TRACT I

Legal Description: 3.163 Acre Tract or Parcel of Land
John Harmon Survey, Abstract No. 12
Orange County, Texas

BEING a 3.163 acre tract or parcel of land situated in the John Harmon Survey, Abstract No. 12, Orange County, Texas and being out of and part of that certain called 4.120 acre tract of land as described in a "General Warranty Deed" from Gibson Products Co., of Lake Charles, Louisiana, Inc. to County National Bank of Orange as recorded in Volume 539, Page 77, Deed Records, Orange County, Texas and being all of that certain called 0.017 acre tract of land as described in a "General Warranty Deed" from Gibson Products Companies of Lake Charles, Louisiana and Orange, Texas Profit Sharing Plan to County National Bank of Orange as recorded in Volume 539, Page 80, Deed Records, Orange County, Texas and being all of that certain called 4.138 acre tract of land as described in a "Special Warranty Deed" from Bank One, Texas, N.A. to Thana Damerla, Trustee as recorded in Volume 772, Page 773, Official Public Records of Real Property, Orange County, Texas, save and except that certain called 0.972 acre tract of land for right-of-way of State Highway 87 as described in an "Award of Special Commissioners" awarded to the State of Texas as recorded in Volume 1054, Page 394, Official Public Records of Real Property, Orange County, Texas and furthermore being all of that certain called 4.138 acre tract, save and except a 0.972 acre tract for right-of-way of State Highway 87, identified as PARCEL EIGHT, as described in a "Special Warranty Deed" from Charles T. Wickersham, a/k/a C.T. Wickersham to Charles T. Wickersham Revocable Trust as recorded in Clerk's File No. 324782, Official Public Records of Real Property, Orange County, Texas, said 3.163 acre tract being more particularly described as follows:

NOTE: All bearings are referenced to the Texas State Plane Coordinate System Central Zone NAD83(2011). All distances and acreages are surface.

BEGINNING at an iron rod with an aluminum cap stamped "State Department of Hwys & Public Trans R.O.W. Monument" found for the most Northerly corner of the tract herein described, said corner also being the most Westerly corner of that certain called 2.606 acre tract, save and except a 1.390 acre tract for right-of-way of State Highway 87, identified as PARCEL NINE, as described in a "Special Warranty Deed" from Charles T. Wickersham, a/k/a C.T. Wickersham to Charles T. Wickersham Revocable Trust as recorded in Clerk's File No. 324782, Official Public Records, Orange County, Texas and said corner being in the Southeasterly right-of-way line of State Highway 87 (also known as Edgar Brown Drive) and being the most Easterly corner of the above referenced 0.972 acre State of Texas tract and being the most Southerly corner of that certain called 1.390 acre tract of land for right-of-way of State Highway 87 as described in an "Award of Special Commissioners" awarded to the State of Texas as recorded in Volume 1057, Page 865, Official Public Records of Real Property, Orange County, Texas and from said corner a found 1/2" iron rod bears SOUTH 76°35'02" EAST a distance of 0.46 feet;

THENCE SOUTH 42°42'07" EAST, along and with the boundary between the tract herein described and the Southeasterly line of the said Charles T. Wickersham Revocable Trust PARCEL NINE, for a distance of 321.68 feet to a 1/2" iron rod found for corner, said corner being the most Southerly corner of the said Charles T. Wickersham Revocable Trust PARCEL NINE and being in the Westerly line of the remainder of that certain tract of land identified as TRACT No. One as described in a "Warranty Deed" from James J. Molley, Sr. and wife, Gloria Molley, et al. to Wal-Mart Stores, Inc. as recorded in Volume 893, Page 637, Official Public Records of Real Property, Orange County, Texas and said corner bears SOUTH 06°43'56" WEST a distance of 430.78 feet from a 3/4" iron rod (bent) found for the most Northerly corner of the said Charles T. Wickersham Revocable Trust PARCEL NINE and the most Northwesterly corner of the remainder of the said Wal-Mart Stores, Inc. TRACT No. One;

