

LEGEND

- ⊙ POWER POLE
- Ⓜ TELEPHONE PEDESTAL
- ⊕ WATER WELL
- GUY ANCHOR
- CLF CHAIN LINK FENCE
- DHE OVERHEAD ELECTRIC
- DITCH TOP
- ORIGINAL TRACT LINE
- ASPHALT
- CONCRETE

JOHN HARMON SURVEY
ABSTRACT NO. 96

CALLED 0.852 ACRE
"SECOND TRACT"
PAUL A. POOL, et ux
VOL. 459, PG. 624
DROC

Legal Description: 0.9600 Acre Tract or Parcel of Land
John Harmon Survey, Abstract No. 96
Orange County, Texas

BEING a 0.9600 acre tract or parcel of land situated in the John Harmon Survey, Abstract No. 96, Orange County, Texas and being out of and part of that certain called 25.28 acre tract of land as described in a deed from J.T. Lilley and wife, Annie Lilley to J. Basil Godwin as recorded in Volume 257, Page 22, Deed Records, Orange County, Texas and being all of Lots 4 and 5 of Doty Homesites, an unrecorded plat of Orange County, Texas, and being all of that certain called 0.63 acre tract, identified as FIRST TRACT, and all of that certain called 0.417 acre tract, identified as SECOND TRACT, as described in a "Warranty Deed with Reservation of Life Estate" from Joseph Anthony Headley and Lisa Regina Headley to Ginger Danielle Headley as recorded in Clerk's File No. 281415, Official Public Records of Real Property, Orange County, Texas, said 0.9600 acre tract being more particularly described as follows:

NOTE: All bearings are referenced to the Southeasterly line of the said 0.417 acre Ginger Danielle Headley tract as SOUTH 58°50'00" WEST as recorded in the above referenced Clerk's File No. 281415, Official Public Records of Real Property, Orange County, Texas. All set 5/8" iron rods set with caps stamped "WHITELEY".

BEGINNING at a 1/2" iron pipe found for the Southerly corner of the tract herein described, said corner also being the most Southerly corner of the said 0.417 acre Ginger Danielle Headley tract, the same being the most Southerly corner of the above referenced Lot 5 and the same being the most Easterly corner of that certain called 0.427 acre tract, identified as Lot No. 6 of Doty Homesites, as described in a "Warranty Deed" from Joseph Anthony Headley and Lisa Regina Headley to Ginger Danielle Headley as recorded in Clerk's File No. 280600, Official Public Records of Real Property, Jefferson County, Texas and said corner being in the Northwesterly right-of-way line of Eaves Road (also known as Jerry Lane);

THENCE NORTH 31°20'00" WEST, along and with the boundary between the said 0.417 acre Ginger Danielle Headley tract and the said 0.427 acre Ginger Danielle Headley tract, the same being the common line between the said Lots 5 and 6, for a distance of 184.00 feet to a 5/8" iron rod set for corner, said corner being the most Westerly corner of the said 0.417 acre Ginger Danielle Headley tract and the most Northerly corner of the said 0.427 acre Ginger Danielle Headley tract, the same being the most Westerly corner of the said Lot 5 and the most Northerly corner of the said Lot 6 and said corner being in the Southeasterly line of a drainage ditch;

THENCE NORTH 61°07'25" EAST, along and with the Northwesterly line of the said 0.417 acre Ginger Danielle Headley tract, the same being the Northwesterly line of the said Lot 5 and the Southeasterly line of the said drainage ditch, for a distance of 100.09 feet to a 5/8" iron rod set for corner, said corner being the most Northerly corner of the said 0.417 acre Ginger Danielle Headley tract and the most Westerly corner of the above referenced 0.63 acre Ginger Danielle Headley tract, the same being the most Northerly corner of the said Lot 5 and the most Westerly corner of the said Lot 4;

