

METES AND BOUNDS DESCRIPTION:

BEING A 7.766-ACRE TRACT OF LAND IN THE ARCHIBALD RICHEY SURVEY, ABSTRACT NO. 157 AND THE JAMES WATSON SURVEY, ABSTRACT NO. 205 AND BEING THOSE CERTAIN TRACTS OF LAND DESCRIBED AS FIRST TRACT (CALLED "1.525 ACRES"), SECOND TRACT (CALLED "2.08 ACRES") AND THIRD TRACT (CALLED "5.837 ACRES"), CONVEYED TO JERRY S. WEAVER HARRIS, RECORDED IN VOLUME 615, PAGE 437 IN THE DEED RECORDS OF ORANGE COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD WITH "SOUTEY" CAP FOUND IN THE NORTHEASTLY RIGHT-OF-WAY LINE OF CHILDERS ROAD FOR THE MOST WESTERLY CORNER OF THAT TRACT OF LAND, DESIGNATED TRACT 1 (CALLED "10.00 ACRES"), CONVEYED TO HACKBERRY LAND, L.L.C. RECORDED UNDER INSTRUMENT NO. 48517 IN THE ORIGINAL PUBLIC RECORDS OF REAL PROPERTY OF ORANGE COUNTY, TEXAS, THE MOST SOUTHERLY CORNER OF THE SAID "5.837 ACRES" TRACT AND MOST SOUTHERLY CORNER OF THE SAID HEREIN DESCRIBED TRACT OF LAND; THE SAID IRON ROD HAVING A STATE PLANE COORDINATE OF NORTH 10,052,528.62' AND EAST 4,386,077.46';

THENCE NORTH 47 DEG. 37 MIN. 57 SEC. WEST (CALLED "NORTH 44 DEG. 40 MIN. 00 SEC. WEST"), ALONG AND WITH THE SAID NORTHEASTLY RIGHT-OF-WAY LINE OF CHILDERS ROAD AND SOUTHWESTERLY LINE OF THE SAID "5.837 ACRES" TRACT, A DISTANCE OF 101.49 FEET (CALLED "52.30 FEET"), TO A 1/2" IRON ROD FOUND FOR THE MOST WESTERLY CORNER OF THAT TRACT OF LAND, DESIGNATED "SAVE AND EXCEPT" (CALLED "1.678 ACRES"), RECORDED IN VOLUME 615, PAGE 437 IN THE DEED RECORDS OF ORANGE COUNTY, TEXAS AND MOST SOUTHERLY-NORTHWESTERLY CORNER OF THE SAID HEREIN DESCRIBED TRACT OF LAND;

THENCE NORTH 54 DEG. 45 MIN. 03 SEC. EAST (CALLED "NORTH 52 DEG. 43 MIN. 00 SEC. EAST"), ALONG AND WITH THE SOUTHEASTLY LINE OF THE SAID "1.678 ACRES" TRACT, A DISTANCE OF 211.10 FEET (CALLED "211.10 FEET"), TO A 1/2" REBAR WITH "AWAC L.L.C." CAP SET FOR THE SOUTHEASTLY CORNER OF THE SAID "1.678 ACRES" TRACT AND AN INTERIOR "ELL" CORNER OF THE SAID HEREIN DESCRIBED TRACT OF LAND;

THENCE NORTH 36 DEG. 58 MIN. 57 SEC. WEST (CALLED "NORTH 34 DEG. 01 MIN. 00 SEC. WEST"), ALONG AND WITH THE NORTHEASTLY LINE OF THE SAID "1.678 ACRES" TRACT, A DISTANCE OF 325.80 FEET (CALLED "325.80 FEET"), TO A 1/2" REBAR WITH "AWAC L.L.C." CAP SET FOR THE MOST SOUTHERLY-SOUTHEASTLY CORNER OF THAT TRACT OF LAND, DESIGNATED FIRST TRACT (CALLED "19.66 ACRES"), CONVEYED TO TEXAS CROSSLING COMPANY, RECORDED IN VOLUME 47, PAGE 132 IN THE DEED RECORDS OF ORANGE COUNTY, TEXAS, MOST SOUTHERLY CORNER OF THE SAID "1.525 ACRES" TRACT, THE NORTHEASTLY CORNER OF THE SAID "1.678 ACRES" TRACT AND AN ANGLE POINT CORNER OF THE SAID HEREIN DESCRIBED TRACT OF LAND;

