

Q:\PROJECTS\20003 Miscellaneous Surveys\20003.0088 - 10.1 out of 60 - Rebel Road\Survey\20003.0088_SV_10.10 Acres - 3rd one.dwg Feb 24, 2021 12:02

EDWARD HURST SURVEY,
Abstract No. 100
Orange County,
Texas

Julian M. Danner, Jr. and
Victoria H. Gracia
(Called 14.79 acres)
CCF No. 422340 O.P.R.O.C.T.

PREPARED EXCLUSIVELY FOR:
Michael LeLeux and Amy LeLeux

Donny Sikes
(Called 5.00 acres)
CCF NO. 441046 D.R.O.C.T.

Donny Wayne Sikes, a married
man
(Called 7.50 acres)
CCF No. 417500 O.P.R.O.C.T.

Charles B. Spurlock and wife,
Krystal N. Spurlock
(Called 10.10 acres)
CCF No. 491819 O.P.R.O.C.T.

Remainder of
(Called 60.00 acres)
Crystal Matulich and Mark Matulich
CCF No. 479127 O.P.R.O.C.T.

3/4" Iron
Rod Found

1/2" Iron Rod Found
("Dishon RPLS 5756")

Found 1/2" Capped
Iron Rod
("F&S 409 832-7238")

P.O.B.
N: 10,101,697.12'
E: 4,303,864.76'
1/2" Iron Rod Found
("F&S 409 832-7238")

N 04°11'36" W
296.10'

N 85°48'24" E
1407.28'

S 02°43'38" E
332.01'
Rebel Road
(Public Roadway)

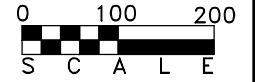
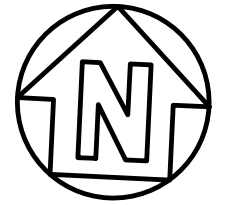
10.12 Acres

Set 1/2" Capped Iron Rod
("F&S 409 832-7238")

S 87°16'22" W 1399.24'

Set 1/2" Capped Iron Rod
("F&S 409 832-7238")

Approximate location of a
50' wide Drainage Easement
Vol. 490, pg. 488
D.R.O.C.T.



File No. 20-504068-WE

I, Mitchell Lee Brackin, Texas Registered Professional Land Surveyor No. 5163, do hereby certify that I have made a survey on the ground of the property legally described hereon, that the survey is correct, and that there are no discrepancies or conflicts, shortages in boundaries, intrusions, protrusions, or overlapping of improvements, or visible utility lines or roads in place, except as shown hereon, and that said property has access to and from a dedicated public roadway, unless otherwise shown hereon. **Survey Dated: November 20, 2020 - Revised February 22, 2021**

Surveyor's & Schedule "B" Notes:

- Item 10.h. a drainage easement recorded in Volume 414 on Page 367 of DROCT does not affect the Subject Property.
- Item 10.i. a drainage easement recorded in Volume 490 on Page 488 DROCT is shown on plat.
- All bearings indicated hereon are based on Texas State Plane Coordinate values - Central Zone 4203.

The subject tract being located at:
Rebel Road, Vidor, Texas
10.11 Acres out of and a portion
of a 60.00 acre tract
CCF No. 479127 OPROCT

Subject Property located in Flood Zone: "C"
Community Panel No. 480510 0050 B
FIRM Dated: 01/06/83



Mitchell Lee Brackin
Registered Professional Land Surveyor No. 5163

DRAWN BY: KLT

PREPARED BY: **Fittz & Shipman** INC.

Consulting Engineers and Land Surveyors
1405 CORNERSTONE COURT, BEAUMONT, TEXAS
PH (409) 832-7238 FAX (409) 832-7303
T.B.P.E. FIRM #1160 • T.X.L.S. FIRM #100186
LOUISIANA ENGINEERING FIRM #5267