



**Anderson Surveying & Mapping, Inc.**

P. O. Box 692  
Bridge City, TX 77611  
(409) 735-6161 Fax (409) 735-5544

**LEGAL DESCRIPTION  
7.561 ACRES TRACT**

July 7, 2020

Being a 7.561 acre tract or parcel of land in the T & N.O. RAILROAD SECTION 19, ABSTRACT No.196, Orange County, Texas, and being out of a 32.59 acre tract conveyed to Randy G. Hebert, by deed recorded in Clerk File No.368329, of the Official Public Records, of Real Property, Orange County, Texas, said 7.561 acre tract, and being more particularly described as follows;

BEGINNING at a ½" iron rod set for the Southeast corner of said 7.561 acre tract, and the Westerly line of a 3.75 acre tract conveyed to Raymond Lingefelt, by deed recorded in Volume 474, Page 518, Deed Records, Orange County, Texas, from which a ½" iron rod found for the Southeast corner of said 32.59 acre tract, bears South 05 Deg. 17 Min. 01 Sec. East, for a distance of 211.38 feet;

THENCE South 81 Deg. 30 Min. 19 Sec. West, along and with the Southerly line of said 7.561 acre tract, for a distance of 887.99 feet, passing a point for the Southeast corner of a 0.600 acre Access Easement of said 32.59 acre tract, continue on for a total distance of 939.21 feet, to a ½" iron rod set for the Southwest corner of said 7.561 acre tract and said 0.600 acre Access Easement, and the Easterly line of Lot 12, of said Woodridge Country Section 4, according to the map or plat of record in Volume 9, Page 11, Map Records, Orange County, Texas;

THENCE North 21 Deg. 01 Min. 24 Sec. West, along and with the Westerly line of said 7.561 acre tract and said 0.600 acre Access Easements, and the Easterly line of said Lot 12, to a 1" iron pipe found, at the Northeast corner of said Lot 12, and the interior corner of said 7.561 acre tract and said 0.600 acre Access Easement;

THENCE South 69 Deg. 58 Min. 52 Sec. West, along and with the Northerly line of said Lot 12, and the Northerly South line of said 7.561 acre tract, for a distance of 370.17 feet, to a ½" iron rod found for the Northwest corner of said Lot 12, the most Southwest corner of said 7.561 acre tract, and the Easterly right-of-way line of Woodridge Drive;

THENCE North 20 Deg. 58 Min. 19 Sec. West, along and with the most Westerly line of said 32.59 acre tract and said this tract, and the Easterly right-of-way line of said Woodridge Drive, for a distance of 60.00 feet, to a ½" iron rod set, for the most Northwest corner of said 32.59 acre tract and said this tract, and the Southwest corner of Lot 11, of said Woodridge Country Section 4 subdivision;

THENCE North 69 Deg. 58 Min. 52 Sec. East, along and with the Southerly North line of said 32.59 acre tract and said this tract, and the Southerly line of said Lot 11, for a distance of 370.06 feet, to a ½" iron rod set for the Southeast corner of said Lot 11, and the interior corner of said 7.561 acre tract;

THENCE North 21 Deg. 01 Min. 24 Sec. West, along and with the Easterly West line of said 7.561 acre tract, and the Easterly line of said Lot 11, passing the Northeast corner of said Lot 11, and the Southeast corner of Lot 10, of said Woodridge Country Section 4 subdivision, continue on for a total distance of 345.57 feet, to ½" iron rod set for the Northwest corner of said 7.561 acre tract, and the Easterly line of said Lot 10;

THENCE North 84 Deg. 13 Min. 53 Sec. East, along and with the Northerly line of said 7.561 acre tract, for a distance of 207.42 feet passing a ½" iron rod set, for the Southwest corner of a 0.646 acre Access Easement-1 of said 32.59 acre tract, continue on for a distance of 51.78 feet, passing a ½" iron rod set for the Southeast corner of said 0.646 acre Access Easement -1, continuing on for a total distance of 1031.49 feet, to a ½" iron rod set for the Northeast corner of said 7.561 acre tract, the Easterly line of said 32.59 acre tract, and the Westerly line of a 17.5 acre tract conveyed to Randy Hebert, by deed recorded in Clerk File No.368329, of the Official Public Records, of Real Property, Orange County, Texas;

THENCE South 05 Deg. 17 Min.01 Sec. East, along and with the Easterly line of said 32.59 acre tract and said this tract, and the Westerly line of said 17.45 acre tract, passing the Southwest corner of said 17.5 acre tract, and the Northwest corner of said 3.75 acre tract, continue on for a total distance of 288.64 feet, to the POINT OF BEGINNING of said 7.561 acre tract.