THENCE NORTH 33 DEG. 12 MIN. 57 SEC. WEST (CALLED "NORTH 30 DEG. 35 MIN. 00 SEC. WEST"), ALONG AND WITH THE MOST SOUTHERLY-SOUTHEASTLY LINE OF THE "19.66 ACRES" TRACT AND SOUTHWESTERLY LINE OF THE SAID "2.08 ACRES" TRACT, A DISTANCE OF 234.30 FEET (CALLED "234.30 FEET"), TO A POINT (NOT MARKED) FOR THE SOUTHWESTERLY CORNER OF THE SAID "2.08 ACRES" TRACT, THE MOST WESTERLY CORNER OF THE SAID "1.525 ACRES" TRACT, AN ANGLE POINT CORNER OF THE SAID "19.66 ACRES" TRACT AND AN ANGLE POINT CORNER OF THE SAID HEREIN DESCRIBED TRACT OF LAND;

THENCE NORTH 15 DEG. 45 MIN. 57 SEC. WEST (CALLED "NORTH 12 DEG. 48 MIN. 00 SEC. WEST"), CONTINUING ALONG AND WITH SAID MOST SOUTHERLY-SOUTHEASTLY LINE OF THE "19.66 ACRES" TRACT AND THE SOUTHWESTERLY LINE OF THE SAID "2.08 ACRES" TRACT, A DISTANCE OF 234.30 FEET (CALLED "234.30 FEET"), TO A POINT (NOT MARKED) FOR THE INTERIOR "ELL" CORNER OF THE SAID "19.66 ACRES" TRACT, THE NORTHWESTERLY CORNER OF THE SAID "2.08 ACRES" TRACT AND MOST NORTHERLY-NORTHWESTERLY CORNER OF THE SAID HEREIN DESCRIBED TRACT OF LAND;

THENCE NORTH 64 DEG. 37 MIN. 03 SEC. EAST (CALLED "NORTH 57 DEG. 35 MIN. 00 SEC. EAST"), ALONG AND WITH THE MOST NORTHERLY-SOUTHEASTLY LINE OF THE SAID "19.66 ACRES" TRACT AND NORTHWESTERLY LINE OF THE SAID "2.08 ACRES" TRACT, AT A DISTANCE OF 203.80 FEET, PASSING A 1/2" REBAR WITH "AWAC L.L.C." CAP SET FOR REFERENCE AND CONTINUING A TOTAL DISTANCE OF 233.80 FEET (CALLED "233.80 FEET"), TO A POINT (NOT MARKED) IN THE WATERS OF THE SABINE RIVER FOR THE MOST NORTHERLY-SOUTHEASTLY CORNER OF THE SAID "19.66 ACRES" TRACT, THE MOST NORTHERLY CORNER OF THE SAID "2.08 ACRES" TRACT AND MOST NORTHERLY CORNER OF THE SAID HEREIN DESCRIBED TRACT OF LAND;

THENCE SOUTH 39 DEG. 01 MIN. 37 SEC. EAST, ALONG AND WITH THE MEANDERS OF THE SOUTHWESTERLY BANK OF THE SAID SABINE RIVER AND NORTHEASTLY LINE OF THE SD "2.08 ACRES" TRACT, A DISTANCE OF 453.49 FEET, TO A POINT (NOT MARKED), FOR THE MOST EASTERLY CORNER OF THE SAID "2.08 ACRES" TRACT, THE NORTHEASTLY CORNER OF THE SAID "1.525 ACRES" TRACT AND AN ANGLE POINT CORNER OF THE SAID HEREIN DESCRIBED TRACT OF LAND;

THENCE SOUTH 46 DEG. 07 MIN. 03 SEC. EAST (CALLED "SOUTH 44 DEG. 16 MIN. 00 SEC. EAST"), CONTINUING ALONG AND WITH THE SAID SOUTHWESTERLY BANK OF THE SABINE RIVER AND NORTHEASTLY CORNER OF THE SAID "1.525 ACRES" TRACT, AT A DISTANCE OF 75.70 FEET (CALLED "75.70 FEET"), TO A POINT (NOT MARKED), FOR THE MOST EASTERLY CORNER OF THE SAID "1.525 ACRES" TRACT, THE MOST NORTHERLY CORNER OF THE SAID "5.837 ACRES" TRACT AND AN ANGLE POINT CORNER OF THE SAID HEREIN DESCRIBED TRACT OF LAND;