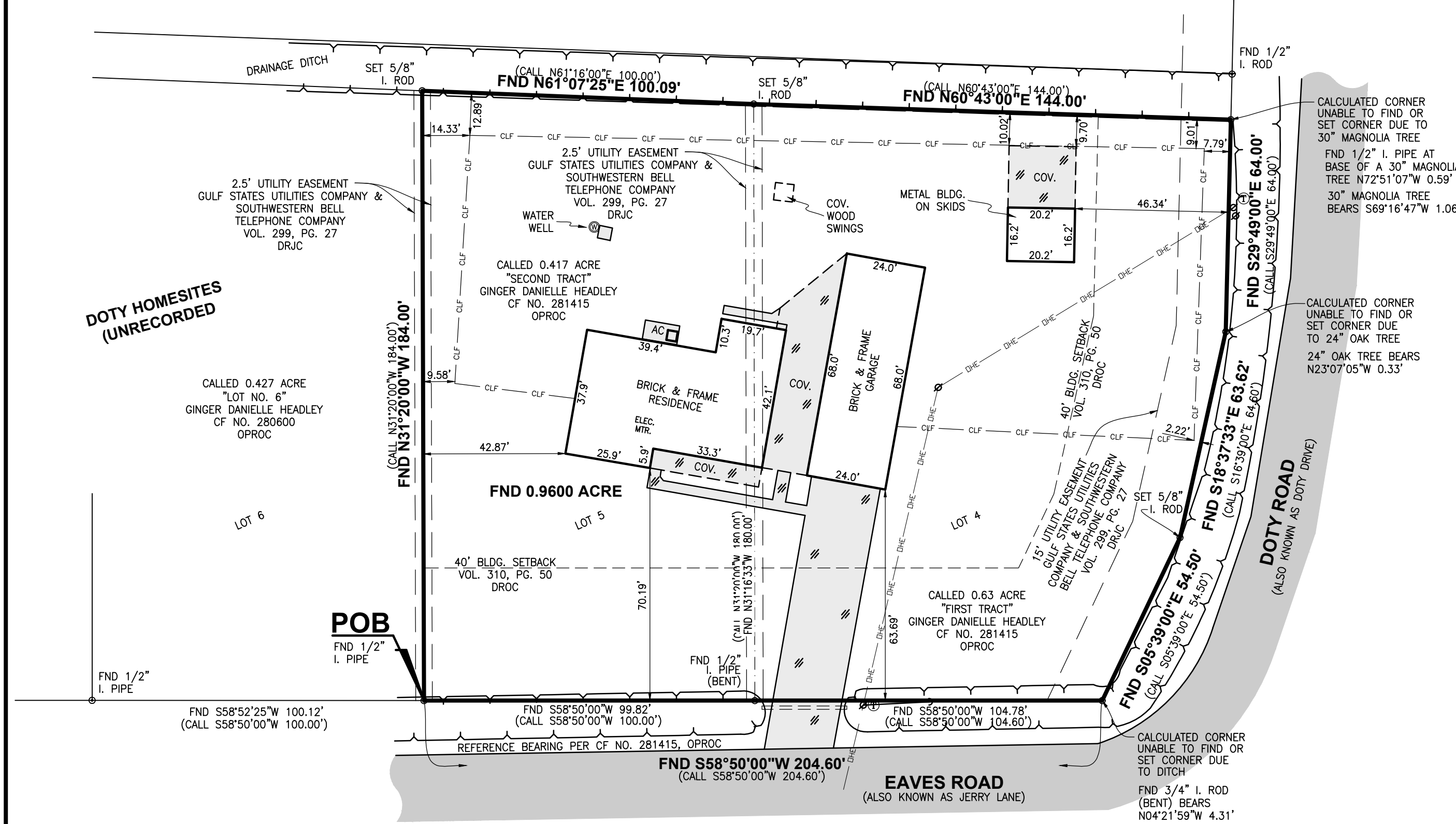
THENCE NORTH 60°43'00" EAST, along and with the Northwesterly line of the said 0.63 acre Ginger Danielle Headley tract, the same being the Northwesterly line of the said Lot 4 and the Southeasterly line of the said drainage ditch, for a distance of 144.00 feet to a point for corner (unable to find or set corner due to a 30" magnolia tree), said corner being the most Northerly corner of the said 0.63 acre Ginger Danielle Headley tract and the most Northerly corner of the said Lot 4 and being in the Southwesterly right-of-way line of Doty Road (also known as Doty Drive) and from said corner a 1/2" iron pipe found at the base of a 30" magnolia tree bears NORTH 72°51'07" WEST a distance of 0.59 feet;

THENCE SOUTH 29°49'00" EAST, along and with the Southwesterly right-of-way line of Doty Road, for a distance of 64.00 feet to a point for corner (unable to find or set corner due to 24" oak tree);

THENCE SOUTH 18°37'33" EAST, continuing along and with the Southwesterly right-of-way line of Doty Road, for a distance of 63.62 feet to a 5/8" iron rod set for corner;

THENCE SOUTH 05°39'00" EAST, continuing along and with the Southwesterly right-of-way line of Doty Road, for a distance of 54.50 feet to a point for corner (unable to find or set corner due to a ditch), said corner being the most Easterly corner of the said 0.63 acre Ginger Danielle Headley tract, the same being the most Easterly corner of the said Lot 4 and being the intersection of the Southwesterly right-of-way line of Doty Road and the Northwesterly right-of-way line of Eaves Road and from said corner a found 3/4" iron rod (bent) bears NORTH 04°21'59" WEST a distance of 4.31 feet;

THENCE SOUTH 58°50'00" WEST, along and with the Northwesterly right-of-way line of Eaves Road and the Southeasterly line of the said 0.63 acre Ginger Danielle Headley tract, the same being the Southeasterly line of the said Lot 4, passing at a distance of 104.78 feet a 1/2" iron pipe (bent) found for the most Southerly corner of the said 0.63 acre Ginger Danielle Headley tract and the most Easterly corner of the said 0.417 acre Ginger Danielle Headley tract, the same being the most Southerly corner of the said Lot 4 and the most Easterly corner of the said Lot 5 and continuing along and with the Northwesterly right-of-way line of Eaves Road and the Southeasterly line of the said 0.417 acre Ginger Danielle Headley tract, the same being the Southeasterly line of the said Lot 5, for a total distance of 204.60 feet to the POINT OF BEGINNING and containing 0.9600 Acres, more or less.



