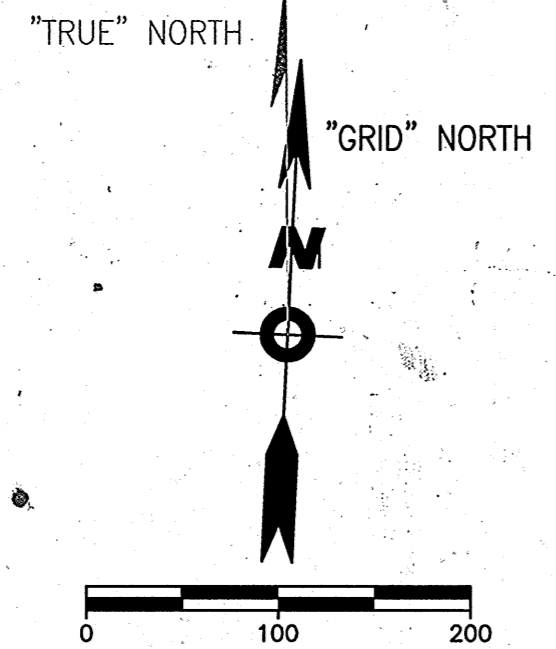


FILED FOR RECORD April 4, 2017 AT 3:30 O'CLOCK P. M.

BRANDY ROBERTSON, COUNTY CLERK, ORANGE COUNTY, TEXAS
BY Swells DEPUTY
RECORDED April 4, 2017 AT 3:30 O'CLOCK P. M.
BRANDY ROBERTSON, COUNTY CLERK, ORANGE COUNTY, TEXAS
BY Swells DEPUTY
CLERK'S FILE NO.
VOLUME 12 PAGE 74
MAP RECORDS OF ORANGE COUNTY, TEXAS
BRANDY ROBERTSON, COUNTY CLERK, ORANGE COUNTY, TEXAS
BY Swells DEPUTY



METES AND BOUNDS DESCRIPTION:

Being an 11,850 acre tract or parcel of land, lying and being situated in Orange County, Texas, a part of the WILLIAM DYSON SURVEY, ABSTRACT No. 10, and being a portion of that certain tract of land (called "69.845 acres") designated "TRACT 2" and described in that certain instrument to Twin Lakes Real Estate Development, LLC, recorded under Clerk's File No. 400372 in the Official Public Records of Real Property of Orange County, Texas and being more particularly described as follows:

Note: Dimensions (including bearings, distances, coordinates and areas) indicated herein are based upon G.P.S. Surveying, tied to the Trimble W.D.S. R.T.K. Network, referenced to the Texas State Plane Coordinate System, N.A.D. 83, Lambert Projection, Central Zone (4203), with a mapping (convergence or theta) angle of 3' 18" 59.3824" and a scale factor of 1.000012051 at the POINT OF BEGINNING.

For locative purposes, COMMENCING at a 5/8" iron rod with cap marked "S & J Inc" found in the east line of that certain tract of land (called "4.803 acres") designated "TRACT 3" and described in the hereinbefore said certain instrument to Twin Lakes Real Estate Development, LLC, recorded under Clerk's File No. 400372 in the Official Public Records of Real Property of Orange County, Texas for the southwest corner of Twin Lakes Estates Subdivision, Phase I, a map of which said subdivision is of record in Volume 12, Page 10 of the Map Records of Orange County, Texas, which said 5/8" iron rod with cap marked "S & J Inc" found for the southeast corner of Twin Lakes Estates Subdivision, Phase I bears South 03 deg. 34 sec. 55 sec. East, along and with the said east line of Tract 3 and east line of the said Twin Lakes Estates Subdivision, Phase I, a total distance of 836.21 feet from another 5/8" iron rod with cap marked "S & J Inc" found for the northeast corner of the said Twin Lakes Estates Subdivision, Phase I, and which said 5/8" iron rod found for the southeast corner of Twin Lakes Estates Subdivision, Phase I also bears North 87 deg. 21 min. 39 sec. East along and with the south line of the said Twin Lakes Estates Subdivision, Phase I, a total distance of 1,852.54 feet from another 5/8" iron rod with cap marked "S & J Inc" found for the southwest corner of the said Twin Lakes Estates Subdivision, Phase I, and which said 5/8" iron rod with cap marked "S & J Inc" found for the southeast corner of Twin Lakes Estates Subdivision, Phase I having a State Plane Coordinate value of N 10,049,191.14' and E 4,332,460.20'.