Basis of Bearings: All the Horizontal Control is referred to the State Plane Coordinate System, Lambert Projection, Central Zone, NAD 83 DATUM. All bearing, distances and acreage are grid.

Given under my hand and seal this 7th day of July, 2020.



*Steven Boucher*

Steven Boucher  
Registered Professional Land Surveyor No. 5056  
Job#20-0319



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**LEGAL DESCRIPTION  
0.646 ACRES ACCESS EASEMENT-1**

April 13, 2020

Being a 0.646 acre Access Easement, or parcel of land in the T & N.O. RAILROAD SECTION 19, ABSTRACT No.196, Orange County, Texas, and being out of a 32.59 acre tract conveyed to Randy G. Hebert, by deed recorded in Clerk File No.368329, of the Official Public Records, of Real Property, Orange County, Texas, said 0.646 acre Access Easement, and being more particularly described as follows;

BEGINNING at a ½" iron rod set for the Northeast corner of said 0.646 acre Access Easement, the Southeast corner of Stoneridge Circle in Stoneridge Section One, Phase 1, a subdivision in Orange County, Texas, by deed recorded in Volume 11, Page 36, Map Records, Orange County, Texas and the Westerly line of Lot 11 in said Stoneridge Section One, Phase 1, from which a ½" iron rod found for the Southwest corner of said Lot 11, bears South 21 Deg. 02 Min. 31 Sec. East, for a distance of 127.01 feet;

THENCE South 21 Deg. 02 Min. 31 Sec. East, along and with the Easterly line of said 0.646 acre Access Easement, and the Westerly line of said Lot 11, of said Stoneridge Section One, Phase 1, passing a ½" iron rod found for the Southwest corner of said Lot 11, for a distance of 127.01 feet, continue on for a total distance of 569.66 feet, to a ½" iron rod set for the Southeast corner of said 0.646 acre Access Easement;

THENCE South 84 Deg. 13 Min. 53 Sec. West, along and with the Southerly line of said 0.646 acre Access Easement, for a distance of 51.83 feet, to a ½" iron rod set for the Southwest corner of said 0.646 acre Access Easement;

THENCE North 21 Deg. 02 Min. 31 Sec. West, along and with the Westerly line of said 0.646 acre Access Easements, for a distance of 556.00 feet, to a ½" iron rod set for the Northwest corner of said 0.646 acre Access Easement, and the Southwest corner of said Stoneridge Circle in said Stoneridge Section One Phase 1,

North 68 Deg. 57 Min.29 Sec. East, along and with the Northerly line of said 0.646 acre Access Easement, and the Southerly line of said Stoneridge Circle, for a distance of 50.00 feet, to the POINT OF BEGINNING of said 0.646 acre Access Easement.

Basis of Bearings: All the Horizontal Control is referred to the State Plane Coordinate System, Lambert Projection, Central Zone, NAD 83 DATUM. All bearing, distances and acreage are grid.

Given under my hand and seal this 13th day of April, 2020.



*Steve Boucher*

Steven Boucher  
Registered Professional Land Surveyor No. 5056  
Job#20-0319-esm't-1



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**LEGAL DESCRIPTION  
0.600 ACRES ACCESS EASEMENT-2**

July 7, 2020

Being a 0.600 acre Access Easement, or parcel of land in the T & N.O. RAILROAD SECTION 19, ABSTRACT No.196, Orange County, Texas, and being out of a 32.59 acre tract conveyed to Randy G. Hebert, by deed recorded in Clerk File No.368329, of the Official Public Records, of Real Property, Orange County, Texas, said 0.600 acre Access Easement, and being more particularly described as follows;