THENCE SOUTH 06°43'56" WEST, along and with the boundary between the tract herein described and the Westerly line of the remainder of the said Wal-Mart Stores, Inc. TRACT No. One, for a distance of 407.54 feet to a 5/8" iron rod with a cap stamped "Whiteley" set for corner, said corner being the Southeast corner of the remainder of the said Wal-Mart Stores, Inc. TRACT No. One and being in the North right-of-way line of South Avenue (also known as South Street) and from said corner a found 1/2" iron rod bears NORTH 86°31'54" EAST a distance of 1.00 feet;

THENCE SOUTH 82°48'00" WEST, along and with the North right-of-way line of South Avenue, for a distance of 61.51 feet to a 5/8" iron rod found for corner, said corner being the Southeast corner of the remainder of that certain called 5.3842 acre tract, identified as "Gibson Property", as described in a "Final Judgment" awarded to Rose H. Smith, Jr. as recorded in Volume 932, Page 712, Official Public Records of Real Property, Orange County, Texas;

THENCE NORTH 06°43'06" EAST, along and with the boundary between the tract herein described and the Easterly line of the remainder of the said 5.3842 acre Smith tract, for a distance of 78.72 feet to a 1/2" iron rod (bent) found for corner, said corner being an angle point in the Easterly line of the remainder of the said 5.3842 acre Smith tract;

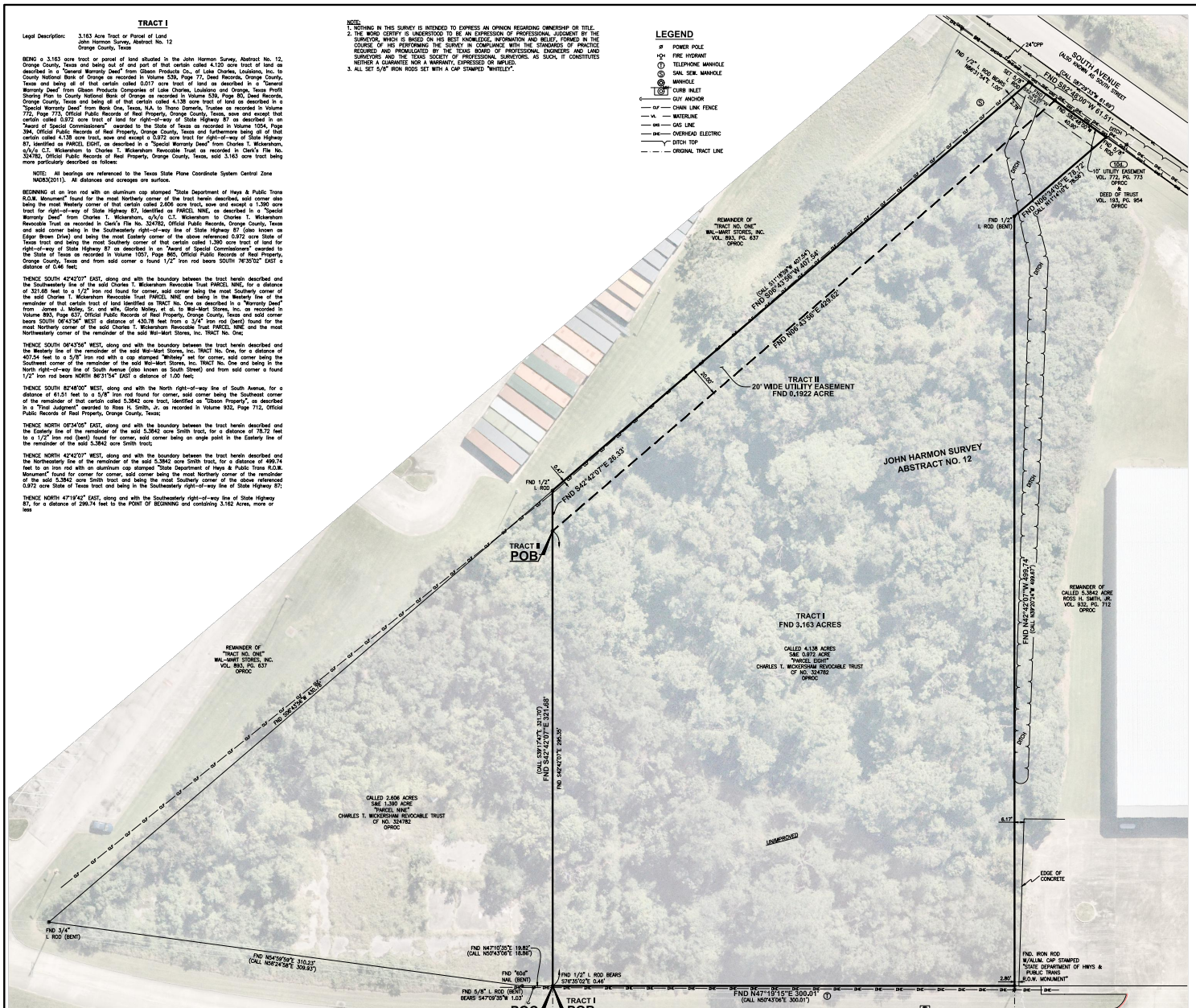
THENCE NORTH 42°42'07" WEST, along and with the boundary between the tract herein described and the Northeasterly line of the remainder of the said 5.3842 acre Smith tract, for a distance of 499.74 feet to an iron rod with an aluminum cap stamped "State Department of Hwys & Public Trans R.O.W. Monument" found for corner for corner, said corner being the most Northerly corner of the remainder of the said 5.3842 acre Smith tract and being the most Southerly corner of the above referenced 0.972 acre State of Texas tract and being in the Southeasterly right-of-way line of State Highway 87;