THENCE South 54 deg. 32 min. 30 sec. West, over and across the said Tract 3, a total distance of 191.30 feet to a 1/2" iron rod with cap marked "AW&C LLC" set in the west line of the said Tract 3 and east line of the hereinbefore said Tract 2, for the most northerly northeast corner and POINT OF BEGINNING of the said herein described tract of land, and which said 1/2" iron rod with cap marked "AW&C LLC" set for the most northerly northeast corner and Point of Beginning of the herein described tract of land, having a State Plane Coordinate value of N 10,049,080.16' and E 4,332,304.35'.

THENCE North 03 deg. 00 min. 55 sec. East, along and with the said west line of Tract 3 and east line of Tract 2, a total distance of 57.74 feet to a point for the most easterly southeast corner of the said Tract 2, most northerly corner of that certain tract of land (called "25.131 acres") designated "TRACT 1" and described in the hereinbefore said certain instrument to Twin Lakes Real Estate Development, LLC, recorded under Clerk's File No. 400372 in the Official Public Records of Real Property of Orange County, Texas, and most easterly southeast corner the herein described tract of land;

THENCE along and with the easterly line of the said Tract 2 and westerly line of the said Tract 1 the following courses:
South 25 deg. 12 min. 56 sec. West, a total distance of 190.50 feet, to an angle point corner;
South 30 deg. 21 min. 16 sec. West, a total distance of 225.97 feet, to an angle point corner;
South 49 deg. 04 min. 17 sec. West, a total distance of 245.13 feet, to an angle point corner;
South 52 deg. 07 min. 36 sec. West, a total distance of 292.59 feet, to an angle point corner;
South 41 deg. 14 min. 41 sec. West, a total distance of 9.36 feet, to a point for the most southerly southeast corner of the said herein described tract of land;

THENCE South 86 deg. 25 min. 22 sec. West, over and across the said Tract 2, a total distance of 77.70 feet to a point for the most southerly southwest corner of the said herein described tract of land;

