

THOMAS DRIVE
ORANGE TEXAS, 77630

COMMUNITY - 480510 THIS PROPERTY IS IN FLOOD ZONE "A-8 & B"
PANEL - 0150 B AND DOES NOT LIE WITHIN THE
DATE: 1-6-83 100 YEAR FLOOD PLANE.

SURVEY PERFORMED WITHOUT BENEFIT OF CURRENT TITLE COMMITMENT
EASEMENTS, IF ANY, NOT RESEARCHED OR SHOWN

THERE WERE NO VISIBLE ENCROACHMENTS ON THE PROPERTY AT THE
TIME OF THE SURVEY AS INDICATED ON THE FOREGOING PLAT.
EXCEPT AS SHOWN.

SURVEY PREPARED FOR: STEVE M. TAYLOR AND SANDRA J. TAYLOR

I, WM. LEE JAMES, REGISTERED PROFESSIONAL LAND SURVEYOR,
NO. 2815, IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS
IS AN ACCURATE PLAT OF A SURVEY MADE BY ME ON THE GROUND
ACCORDING TO THE LAW THAT LIMITS THE BOUNDARIES WITH ALL
MARKS NATURAL AND ARTIFICIAL TRULY SHOWN ON THE FOREGOING
PLAT AND THAT THIS IS TRUE TO THE BEST OF MY KNOWLEDGE
AND BELIEF.
WITNESS MY HAND AND SEAL, THIS 17TH DAY OF MARCH, 2005.

WM. LEE JAMES R.P.L.S. #2815
William Lee James

STATE HIGHWAY 1442

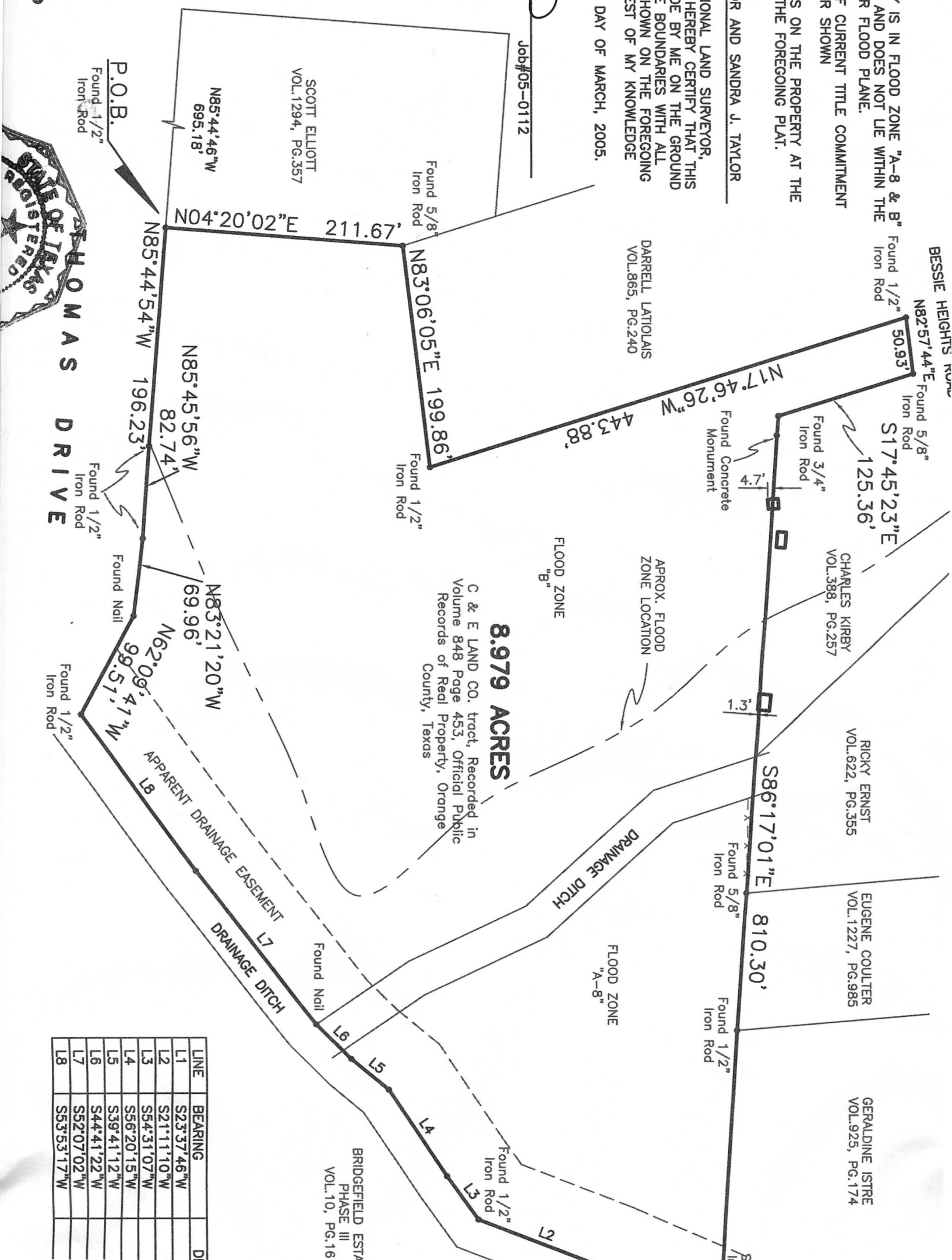
Job#05-0112

SURVEY PLAT OF
a 8.979 acre tract or parcel
of land out of the WILLIAM
DYSON SURVEY, ABSTRACT NO.
10, Orange County, Texas, also
being out of and a part of