THENCE NORTH 47°19'42" EAST, along and with the Southeasterly right-of-way line of State Highway 87, for a distance of 299.74 feet to the POINT OF BEGINNING and containing 3.162 Acres, more or less

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".

LEGEND

- POWER POLE
- FIRE HYDRANT
- TELEPHONE MANHOLE
- SANI. SEWR. MANHOLE
- MANHOLE
- CURB INLET
- GUY ANCHOR
- CHAIN LINK FENCE
- WATERLINE
- GAS LINE
- OVERHEAD ELECTRIC
- DITCH TOP
- ORIGINAL TRACT LINE



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TRACT II
20 Feet Wide Utility Easement

Legal Description: 20 Feet Wide Utility Easement
0.1922 Acre Tract or Parcel of Land
John Harmon Survey, Abstract No. 12
Orange County, Texas

BEING a 20 feet wide Utility Easement containing 0.1922 acres situated in the John Harmon Survey, Abstract No. 12, Orange County, Texas and being out of and part of that certain called 4.120 acre tract of land as described in a "General Warranty Deed" from Gibson Products Co., of Lake Charles, Louisiana, Inc. to County National Bank of Orange as recorded in Volume 539, Page 77, Deed Records, Orange County, Texas and being out of and part of that certain called 4.138 acre tract of land as described in a "Special Warranty Deed" from Bank One, Texas, N.A. to Thana Damerla, Trustee as recorded in Volume 772, Page 773, Official Public Records of Real Property, Orange County, Texas, save and except that certain called 0.972 acre tract of land for right-of-way of State Highway 87 as described in an "Award of Special Commissioners" awarded to the State of Texas as recorded in Volume 1054, Page 394, Official Public Records of Real Property, Orange County, Texas and furthermore being out of and part of that certain called 4.138 acre tract, save and except a 0.972 acre tract for right-of-way of State Highway 87, identified as PARCEL EIGHT, as described in a "Special Warranty Deed" from Charles T. Wickersham, a/k/a C.T. Wickersham to Charles T. Wickersham Revocable Trust as recorded in Clerk's File No. 324782, Official Public Records of Real Property, Orange County, Texas, said 0.1922 acre Utility Easement being more particularly described as follows:

NOTE: All bearings are referenced to the Texas State Plane Coordinate System Central Zone NAD83(2011). All distances and acreages are surface.

