX"
 ○ = SET 1/2" STEEL ROD CAPPED "SOUTEX"



C:\Users\N\source\Projects\2020\20-0163_JBA_MinorPlat\2020\20-0163_JBA_MinorPlat.dwg Apr 22, 2020 - 2:40pm E:\harts