



## Exhibit "A"



### Anderson Surveying & Mapping, Inc.

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

### LEGAL DESCRIPTION 13.120 ACRE TRACT 1

July 11, 2013

Being a 13.120 acre tract or parcel of land out of the T & N O R.R. SURVEY, ABSTRACT No. 193, Orange County, Texas, also out of and a part of that certain 23.18 acre Tract 2, conveyed to Wenbran, Inc., by deed recorded in Clerks File Number 362961, of the Official Public Records, of Real Property, Orange County, Texas, said 13.120 acre tract being more particularly described as follows;

BEGINNING at a ½" iron rod found for the intersection of the Southeast corner of said 23.18 acre tract, the Southwest corner of Lot 46, WOODRIDGE COUNTRY, SECTION 2, VOL. 9, PG. 10, Map Records, Orange County, Texas;

THENCE South 89 Deg.22 Min.05 Sec. West, along and with the South line of said 23.18 acre tract, at 215.33 feet, pass a ½" iron rod found for the intersection of the Northwest corner of said Lot 172, and the East right-of-way line of Woodland Drive, continue on for a total distance of 245.33 to a ½" iron rod set for corner;

THENCE North 00 Deg.36 Min.03 Sec. West, for a distance of 50.00 feet, to a ½" iron rod set for corner;

THENCE North 89 Deg.22 Min.05 Sec. East, for a distance of 145.44 feet, to a ½" iron rod set for corner;

THENCE North 44 Deg. 24 Min. 20 sec. East, for a distance of 70.66 feet, to a ½" iron rod set for corner;

THENCE North 00 Deg.33 Min.25 Sec. West, for a distance of 586.42 feet, to a ½" iron rod set for corner;

THENCE South 89 Deg.23 Min.57 Sec. West, for a distance of 536.95 feet, to point for corner in the East line of Lot 118, WOODRIDGE COUNTRY SECTION 3, VOL. 9, PG. 71, M.R.O.C.;

THENCE North 17 Deg.33 Min.24 Sec. East, along and with the West line of said 23.18 acre tract, for a distance of 1064.77 feet, to a point for corner in the East line of Lot 82;


THENCE North 00 Deg.05 Min.38 Sec. East, for a distance of 343.31 feet, to a point for corner;

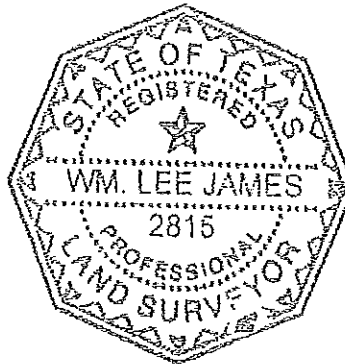
# Exhibit "A"

THENCE North 20 Deg.34 Min.41 Sec. West, for a distance of 52.48 feet, to a point for the intersection of the Northwest corner of said 23.18 acre tract and the Southwest corner of that certain 0.80 acre tract conveyed to Luis Reveles, by deed recorded in Clerk File No.389782 of the Official Public Records of Real Property, Orange County, Texas;

THENCE North 89 Deg.31 Min.12 Sec. East, for a distance of 270.64 feet, to a 1/2" iron rod found for the Northeast corner of said 23.18 acre tract, also being in the South line of that certain 1.948 acre tract conveyed to Janice Harris, by deed recorded in Clerk File No.292410 of the Official Public Records of Real Property, Orange County, Texas;

THENCE South 00 Deg.33 Min.25 Sec. East, along and with the West property line of Woodridge Country, Sec. 2 recorded in Vol. 9 Page 10, M.R.O.C., for a distance of 2090.11 feet, to the POINT OF BEGINNING and containing 13.120 Acres, of land.

  
WM. LEE JAMES R.P.L.S. No. 2815  
Job#13-0218t1



# Exhibit "B"



## Anderson Surveying & Mapping, Inc.

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

### LEGAL DESCRIPTION 50' ACCESS EASEMENT

July 11, 2013

Being a 50' Access Easement out of the T & N O R.R. SURVEY, ABSTRACT No. 193, Orange County, Texas, also out of and a part of that certain 23.18 acre Tract 2, conveyed to Wenbran, Inc., by deed recorded in Clerks File Number 362961, of the Official Public Records, of Real Property, Orange County, Texas, said 50' Access Easement being more particularly described as follows;

BEGINNIG at a ½" iron rod found for the intersection of the West right-of-way line of said Woodland Drive, and the Northeast corner of Lot 189, WOODRIDGE COUNTRY, SECTION 5, VOL. 9, PG. 72, M.R.O.C. also being the POINT OF BEGINNING;

THENCE North.00 Deg. 36 Min. 03 Sec. West, for a distance of 50.00 feet, to a Point for corner;

THENCE North 89 Deg. 22 Min. 05 Sec. East, for a distance of 60.00 feet, to a point for corner;

THENCE South 00 Deg. 36 Min. 03 Sec. East, a distance of 50.00 feet, to a ½" iron rod found for the intersection of the East right-of-way line of said Woodland Drive, and the Northwest corner of Lot 172;

THENCE South 89 Deg. 22 Min. 05 sec. West, for a distance of 60.00 feet, to the POINT OF BEGINNING.

  
WM LEE JAMES R.P.L.S. No. 2815  
Job#13-0218ACCESSEASEMENT

