

Donald Goodwin, et ux
All of Lots 28-30, part
of Lots 31 & 32, Blk 5
Amended Plat of Grubbs
Bailey Subdivision No. 1
Vol. 8, Pg. 28, MROCT

Timothy Schaffer
Called 27.282 Acres
Clerk's File No. 318271
OPROCT

James Barfield
Called 0.280 Acres, Tr. 2
Clerk's File No. 412911
OPROCT

Weldon Properties, LLC
Called 39.048 Acres
Clerk's File No. 533953
OPROCT

PREPARED EXCLUSIVELY FOR: **Henry LaBrie**

The subject tract being located at: **7844 IH-10, Orange, Texas 77632 out of the C. West Survey, A-27** and being described as: being all of a called 9.15 Acres, Parcel 1 and all of a called 34.86 Acres, Parcel 2, Vol. 236, Pg. 377, DROCT, also being all of a called 11.809 Acres Vol. 198, Pg. 52, DROCT, and Lot 23, Garden Oaks Addition, Vol. 5, Pg. 23, MROCT.

Line Table

L1 N 84°58'52" E 606.28'
L2 N 04°30'11" W 111.48'
L3 N 85°22'04" E 75.04'
L4 S 04°30'11" E 111.53'
L5 N 85°24'01" E 266.01'

**Subject Tract
56.01 Acres**

being all of a called
9.15 Acres, Parcel 1 and all of
a called 34.86 Acres, Parcel 2
Vol. 236, Pg. 377, DROCT, all of a
called 11.809 Acres Vol. 198, Pg. 52, DROCT,
and Lot 23, Garden Oaks Addition, Vol. 5,
Pg. 23, MROCT

North Line of a Called
34.86 Acres,
Parcel 2, Vol. 236,
Pg. 377, DROCT
and South Line
of Lot 23

South Line of a Called 34.86 Acres,
Parcel 2, Vol. 236, Pg. 377, DROCT
and North Line of a Called 11.809 Acres
Vol. 198, Pg. 52, DROCT

JS Home Realty, LLC
Called 0.956 Acres
Clerk's File No. 494136
OPROCT

Sharon J. Pentecost
Called 1.000 Acres
Clerk's File No. 520530
OPROCT

Bluecor Orange Texas, LLC
Called 3.493 Acres
Clerk's File No. 549249
OPROCT

Bluecor, LLC
Called 0.9824 Acres
Clerk's File No. 531856
OPROCT

I, Scott N. Brackin, Texas Registered
Professional Land Surveyor No. 6650,
do hereby certify that I have made a
survey on the ground of the property
shown hereon, and that the survey is
true and correct to the best of my
knowledge and belief. **Survey Dated:
October 8, 2025.**

Scott Brackin
Registered Professional Land Surveyor No. 6650



SCALE: 1" = 300'

Access
Surveyors, LLC
Commercial - Industrial - Residential
11025 Old Voth Road - Beaumont, Texas 77713
Telephone (409) 838-6322 Firm No. 10136400
www.access-surveyors.com § rpls5163@aol.com
File: 2025822 Plat Technician: CBS

Surveyor's Notes:

(1) This survey was completed to reflect the title commitment issued by First American Title Guaranty Company on October 6, 2025, bearing GF Number SL-016262.

(2) All bearings are grid, based on the Texas Coordinate System of 1983 (NAD83), Central Zone.

(3) According to FEMA's Insurance Rate Map Number 48361C0155D, dated December 16, 2021, the subject tract appears to be located in Flood Zone "X".

(4) A field note description of even date accompanies this plat.

(5) Schedule B, Item 10e, subject to a right-of-way dated 06-17-1999, filed 08-02-1999, in favor of Entergy Gulf States, Inc. (Texas) executed by C.A. McQuhae, recorded under Volume 1141, Page 644, OPROCT, 5' x 22' affects the called 9.150 acres. Is not plottable.

(6) O = 1/2" Iron Rod Capped ("Access Surveyors") set, unless otherwise noted.

Highway 62
(public road)

**IH-10
Service Road**
(R.O.W. varies)