

BOUNDARY SURVEY

SITUATED IN:
William Stevenson League A-23
Orange County, Texas

WILLIAM EDWARD WINFREE
Called 1616.66-Acre Tract
Recorded Vol. 854 Pg. 935
Field Notes & Survey by Earl James Verrett,
RPLS 1781, dated Nov. 2, 1984

EDWARD ARNAUD, INC.
Called 1074.92-Acre Tract
Vol. 1473 Pg. 781 D.R.O.C.
Inst.# 276679

Survey for Orange County, LC
by Mustang Engineering, Inc.
William J. Cash, Jr., RPLS,
dated May 31, 2001.

N 88°00'40" E (Cash) 2490.58'(Cash)
N 85°12'12" E (M) 2490.74'(M)

Set T-POST Online

(Called East)
N 85°12'12" E 5259.80' (M)
1868.7 VRS (3190.83') (R)

FND 1.5" IRON PIPE
Set T-Post as guard

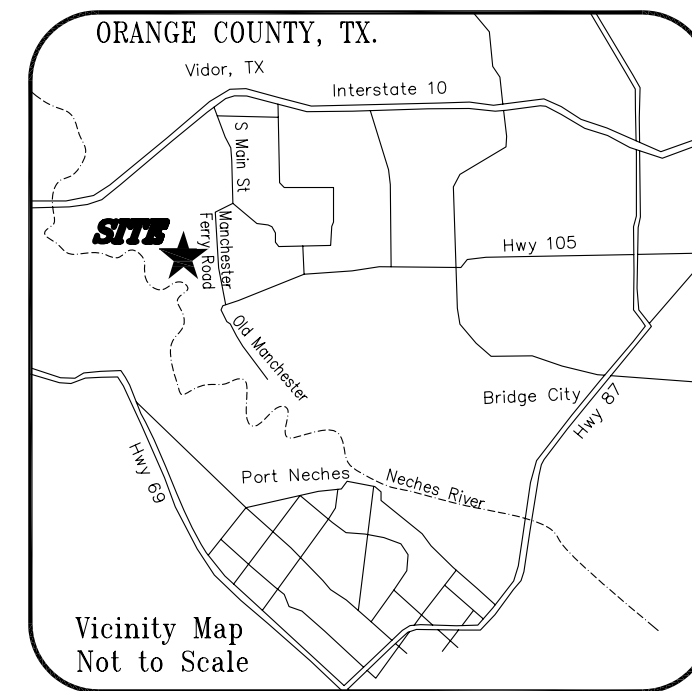
SE Corner of the called Miller-Vidor 500-Acre Tract as per Vol. 850 Pg. 521
Also being shown on a 1678.3-Acre Survey out of the William Stevenson League A-23 by William J. Cash, Jr. for the Orange County L.C. dated May 31, 2001.
Also being the most Easterly SE corner of the called 1074.92-Acre Tract to Edward Arnaud, Inc. as recorded in Vol. 1473 Pg. 781.