BEGINNING at a ½" iron rod found for the most Southwest corner of said 32.59 acre tract and said 0.600 acre Access Easement, the Northwest corner of Lot 12, of Woodridge Country Section 4, according to the map or plat of record in Volume 9, Page 11, Map Records, Orange County, Texas and the Easterly right-of-way line of Woodridge Drive;

THENCE North 20 Deg. 58 Min. 19 Sec. West, along and with the most Westerly line of said 32.59 acre tract and said 0.600 acre Access Easement, and the Easterly right-of-way line of said Woodridge Drive, for a distance of 60.00 feet, to a ½" iron rod set for the most Northwest corner of said 32.59 acre tract and said 0.600 acre Access Easement, and the Southwest corner of Lot 11, of said Woodridge Country Section 4;

THENCE North 69 Deg. 58 Min. 52 Sec. East, along and with the Northerly line of said 0.600 acre Access Easements, and the Southerly line of said Lot 11, passing a ½" iron rod set, at a distance of 370.06 feet, to the Southeast corner of said Lot 11, and the Easterly West line of said 32.59 acre tract, continue on for a total distance of 420.06 feet, to a point for the Northeast corner of said 0.600 acre Access Easement;

THENCE South 21 Deg. 01 Min. 24 Sec. East, along and with the Easterly line of said 0.600 acre Access Easement, for a distance of 83.78 feet, to a point for the most Southeast corner of said 0.600 acre Access Easement, the Southerly line of a 7.053 acre tract and the Northerly line of a 5.000 acre tract, of said 32.59 acre tract;

THENCE South 81 Deg. 30 Min. 19 Sec. West, along and with the most Southerly line of said 0.600 acre Access Easement and said 7.053 acre tract, and the Northerly line of said 5.000 acre tract, for a distance of 51.22 feet, to a ½" iron rod set, for the Southwest corner of said 0.600 acre Access Easement and said 7.053 acre tract, the Northwest corner of said 5.000 acre tract, and the Easterly line of said Lot 12;

THENCE North 21 Deg. 01 Min. 24 Sec. West, along and with the Westerly line of said 0.600 acre Access Easement and said 7.053 acre tract, and the Easterly line of said Lot 12, for a distance of 13.54 feet, to a 1" iron pipe found for the interior corner of said 0.600 acre Access Easement, the Northeast corner of said Lot 12, and the Westerly line of said 7.053 acre tract;

THENCE South 69 Deg. 58 Min.52 Sec. West, along and with the Northerly South line of said 0.600 acre Access Easement, and the Northerly line of said Lot 12, for a distance of 370.17 feet, to the POINT OF BEGINNING of said 0.600 acre Access Easement.