THOMAS DRIVE

LINE	BEARING	DI
L1	S23°37'46"W	
L2	S21°11'10"W	
L3	S54°31'07"W	
L4	S56°20'15"W	
L5	S39°41'12"W	
L6	S44°41'22"W	
L7	S52°07'02"W	
L8	S53°53'17"W	



8.979 ACRES
C & E LAND CO. tract, Recorded in
Volume 848 Page 453, Official Public
Records of Real Property, Orange
County, Texas

FLOOD ZONE
"B"

FLOOD ZONE
"A-8"

APPARENT DRAINAGE EASEMENT
DRAINAGE DITCH L7
DRAINAGE DITCH L8

BRIDGEFIELD ESTA
PHASE III
VOL.10, PG.16

BESSIE HEIGHTS TRACT
N82°57'44"E Found 1/2" Iron Rod

50.93'
N17°46'26"W Found 3/4" Iron Rod

CHARLES KIRBY
VOL.388, PG.257

RICKY ERNST
VOL.622, PG.355

EUGENE COULTER
VOL.1227, PG.985

GERALDINE ISTRÉ
VOL.925, PG.174

DARRELL LATOLAIS
VOL.865, PG.240

SCOTT ELLIOTT
VOL.1294, PG.357

P.O.B.
Found 1/2" Iron Rod

Found 5/8" Iron Rod

Found 1/2" Iron Rod

Found 1/2" Iron Rod

Found Concrete Monument

Found 3/4" Iron Rod

Found 5/8" Iron Rod

Found 1/2" Iron Rod

Found 1/2" Iron Rod

Found Nail

Found Nail

Found 1/2" Iron Rod

Found 1/2" Iron Rod



Anderson Surveying & Mapping, Inc.

P. O. Box 692

Bridge City, TX 77611

(409) 735-6161 Fax (409) 735-5544

LEGAL DESCRIPTION

8.979 ACRES

April 5, 2005

Being a 8.979 acre tract or parcel of land out of the WILLIAM DYSON SURVEY, ABSTRACT No. 10, Orange County, Texas, also being out of and a part of that certain C & E LAND CO. tract, Recorded in Volume 848 Page 453, Official Public Records of Real Property, Orange County, Texas, said 8.979 acre tract being more particularly described as follows;

BEGINNING at a ½" iron rod found for corner in the North right-of-way line of Thomas Drive, from which the intersection of the North right-of-way line of said Thomas Drive, and the East right-of-way line of Farm to Market 1442 bears, North 85 Deg. 44 Min. 46 Sec. West, a distance of 695.18 feet;

THENCE North 04 Deg. 20 Min. 02 Sec. East, for a distance of 211.67 feet to a 5/8" iron rod found for corner;

THENCE North 83 Deg. 06 Min. 05 Sec. East, for a distance of 199.86 feet to a ½" iron rod found for corner;

THENCE North 17 Deg. 46 Min. 26 Sec. West, for a distance of 443.88 feet to a ½" iron rod found for corner in the South right-of-way line of Bessie Heights Road;

THENCE North 82 Deg. 57 Min. 44 Sec. East, along and with the South right-of-way line of said Bessie Heights Road, for a distance of 50.93 feet to a 5/8" iron rod found for corner;

THENCE South 17 Deg. 45 Min. 23 Sec. East, for a distance of 125.36 feet to a ¾" iron rod found for corner;

THENCE South 86 Deg. 17 Min. 01 Sec. East, for a distance of 810.30 feet, to a ½" iron rod set for corner on the West bank of a Drainage Ditch;

THENCE along and with the West bank of said Drainage Ditch the following courses and distances

South 23 Deg. 37 Min. 46 Sec. West, for a distance of 108.66 feet, to a point for corner;
South 21 Deg. 11 Min. 10 Sec. West, for a distance of 123.01 feet to a ½" iron rod found for corner;

South 54 Deg. 31 Min. 07 Sec. West, for a distance of 47.85 feet, to a point for corner;
South 56 Deg. 20 Min. 15 Sec. West, for a distance of 93.05 feet, to a point for corner;
South 39 Deg. 41 Min. 12 Sec. West, for a distance of 43.16 feet, to a point for corner;
South 44 Deg. 41 Min. 22 Sec. West, for a distance of 44.06 feet to a nail found for
corner;


South 52 Deg. 07 Min. 02 Sec. West, for a distance of 174.02 feet, to a point for corner;
South 53 Deg. 53 Min. 17 Sec. West, for a distance of 173.64 feet to a ½" iron rod found
for corner on the North right-of-way line of said Thomas Drive;

THENCE North 62 Deg. 09 Min. 41 Sec. West, along and with the North right-of-way
line of said Thomas Drive, for a distance of 99.51 feet to a nail found for corner;

THENCE North 83 Deg. 21 Min. 20 Sec. West, continuing along and with the North
right-of-way line of said Thomas Drive, for a distance of 69.96 feet to a ½" iron rod
found for corner;

THENCE North 85 Deg. 45 Min. 56 Sec. West, continuing along and with the North
right-of-way line of said Thomas Drive, for a distance of 82.74 feet to a ½" iron rod
found for corner;

THENCE North 85 Deg. 44 Min. 54 Sec. West, continuing along and with the North
right-of-way line of said Thomas Drive, for a distance of 196.23 feet to the POINT OF
BEGINNING of the herein described tract, and containing 8.979 Acres of land.


WM. LEE JAMES R.P.L.S. No. 2815

Job#05-0112

