



0.517 acre tract conveyed to Alan Hankins and Joy Hawkins, by deed recorded in Clerk File No. 333852, of the Official Public Records, of Real Property, Orange County, Texas

P.O.B.
Set 1/2" Iron Rod

Found 1/2" Iron Rod

Set 1/2" Iron Rod

N89°45'53"E 155.59'
N89°45'53"E 155.33'

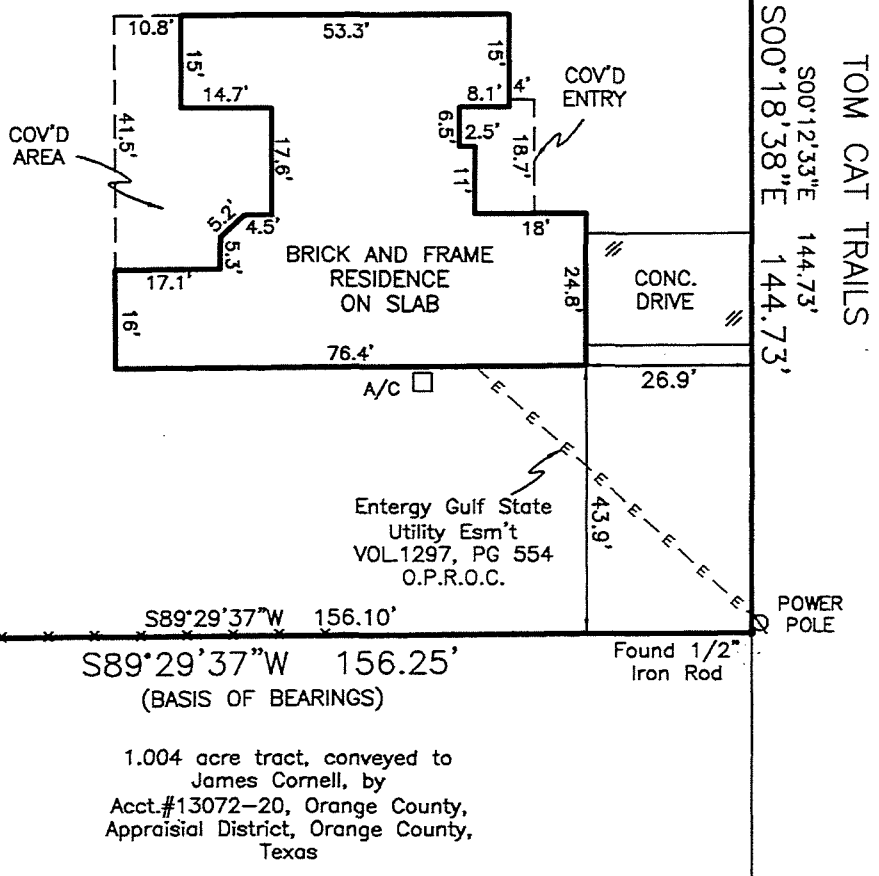
N00°18'38"W
145.20'

0.519 ACRES

conveyed to Truck It, Inc., a Texas corporation, d/b/a C & G Custom Homes, by deed recorded in Clerk File No. 376519, of the Official Public Records, of Real Property, Orange County, Texas

3.341 acre tract conveyed to Ronny Curtice, by deed recorded in Clerk File No. 351809, of the Official Public Records, of Real Property, Orange County, Texas

N00°00'32"W 145.47'
N00°00'32"W 145.47'



TOM CAT TRAILS
S00°12'33"E 144.73'
S00°18'38"E 144.73'

POWER POLE

S89°29'37"W 156.10'
S89°29'37"W 156.25'
(BASIS OF BEARINGS)

1.004 acre tract, conveyed to James Cornell, by Acct.#13072-20, Orange County, Appraisal District, Orange County, Texas

5235 TOM CAT TRAILS
ORANGE TEXAS, 77632

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

SURVEY PLAT OF A
0.519 acre tract or parcel of land out of the T & N.O. R.R. SURVEY, ABSTRACT No.19, Orange County, Texas, also being out of that same 0.519 acre tract or parcel of land conveyed to Truck It, Inc., a Texas corporation, d/b/a C & G Custom Homes, by deed recorded in Clerk File No. 376519, of the Official Public Records, of Real Property, Orange County, Texas

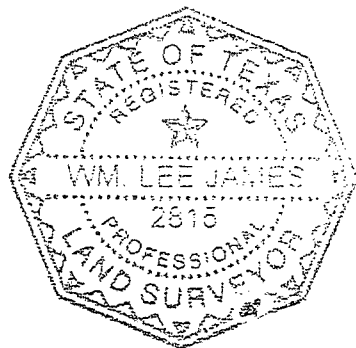
JEFFERSON COUNTY TITLE Co. G.F. #13-26034

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: MARC R. CROSS

I, WM. LEE JAMES, REGISTERED PROFESSIONAL LAND SURVEYOR, NO. 2815, 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 8th DAY OF APRIL, 2013.

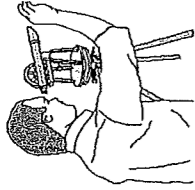


Wm. Lee James
WM. LEE JAMES R.P.L.S. #2815

Marc R. Cross 4-12-13

Job# 13-0096

Anderson
Surveying and Mapping
P.O. Box 692
Bridge City, Texas 77611



Anderson Surveying & Mapping, Inc.

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

LEGAL DESCRIPTION

0.519 ACRE

April 9, 2013

Being a 0.519 acre tract or parcel of land out of the T. & N.O. R.R. SURVEY, ABSTRACT No. 19, Orange County, Texas, also being out of that same 0.519 acre tract or parcel of land conveyed to Truck It, Inc., a Texas corporation, d/b/a/ C & G Custom Homes, by deed recorded in Clerk File No.376519, of the Official Public Records, of Real Property Orange County, Texas, said 0.519 acre tract being more particularly described as follows;

BEGINNING at a 1/2" iron rod set for the Northeast corner of said 0.519 acre tract, and the West right-of-way line Tom Cat Trails, from which a 1/2" iron rod found for the Northeast corner of a 0.517 acre tract, conveyed to Alan Hankins and Joy Hawkins, by deed recorded in Clerk File No.333852, of the Official Public Records, of Real Property, Orange County, Texas; bears North 00 Deg. 18 Min. 38 Sec. West, for a distance of 145.20 feet;

THENCE South 00 Deg. 18 Min. 38 Sec. East, along and with the East line of said 0.519acre tract, and the West right-of-way line of Tom Cat Trails, for a distance of 144.73 feet, to a 1/2" iron rod found for the Southeast corner of said 0.519 acre tract;

THENCE South 89 Deg. 29 Min. 37 Sec. West, along and with the South line of said 0.519 acre tract, for a distance of 156.25 feet, to a 1/2" iron rod found for the Southwest corner of said 0.519 acre tract;

THENCE North 00 Deg. 00 Min. 32 Sec. West, along and with the West line of said 0.519 acre tract, and the East line of a 3.341 acre tract, conveyed to Ronny Curtice, by deed recorded in Clerk File No.351809, of the Official Public Records, of Real Property, Orange County, Texas, for a distance of 145.47feet, to the Northwest corner of said 0.519 acre tract;

THENCE North 89 Deg. 45 Min. 53 Sec. East, along the North line of said 0.519 acre tract, for a distance of 155.33 feet, to the POINT OF BEGINNING of the herein described tract, and containing 0.519 acres of land.


W.M. LEE JAMES P.E.S. No. 2815
Job#13-0096

