



Anderson Surveying & Mapping, Inc.

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

1.985 acres of land out of the John Davenport Survey, Abstract No. 67, Orange County Texas; being the combination of a (Called 0.48) acre tract of land conveyed to Henry Norris Sr. and Henry A. Norris Jr., recorded in Volume 1147, Page 435, Official Public Records, Orange County, Texas, (OPROC), a (Called 1.01) acre tract of land conveyed to Henry Norris Sr. and Henry A. Norris Jr., recorded in Volume 1166, Page 319, OPROC, and a (Called 0.489) acre tract of land formerly conveyed to Bobby G. Rozas, recorded in Volume 1449, Page 343, OPROC; said tract surveyed this the 30th day of June, 2021 for Domec Investments LLC by Anderson Surveying, as project 21-0206, having coordinates, bearings, distances, and acreage based on the State Plane Coordinate grid system, Texas Central Zone 4203, NAD83, having a convergence angle of 03 deg., 15 min., 13 sec., and may be converted to surface by multiplying by a combined scale factor of 0.999994220, is more fully described by metes and bounds as follows:

Beginning at a 3/4" iron pipe found in the West right of way line of Buffalo Street; said iron pipe being in the southeast corner of the (Called 1.01) acre tract of land, the southeast corner of the herein described tract, and having coordinates of N:10075314.24, E:4292129.95;

Thence South 86 deg., 00 min., 30 sec., West, (Called West) on the South line of the (Called 1.01) acre tract, passing the northeast corner of a (Called 0.394) acre tract of land conveyed to Prejean Texas Properties, LLC, recorded in File No. 470181, OPROC, at a distance of 211.24', passing the northeast corner of a (Called 0.15) acre tract of land conveyed to Prejean Texas Properties LLC, recorded in File No 490003, OPROC, at a distance of 273.50', and continuing for a total distance of 416.82' (Called 415.04'), to a 1/2" iron rod set, capped, and marked "Anderson Surveying" in the East right of way line of a 90' wide dedicated public roadway known as N. Main Street (A.K.A. FM105); said 1/2" iron rod being the easterly common corner of a (Called 0.025 and 0.006) acre tracts of land conveyed to the State of Texas, recorded in Volume 494, Page 468, and Volume 515, Page 661, Deed Records, Orange County, Texas (DROC), the northwest corner of the (Called 0.15) acre tract, the southwest corner of the (Called 0.489) acre tract, and the southwest corner of the herein described tract; from which a 1/2" iron rod found for the southwest corner of the (Called 0.15) acre tract bears, South 09 deg., 38 min., 57 sec., East, a distance of 54.87';


Thence North 09 deg., 38 min., 57 sec., West, (Called North 06 deg., 02 min. 21 sec., West), on the West right of way line of said Main Street, a distance of 101.05' (Called 101.00'), to a 5/8" iron rod found for the westerly common corner of the (Called 0.48 and 0.489) acre tracts;

Thence North 11 deg., 38 min., 01 sec., West, (Called North 05 deg., 28 min. West in Volume 494, Page 468), on the West right of way line of said Main Street, a distance of 51.87', to a TxDOT concrete monument with brass disc found for corner;

Thence on the East right of way line of said Main street, being on the arc of a curve to the right having a Radius of 1864.86', an arc length of 56.30', a chord distance of 53.30', and a chord bearing of North 08 deg., 03 min., 11 sec., West, to a 1/2" iron rod found on the South right of way line of a 40' wide public roadway named Weatherford Road; said 1/2" iron rod being the northwest corner of the (Called 0.48) acre tract, and the northwest corner of the herein described tract;

Thence North 86 deg., 00 min., 30 sec., East, (Called East), on the South right of way line of said Weatherford Road, a distance of 413.93' (Called 413.62') to a 1/2" iron rod found in the West right of way line of said Buffalo Street; said 1/2" iron rod being the northeast corner of the (Called 1.01) acre tract, and the northeast corner of the herein described tract;

Thence South 10 deg., 17 min., 55 sec., East, (Called South 06 deg., 01 min., 46 sec., East), on the West right of way line of said Buffalo Street, a distance of 209.40' (Called 209.83') to the **Point of Beginning** and containing 1.985 acres of land, more or less.

DocuSigned by:

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Kenneth J. Wiemers
Registered Professional Land Surveyor No. 6399