NOTES ACCORDING TO SCHEDULE "B"
 10g. Seven and one-half (7.5) foot wide Utility Easements along the South property lines of said lots and along the East property line of Lot 4, according to Easements created in instrument to Gulf States Utilities Company and Southwestern Bell Telephone Company recorded in Volume 299, Page 027, Real Property Records, Orange County, Texas. (Plotted Hereon)
 Two and one-half (2.5) foot wide Utility Easement along common lot lines according to Easements created in instrument to Gulf States Utilities Company and Southwestern Bell Telephone Company recorded in Volume 299, Page 027, Real Property Records, Orange County, Texas. (Plotted Hereon)
 Forty (40) foot wide Building Setback Line along the front property lines of subject property according to the Restrictions of record in Volume 310, Page 050, Deed Records of Orange County, Texas. (Plotted Hereon)

NOTE:
 1. NOTHING IN THIS SURVEY IS INTENDED TO EXPRESS AN OPINION REGARDING OWNERSHIP OR TITLE.
 2. THE WORD CERTIFY IS UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL JUDGMENT BY THE SURVEYOR, WHICH IS BASED ON HIS BEST KNOWLEDGE, INFORMATION AND BELIEF, FORMED IN THE COURSE OF HIS PERFORMING THE SURVEY IN COMPLIANCE WITH THE STANDARDS OF PRACTICE REQUIRED AND PROMULGATED BY THE TEXAS BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THE TEXAS SOCIETY OF PROFESSIONAL SURVEYORS. AS SUCH, IT CONSTITUTES NEITHER A GUARANTEE NOR A WARRANTY, EXPRESSED OR IMPLIED.
 3. ALL SET 5/8" IRON RODS SET WITH A CAP STAMPED "WHITELEY".

NOTE:
 UNDERGROUND ELECTRIC SERVICE, EXACT LOCATION OF UNDERGROUND ELECTRIC UNKNOWN

4595 EAVES ROAD
VIDOR, TEXAS 77662

 0.9600 Acre Tract or Parcel of Land
John Harmon Survey, Abstract No. 96
Orange County, Texas

Owner: Anthony Harms Real Estate LLC
 In accordance with the Flood Hazard Boundary Map, Department of Housing and Urban Development.

Community No.: 480510
 Panel No.: 0040 D
 Date of FIRM: 12-16-21

 This property lies in Zone "X" (white).
 Location on map determined by scale on map. Actual field elevation not determined.
 Whiteley Infrastructure Group does not warrant nor subscribe to the accuracy or scale of said maps.

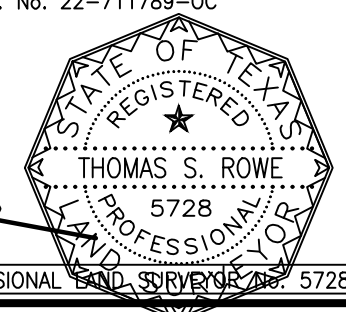
Zone "X" (white) are areas determined to be outside 500-year flood plain.

TO THE OWNERS OF THE PREMISES SURVEYED
AS OF THE DATE OF THE SURVEY:

I, THOMAS S. ROWE DO HEREBY CERTIFY THAT THIS SURVEY WAS THIS DAY MADE ON THE SURFACE OF THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON AND IS CORRECT. I FIND NO DISCREPANCIES, SHORTAGES IN AREA, ENCROACHMENTS OR OVERLAPPING OF IMPROVEMENTS ON THE SURFACE OF THE GROUND, EXCEPT AS SHOWN HEREON. ALL RECORDED EASEMENTS SHOWN AND NOTED PER CAPITAL TITLE OF TEXAS, LLC G.F. No. 22-711789-0C

DATE SURVEYED: JANUARY 30, 2023

Thomas S. Rowe



THOMAS S. ROWE - REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5728

WHITELEY
INFRASTRUCTURE GROUP
 Texas Engineering Firm No. F-2633
 Texas Surveying Firm No. 10106700
 Louisiana Surveying Firm No. VF0000874
 655 Langham Road, #14, Beaumont, Texas 77707
 409-892-0421 | www.whiteleyinfra.com

ANTHONY HARMS REAL ESTATE LLC

BOUNDARY SURVEY
OF
0.9600 ACRE TRACT OR PARCEL OF LAND
JOHN HARMON SURVEY, ABSTRACT NO. 96
ORANGE COUNTY, TEXAS

DR BY: KLK	CK BY: TSR	APP BY: TSR
VER: ACAD 2022	SCALE: 1"=30'	SHEET NO: 1 OF 1
DATE: JAN. 31, 2023	W: 2023\23-123	REV: 0
JOB NO. 23-123	W: 23-123.DWG	REV: 0

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