THENCE SOUTH 37 DEG. 34 MIN. 50 SEC. EAST (CALLED "SOUTH 34 DEG. 29 MIN. 00 SEC. EAST"), CONTINUING ALONG AND WITH THE SAID SOUTHWESTERLY BANK OF THE SABINE RIVER AND NORTHEASTLY LINE OF THE SAID "5.837 ACRES" TRACT, A DISTANCE OF 450.00 FEET (CALLED "450.00 FEET"), TO A POINT (NOT MARKED), FOR THE MOST EASTERLY CORNER OF THE SAID "5.837 ACRES" TRACT, THE MOST NORTHERLY CORNER OF THE HEREIN-BEFORE SAID "10.00 ACRES" TRACT AND MOST EASTERLY CORNER OF THE SAID HEREIN DESCRIBED TRACT OF LAND;

THENCE SOUTH 54 DEG. 37 MIN. 10 SEC. WEST (CALLED "SOUTH 57 DEG. 43 MIN. 00 SEC. WEST"), ALONG AND WITH THE NORTHWESTERLY LINE OF THE SAID "10.00 ACRES" TRACT AND SOUTHWESTERLY LINE OF THE SAID "5.837 ACRES" TRACT, AT A DISTANCE OF 300.00 FEET, PASSING A 1/2" REBAR WITH "AWAC L.L.C." CAP SET FOR REFERENCE AND CONTINUING A TOTAL DISTANCE OF 556.70 FEET (CALLED "556.70 FEET"), TO THE POINT OF BEGINNING.

CONTAINING 7.766 ACRES OF LAND, MORE OR LESS INCLUDING 0.41 ACRE SUBMERGED IN THE WATERS OF THE SABINE RIVER.

NOTES:

THIS SURVEY WAS PERFORMED AND THIS PLAT PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT. EASEMENTS AND/OR SETBACKS WERE NOT RESEARCHED OR SHOWN HEREON.

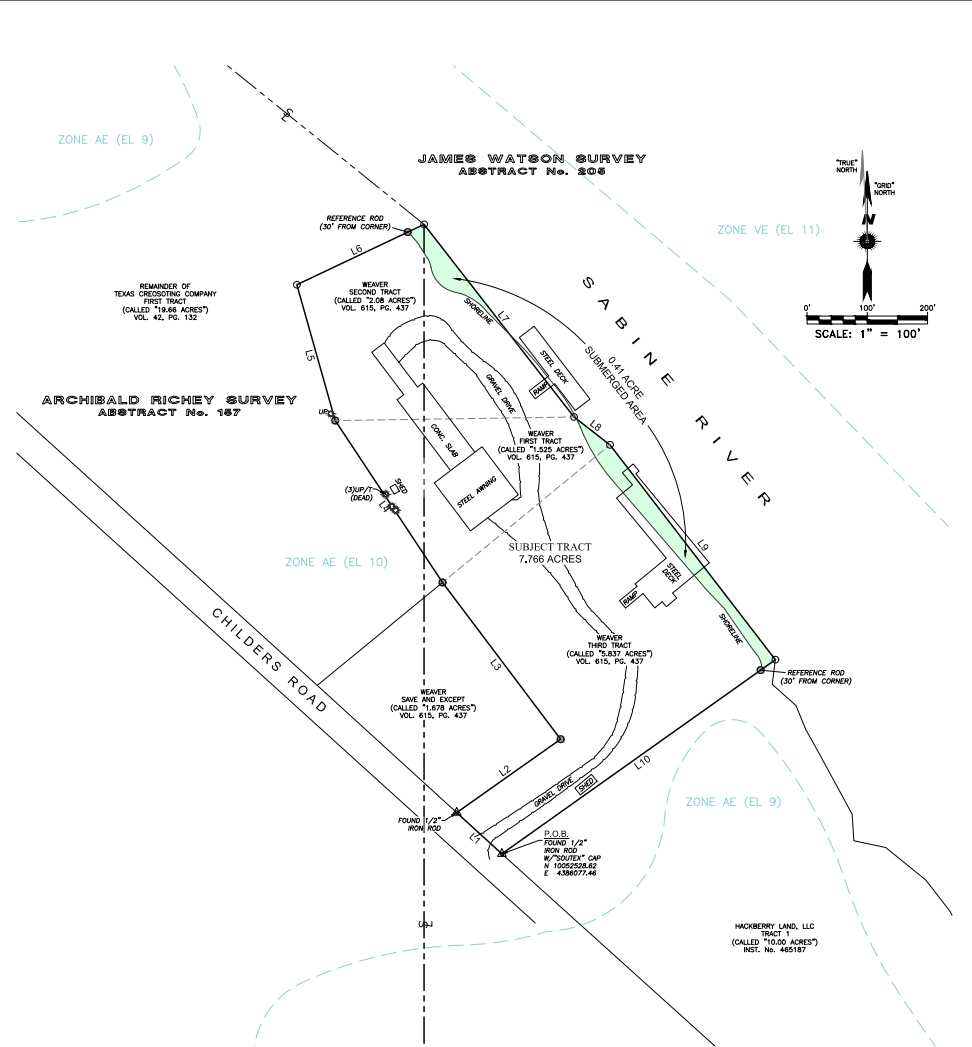
RECORDED DOCUMENTS SHOWN AND LISTED HEREON REFERENCE THE OFFICIAL RECORDS OF THE COUNTY CLERK, ORANGE COUNTY, TEXAS.