COMMENCING at an iron rod with an aluminum cap stamped "State Department of Hwys & Public Trans R.O.W. Monument" found for the most Northerly corner of the said Charles T. Wickersham Revocable Trust PARCEL EIGHT, said corner also being the most Westerly corner of that certain called 2.606 acre tract, save and except a 1.390 acre tract for right-of-way of State Highway 87, identified as PARCEL NINE, as described in a "Special Warranty Deed" from Charles T. Wickersham, a/k/a C.T. Wickersham to Charles T. Wickersham Revocable Trust as recorded in Clerk's File No. 324782, Official Public Records, Orange County, Texas and said corner being in the Southeasterly right-of-way line of State Highway 87 (also known as Edgar Brown Drive) and being the most Easterly corner of the above referenced 0.972 acre State of Texas tract and being the most Southerly corner of that certain called 1.390 acre tract of land for right-of-way of State Highway 87 as described in an "Award of Special Commissioners" awarded to the State of Texas as recorded in Volume 1057, Page 865, Official Public Records of Real Property, Orange County, Texas and from said corner a found 1/2" iron rod bears SOUTH 76°35'02" EAST a distance of 0.46 feet;

THENCE SOUTH 42°42'07" EAST, along and with the boundary between the said Charles T. Wickersham Revocable Trust PARCEL EIGHT and the Southwesterly line of the said Charles T. Wickersham Revocable Trust PARCEL NINE, for a distance of 265.35 feet to the POINT OF BEGINNING of the 20 feet wide Utility Easement herein described;

THENCE SOUTH 42°42'07" EAST, continuing along and with the boundary between the said Charles T. Wickersham Revocable Trust PARCEL EIGHT and the Southwesterly line of the said Charles T. Wickersham Revocable Trust PARCEL NINE, for a distance of 26.33 feet to a 1/2" iron rod found for corner, said corner being the most Easterly corner of the said Charles T. Wickersham Revocable Trust PARCEL EIGHT and being the most Southerly corner of the said Charles T. Wickersham Revocable Trust PARCEL NINE and being in the Westerly line of the remainder of that certain tract of land identified as TRACT No. One as described in a "Warranty Deed" from James J. Molley, Sr. and wife, Gloria Molley, et al. to Wal-Mart Stores, Inc. as recorded in Volume 893, Page 637, Official Public Records of Real Property, Orange County, Texas and said corner bears SOUTH 06°43'56" WEST a distance of 430.78 feet from a 3/4" iron rod (bent) found for the most Northerly corner of the said Charles T. Wickersham Revocable Trust PARCEL NINE and the most Northwesterly corner of the remainder of the said Wal-Mart Stores, Inc. TRACT No. One;

THENCE SOUTH 06°43'56" WEST, along and with the boundary between the said Charles T. Wickersham Revocable Trust PARCEL EIGHT and the Westerly line of the remainder of the said Wal-Mart Stores, Inc. TRACT No. One, for a distance of 407.54 feet to a 5/8" iron rod with a cap stamped "Whiteley" set for corner, said corner being the Southeast corner of the remainder of the said Wal-Mart Stores, Inc. TRACT No. One, the Southeast corner of the said Charles T. Wickersham Revocable Trust PARCEL EIGHT and being in the North right-of-way line of South Avenue (also known as South Street) and from said corner a found 1/2" iron rod bears NORTH 86°31'54" EAST a distance of 1.00 feet;

THENCE SOUTH 82°48'00" WEST, along and with the North right-of-way line of South Avenue, for a distance of 20.61 to a point for corner and from said corner a 5/8" iron rod found for the Southeast corner of the said Charles T. Wickersham Revocable Trust PARCEL EIGHT, the same being the Southeast corner of the remainder of that certain called 5.3842 acre tract, identified as "Gibson Property", as described in a "Final Judgment" awarded to Rose H. Smith, Jr. as recorded in Volume 932, Page 712, Official Public Records of Real Property, Orange County, Texas bears SOUTH 82°48'00" WEST a distance of 40.90 feet;

THENCE NORTH 06°43'56" EAST, over and across the said Charles T. Wickersham Revocable Trust PARCEL EIGHT and 20 feet parallel and perpendicular to the Easterly line of the said Charles T. Wickersham Revocable PARCLE EIGHT, for a distance of 429.62 feet to the POINT OF BEGINNING and containing 0.1922 Acres, more or less.