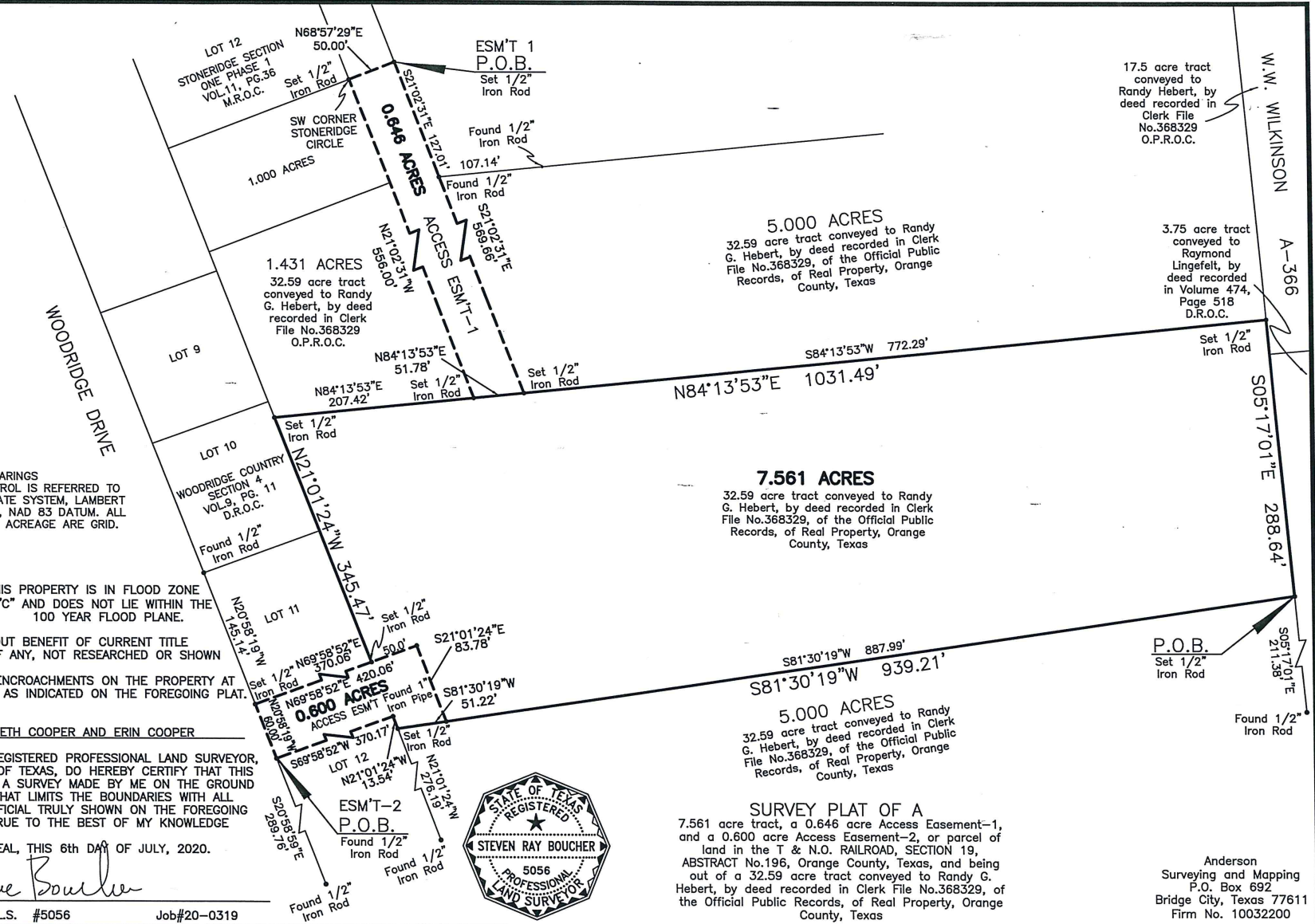
Basis of Bearings: All the Horizontal Control is referred to the State Plane Coordinate System, Lambert Projection, Central Zone, NAD 83 DATUM. All bearing, distances and acreage are grid.

Given under my hand and seal this 7th day of July, 2020.



*Steven Boucher*

Steven Boucher  
Registered Professional Land Surveyor No. 5056  
Job#20-0319-esm't-2



**BASIS OF BEARINGS**  
 ALL THE HORIZONTAL CONTROL IS REFERRED TO THE STATE PLANE COORDINATE SYSTEM, LAMBERT PROJECTION, CENTRAL ZONE, NAD 83 DATUM. ALL BEARINGS, DISTANCES AND ACREAGE ARE GRID.

WOODRIDGE DRIVE  
 ORANGE TEXAS, 77632

COMMUNITY - 480510 THIS PROPERTY IS IN FLOOD ZONE PANEL - 0050 B "C" AND DOES NOT LIE WITHIN THE DATE: 1-6-83 100 YEAR FLOOD PLANE.

SURVEY PERFORMED WITHOUT BENEFIT OF CURRENT TITLE COMMITMENT, ASEMMENTS, 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: SETH COOPER AND ERIN COOPER

I, STEVEN R. BOUCHER, REGISTERED PROFESSIONAL LAND SURVEYOR, NO. 5056, 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 6th DAY OF JULY, 2020.

*Steve Boucher*

STEVEN R. BOUCHER R.P.L.S. #5056 Job#20-0319



**SURVEY PLAT OF A**  
 7.561 acre tract, a 0.646 acre Access Easement-1, and a 0.600 acre Access Easement-2, or parcel of land in the T & N.O. RAILROAD, SECTION 19, ABSTRACT No.196, Orange County, Texas, and being out of a 32.59 acre tract conveyed to Randy G. Hebert, by deed recorded in Clerk File No.368329, of the Official Public Records, of Real Property, Orange County, Texas

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