Set T-POST Online

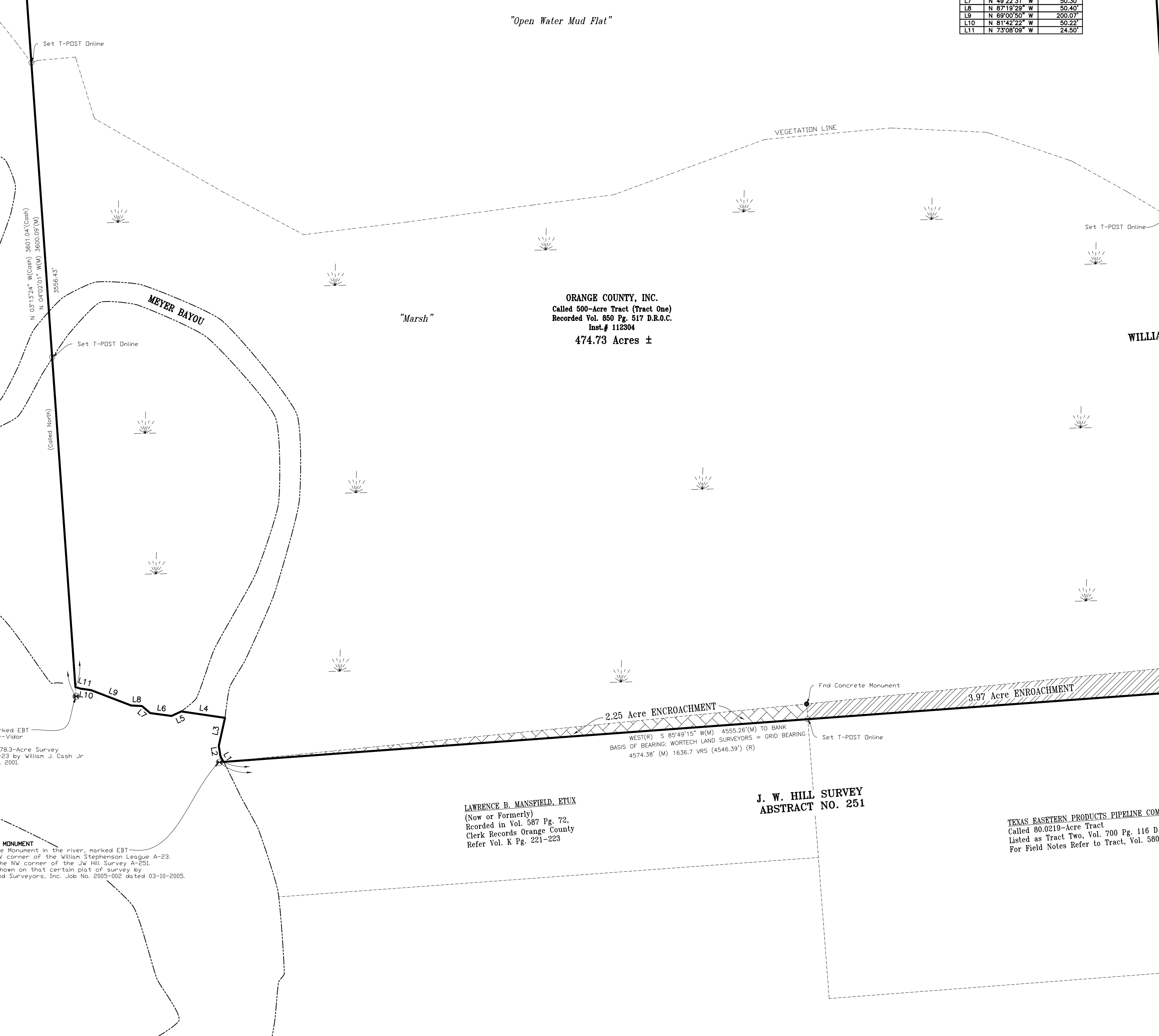
N 89°45'13" E (Verrett) 2767.71'(Verrett)
N 85°12'12" E (M) 2769.16'(M)

FND Concrete Monument, marked EBT
NE Corner of the called Miller-Vidor 500-Acre Tract as per Vol. 850 Pg. 521
Also being the interior E corner of the called William Edward Winfree 1616.66-Acre Tract as per Vol. 854 Pg. 935.

LINE	BEARING	DISTANCE
L1	N 29°46'02" W	28.41'
L2	N 09°13'00" W	65.21'
L3	N 12°28'31" E	134.18'
L4	N 81°40'55" W	206.10'
L5	S 85°05'49" W	50.07'
L6	N 82°09'17" W	100.40'
L7	N 49°22'51" W	50.30'
L8	N 87°19'29" W	50.40'
L9	N 69°00'50" W	200.07'
L10	N 81°42'22" W	50.22'
L11	N 73°08'09" W	24.50'



Basis of Bearings:
All bearings shown hereon are GRID bearings
in prior survey by WORTCH Land Surveyors



ORANGE COUNTY, INC.
Called 500-Acre Tract (Tract One)
Recorded Vol. 850 Pg. 517 D.R.O.C.
Inst.# 112904
474.73 Acres ±

WILLIAM STEPHENSON LEAGUE A-23

Fnd Concrete Monument in the river, marked EBT
being the SW corner of the called Miller-Vidor 500-Acre Tract as per Vol. 850 Pg. 521.
Also being the SE corner of a called 1678.3-Acre Survey out of the William Stevenson League A-23 by William J. Cash, Jr. for the Orange County L.C. dated May 31, 2001.