NOTES ACCORDING TO SCHEDULE "B"

10a. A ten (10) foot easement as described in Deed recorded in Volume 772, Page 773, Official Public Records of Orange County, Texas. (Plotted Hereon)

10e. Easement Deed by Court Order in Settlement of Landowner Action by and between Paul D. Drawhorn, et al (Plaintiffs) and Qwest Communications Company, LLC et al (Defendants) as recorded in County Clerk's File No. 421072, Official Public Records of Orange County, Texas. Affidavit of Joseph L. Jones as recorded in County Clerk's File No. 422371, Official Public Records of Orange County, Texas. (Property Subject to, Unable to Plot)

EDGAR BROWN DRIVE
WEST ORANGE, TEXAS 77630

TRACT I
3.163 Acre Tract or Parcel of Land
John Harmon Survey, Abstract No. 12
Orange County, Texas

TRACT II
20 Feet Wide Utility Easement
0.1922 Acre Tract or Parcel of Land
John Harmon Survey, Abstract No. 12
Orange County, Texas

Owner: Charles T. Wickersham Revocable Trust U/T/A

In accordance with the Flood Hazard Boundary Map, Department of Housing and Urban Development.

Community No.: 480515
Panel No.: 0160 D
Date of FIRM: 12-16-21

This property lies in Zone "X" (shaded).
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" (shaded) are areas of 0.2% annual chance of flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood.

TO THE LEINHOLDERS AND THE OWNERS OF THE PREMISES SURVEYED AND TO THE FIRST AMERICAN TITLE INSURANCE COMPANY.

THE UNDERSIGNED DOES HEREBY CERTIFY THAT THIS SURVEY WAS THIS DAY MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON AND IS CORRECT, AND THAT THERE ARE NO DISCREPANCIES, CONFLICTS, SHORTAGES IN AREA, BOUNDARY LINE CONFLICTS, ENCROACHMENTS, OVER-LAPPING OF IMPROVEMENTS, EASEMENTS OR RIGHTS-OF-WAY EXCEPT AS SHOWN HEREON, AND THAT SAID PROPERTY HAS ACCESS TO AND FROM A DEDICATED ROADWAY. ALL EASEMENTS SHOWN AND NOTED PER TEXAS REGIONAL TITLE G.F. No. 34422-MM

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

DATE SURVEYED: JUNE 9, 2023

STATE OF TEXAS
REGISTERED
THOMAS S. ROWE
5728
PROFESSIONAL
LAND SURVEYOR

THOMAS S. ROWE – REGISTERED PROFESSIONAL LAND SURVEYOR No. 5728

WHITELEY
INFRASTRUCTURE GROUP
Texas Engineering Firm No. F-2533
Texas Surveying Firm No. 10194700
Louisiana Surveying Firm No. VF0000374
655 Langham Road, #14, Beaumont, Texas 77707
409-892-6421| www.whiteleyinfra.com

CHARLES T. WICKERSHAM REVOCABLE TRUST U/T/A

BOUNDARY SURVEY
OF
TRACT I
3.163 ACRE TRACT OR PARCEL OF LAND
JOHN HARMON SURVEY, ABSTRACT NO. 12
ORANGE COUNTY, TEXAS

TRACT II
20 FEET WIDE UTILITY EASEMENT
0.1922 ACRE TRACT OR PARCEL OF LAND
JOHN HARMON SURVEY, ABSTRACT NO. 12
ORANGE COUNTY, TEXAS

DR BY: KLK	CK BY: TSR	APP BY: TSR
VER: ACAD 2022	SCALE: 1"=30'	SHEET NO: 1 OF 1
DATE: JUNE 26, 2023		
JOB NO.: 23-963 BDY	W:\2023\23-963 23-963 BDY.DWG	REV. 0