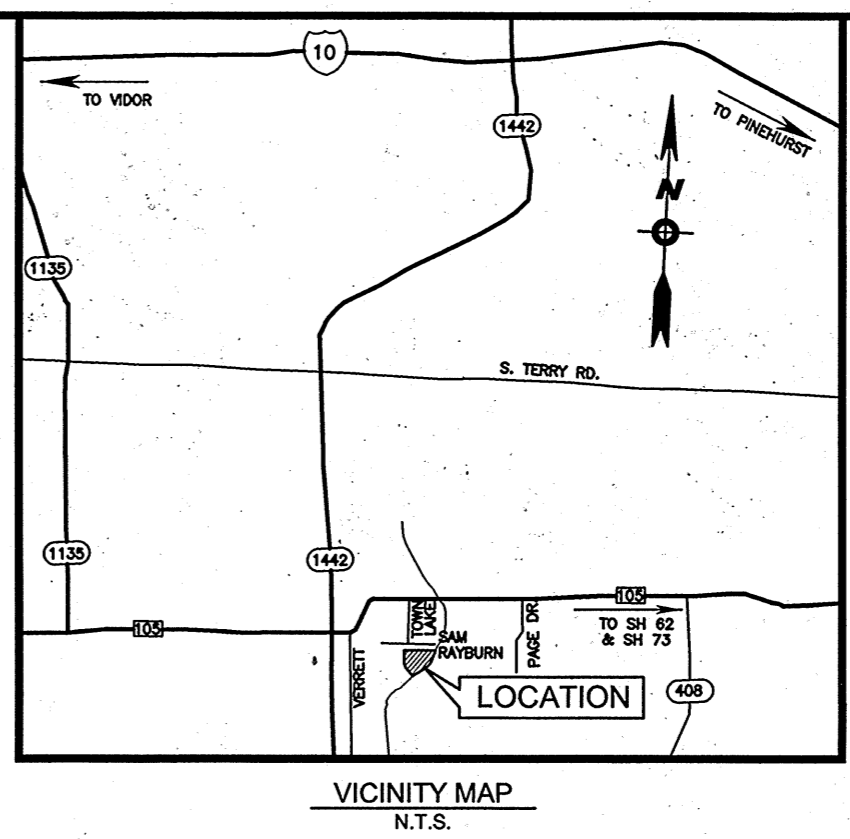
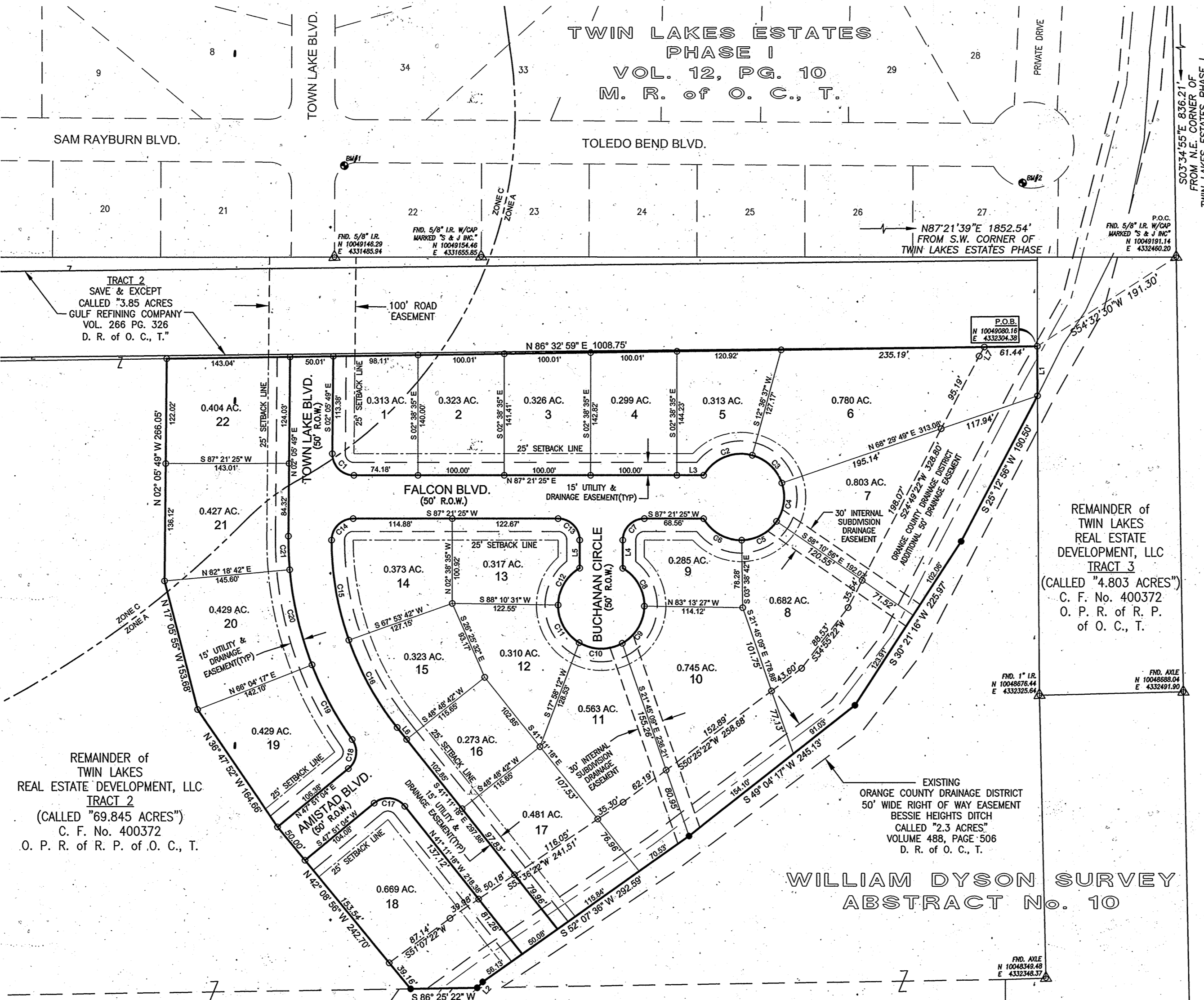
THENCE North 42 deg. 08 min. 58 sec. West, continuing over and across the said Tract 2, a total distance of 242.70 feet to a 1/2" steel rod with cap marked "AW&C LLC" set for an angle point corner in the westerly line of the said herein described tract of land;