DIMENSIONS INDICATED HEREON ARE GRID DIMENSIONS DETERMINED BY G.P.S. SURVEYING, BASED UPON THE ALTERRA CENTRAL, TRIMBLE V.A.S. RTK, G.P.S. NETWORK, REFERENCED TO THE (E.A.S.) TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE (4200) AND THE NORTH AMERICAN VERTICAL DATUM OF 1988 (N.A.V.D.88) USING GEOID MODEL "GEOID 18". COORDINATE AND DISTANCE UNITS ARE U.S. SURVEY FEET.

CONVERSIONS UNDER 13' 0" 15-22645', SCALE FACTOR = 1.000011828, COMBINED FACTOR = 1.000010999.

ON THE E.A.S., THE MOST SOUTHERLY CORNER OF SUBJECT TRACT. ("CORPSCON v6.0.1", U.S.A.C.E.).

FLOOD ZONE AE (EL 10)
MAP No. 438100100
DATED 12-16-2021
FLOOD ZONE DETERMINED FROM FEMA MAP, AWAC DOES NOT WARRANT OR NECESSARILY SUBSCRIBE TO THE ACCURACY OF SAID FEMA MAP.



LINE TABLE

L1	N 47°37'57" W 101.49' (CALLED N44°40'00" W 102.30')
L2	N 54°45'03" E 211.10' (CALLED N52°43'00" E 211.10')
L3	N 33°32'57" W 325.80' (CALLED N33°25'00" W 322.40')
L4	N 15°45'57" W 234.30' (CALLED N12°48'00" W 234.30')
L5	N 64°37'03" E 233.80' (CALLED N57°35'00" E 233.80')
L6	S 39°01'37" E 403.49'
L7	S 46°07'03" E 75.70' (CALLED S44°14'00" E 75.70')
L8	S 37°34'01" E 450.00' (CALLED S34°29'00" E 450.00')
L9	S 54°37'10" W 556.70' (CALLED S57°43'00" W 556.70')

LEGEND

	FOUND MONUMENT
	SET 1/2" REBAR WITH "AWAC L.L.C." CAP
	POINT FOR CORNER (NOT MARKED)
	UTILITY POLE; TRANSFORMER
	SUBJECT BOUNDARY LINE
	ADJACENT TRACT LINE
	TRACT LINE
	RIGHT-OF-WAY LINE
	FLOOD ZONE LINE
	ABSTRACT LINE

CERTIFICATION OF SURVEYOR:

I, RONALD J. ARNEAUX, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE SURVEY REPRESENTED BY THIS PLAT OR MAP WAS MADE ON THE GROUND UNDER MY DIRECT SUPERVISION, AND THAT IT ACCURATELY REPRESENTS SAID SURVEY, TO THE BEST OF MY KNOWLEDGE AND BELIEF. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY ME OR ARNEAUX WILSON AND COLE TO DETERMINE OWNERSHIP. THE FIELD WORK WAS COMPLETED ON MAY 10, 2024.

Ronald J. Arneaux
RONALD J. ARNEAUX, RP/LS
TEXAS REGISTRATION NO. 4572
FOR AND ON BEHALF OF
ARNEAUX WILSON & COLE



DATE	REVISION	APPNO
05/10/24	1	100000

SURVEY OF A 7.766-ACRE TRACT OF LAND IN THE ARCHIBALD RICHEY SURVEY, ABSTRACT NO. 157 AND THE JAMES WATSON SURVEY, ABSTRACT NO. 205, ORANGE COUNTY, TEXAS.
1801 CHILDERS ROAD
ORANGE, TEXAS 77630

PREPARED FOR:
JERRY WEAVER HARRIS

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JOB NO.: 1801-001
DATE: 06-26-2024
SCALE: 1" = 100'
DRAWN: J. COLE
CHECKED: J. COLE