L11 L9 L8 L6 L4

2.85 Acre ENCROACHMENT

3.97 Acre ENCROACHMENT

FND Concrete Monument
N 84°17'05" E 652.15'
654.12' (Wortch)

POINT OF BEGINNING
Fnd 3/4" Iron Pipe
the SE Corner of the called Miller-Vidor 500-Acre Tract as per Vol. 850 Pg. 521
Also being the most Southerly SW Corner of the William Edward Winfree Tract as per Vol. 854 Pg. 935
Also being shown on that certain plat of survey by Wortch Land Surveyors, Inc. Job No. 2005-002 dated 03-10-2005
Fnd Concrete Monument nearby pulled up and lying on the ground

S 86°01'06" W 6730.60'(M) 6730.4'(Wortch)
5033.82'

POINT OF COMMENCEMENT CONTROLLING MONUMENT
Fnd Flat Iron
NE Corner of William Allen League A-28
SE Corner of William Stevenson League A-23
Found Buggy Ave bears N 85°54'46" E - 3877.70'

WILLIAM ALLEN LEAGUE ABSTRACT NO. 28

LAWRENCE B. MANSFIELD, ETUX
(Now or Formerly)
Recorded in Vol. 587 Pg. 72,
Clerk Records Orange County
Refer Vol. K Pg. 221-223

J. W. HILL SURVEY ABSTRACT NO. 251

TEXAS EASTERN PRODUCTS PIPELINE COMPANY
Called 80.0219-Acre Tract
Listed as Tract Two, Vol. 700 Pg. 116 D.R.O.C.
For Field Notes Refer to Tract, Vol. 580 Pg. 864

G.C. & S.F. RR. SURVEY SECTION NO. 1 ABSTRACT NO. 239

Survey by J.L. Sims, Jr., RPLS,
Wortch Land Surveyors, Inc.
File No. 2005-002, dated 03/10/2005

LEGEND

○	SET 5/8" IRON ROD W/CAP
●	FOUND MONUMENTS
---	INTERIOR/ADJACENT LOT LINES
---	PROPERTY LINES
---	EASEMENT/RIGHT OF WAY LINES
X	FENCE LINES
E	ELECTRIC LINES
P	POWER POLE
□	TELEPHONE BOX
(M)	MEASURED
(R)	RECORD
▨	MANSFIELD ENCROACHMENT
▩	TEXAS EASTERN ENCROACHMENT
☼	MARSH

NOTE: THE WORD "CERTIFY" AS USED HEREIN IS UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL OPINION BY THE SURVEYOR, BASED UPON HIS BEST KNOWLEDGE, INFORMATION, AND BELIEF. AS SUCH, IT DOES NOT CONSTITUTE A GUARANTEE NOR A WARRANTY, EXPRESSED OR IMPLIED.

FLOOD INFORMATION NOT SHOWN HEREON, UNLESS SPECIFICALLY REQUESTED IN WRITING BY CLIENT.

THE SERVICUTES AND RESTRICTIONS SHOWN ON THIS SURVEY ARE LIMITED TO THOSE SET FORTH IN THE DESCRIPTION FURNISHED US AND THIS PLAN IS NO REPRESENTATION THAT ALL APPLICABLE SERVICUTES AND RESTRICTIONS ARE SHOWN HEREON. THE SURVEYOR HAS MADE NO TITLE SEARCH OR PUBLIC RECORD SEARCH IN COMPILING THE DATA FOR THIS SURVEY.

I CERTIFY THIS SURVEY AND PLAN WAS PREPARED BY ME OR BY THOSE UNDER MY DIRECT SUPERVISION, AND THERE ARE NO VISIBLE ENCROACHMENTS EITHER WAY ACROSS THE PROPERTY OTHER THAN THOSE SHOWN HEREON. MADE AT THE REQUEST OF:

TEXAS CONSERVATION FUND

"NECHES RIVER TRACT BELOW I-10"

in William Stevenson League,
Abstract No. 23,
Orange County, Texas

DATE:	SCALE:	NOTES:	DRAWN BY:	CHECKED BY:	JOB NO.:	PLAT NO.:
7/21/2011	1" = 300'	FILE	RTG	VTC	211230	211230

THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1B CONDITION IV SURVEY

Collins & Associates Land Surveyors, Inc.
816 Mulberry St., Westlake, LA 70689
337.438.6508 Phone 337.438.3388 Fax

DATE OF FIELD SURVEY:
Virgil T. Collins, P.L.S. TX. #532