



Property Address:
4741 Winfree Road
Orange, Texas 77630

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NOTE:
The Surveyor has made no Title Search or Public Record Search in compiling data for Servitudes or for Restrictions.

Winfree Road

P.O.B. Basis of Bearings
Fnd. 1/2" Iron Rod East Fnd. 1/2" Iron Rod Fnd. 1" Iron Pipe

Pipelines Recorded In Vol. 45, Pgs. 588-589, Vol. 72, Pg. 516, Vol. 138, Pg. 551, Vol. 200, Pg. 162 & Drainage Easement Recorded In Vol. 107, Pg. 536 & Utility Easements Recorded In Vol. 441, Pg. 763, Vol. 499, Pg. 31 Do Not Affect Subject Property.

Neal
4.680 Acre Tract
Vol. 615, Pg. 753
O.P.R.R.P.O.C.T.

Charles Frederick
1.5794 Acre Tract
O.C.C.F.# 328923

Karen Oliva Hall
1.597 Acre Tract

364.57'

49.46'

186.65'

359.04'

0.408 Acre

Formerly Sherby Dixon
Vol. 652, Pg. 209 (OPR)

N01°04'32" E

S01°10'43" W

Fnd. 1/2" Iron Rod

49.23'

Fnd. 1/2" Iron Rod

S83°32'19" W

171.30'

Gary Cornell
1.810 Acre Tract
O.C.C.F.# 348839

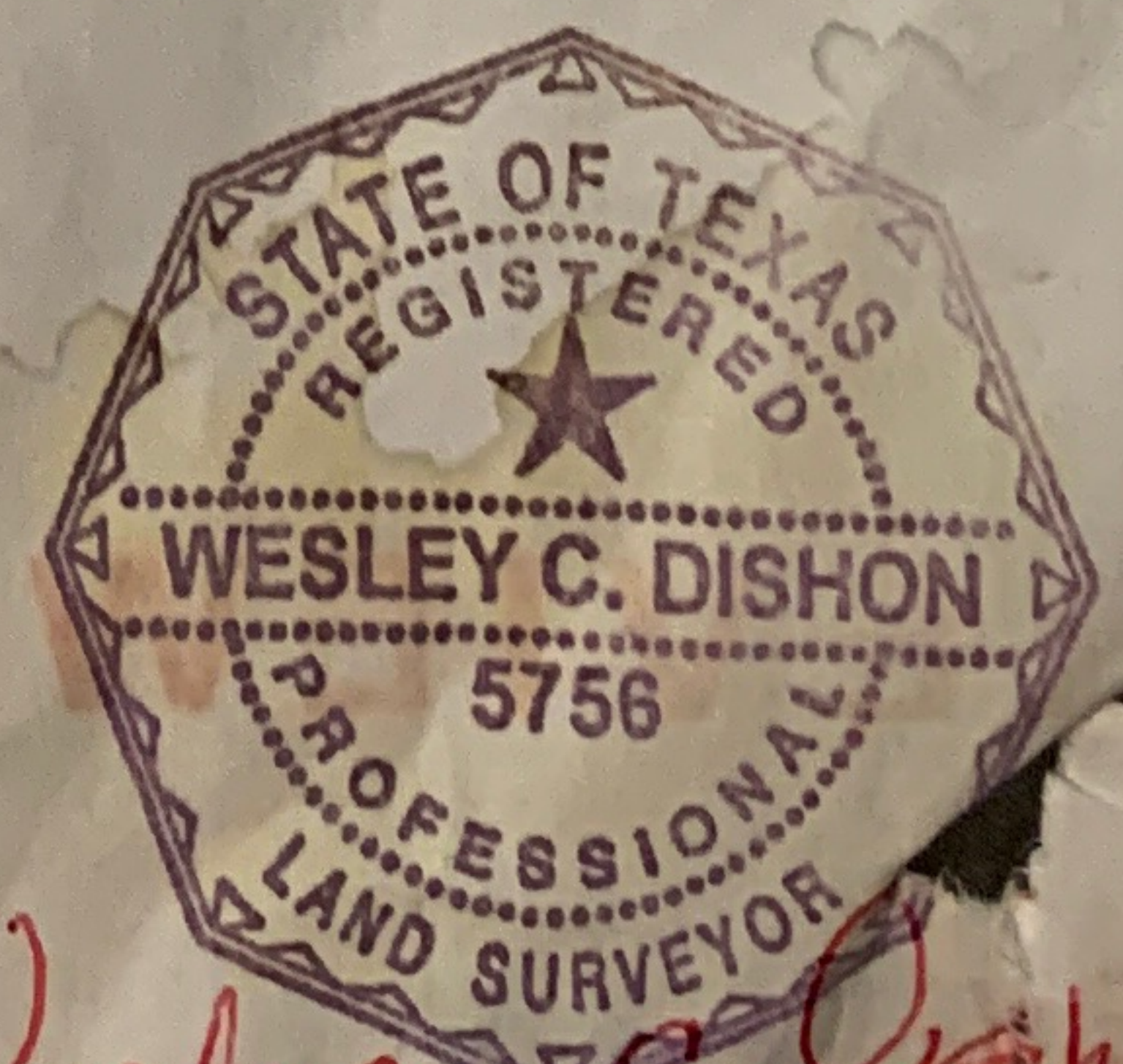
Mark McDaugle
0.826 Acre Tract
Vol. 656, Pg. 519
O.P.R.R.P.O.C.T.

Fnd. 1/2" Iron Rod

Survey made for: Christopher Theriot & Desiree Theriot
Date: 03/06/12
Scale: 1" = 60'
G.F. #: 12-25256
Fema Flood Zone: X
Panel Number: 480510-0175-B
Panel Date: 01/06/83
Field Book/Page: 12-1/51
Project: 12-68
Revised: _____

Legal Description:
Survey of a 0.408 acre tract of land out of the Bradley Garner Survey, Abstract Number 87, Orange County, Texas and being a portion of that certain 306.197 acre tract of land conveyed to Orange County Development Co. by deed recorded in Volume 440, Page 969 of the Deed Records of Orange County, Texas.

SURVEYORS CERTIFICATE:
I, Wesley Cal Dishon do hereby certify that this survey was made on the ground under my direct supervision, of the property legally described hereon, and that this survey is a true and correct representation thereof to the best of my knowledge and belief, and that there are no discrepancies, conflicts, protrusions, overlapping of improvements, visible utility lines or roads in place except as shown on the foregoing plat and the property has access to and from a public road unless shown otherwise.



Wesley C. Dishon

DISHON
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Land Development, LLC.
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