THENCE North 36 deg. 47 min. 52 sec. West, continuing over and across the said Tract 2, a total distance of 184.86 feet to a 1/2" steel rod with cap marked "AW&C LLC" set for an angle point corner in the westerly line of the said herein described tract of land;

THENCE North 17 deg. 05 min. 55 sec. West, continuing over and across the said Tract 2, a total distance of 153.68 feet to a 1/2" steel rod with cap marked "AW&C LLC" set for an angle point corner in the westerly line of the said herein described tract of land;

THENCE North 02 deg. 05 min. 49 sec. West, continuing over and across the said Tract 2, a total distance of 266.05 feet to a 1/2" steel rod with cap marked "AW&C LLC" set for the northwest corner of the said herein described tract of land;

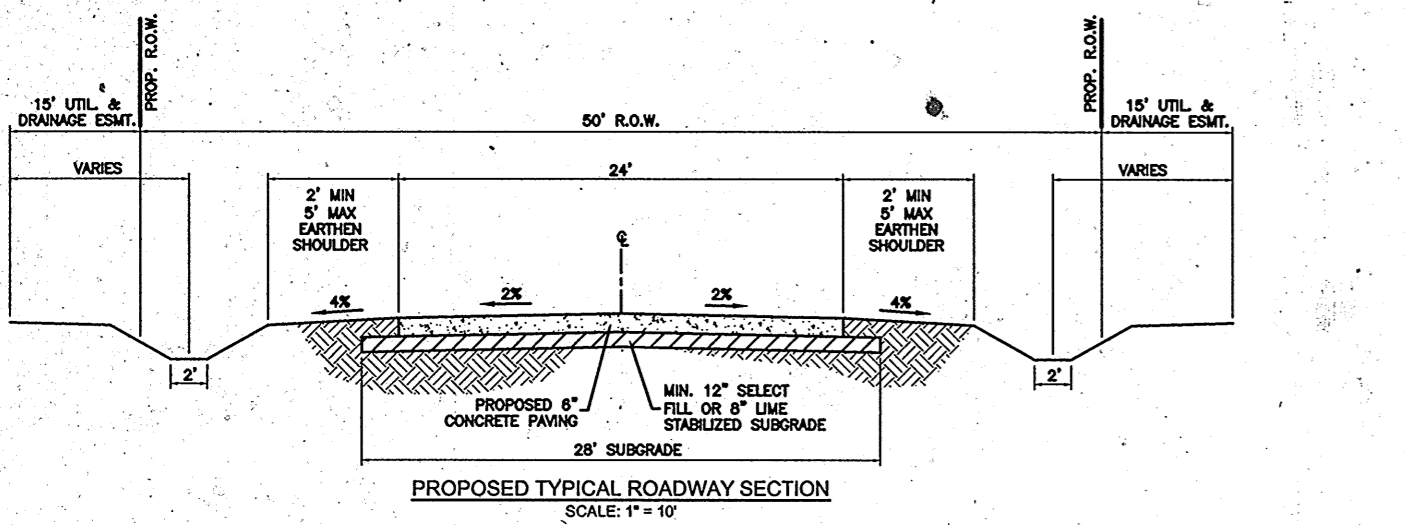
THENCE North 86 deg. 32 min. 59 sec. East, continuing over and across the said Tract 2, a total distance of 1008.75 feet returning back to the POINT OF BEGINNING of the said herein described tract of land and containing 11,850 acres of land, more or less.



LINE TABLE with columns: Line No., Direction, Length. Rows L1 through L7.

BENCHMARK TABLE with columns: No., Desc., Coordinate, Elev. Rows 1 and 2.

CURVE TABLE with columns: Curve #, Arc, Radius, Central Angle, Chord Direction, Chord. Rows C1 through C21.



NOTES:

DIMENSIONS (INCLUDING BEARINGS, DISTANCES, ORTHOMETRIC HEIGHT ELEVATIONS, COORDINATES AND AREAS) INDICATED HEREON ARE BASED UPON G.P.S. SURVEYING, TIED TO THE TRIMBLE W.D.S. R.T.K. NETWORK, REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, N.A.D. 83, LAMBERT PROJECTION, CENTRAL ZONE (4203), AND N.A.S.D. 83, GEOID 12B, WITH A MAPPING (CONVERGENCE OR THETA) ANGLE OF 3' 18" 59.3824" AND A SCALE FACTOR OF 1.000012051 AT THE POINT OF BEGINNING.

LEGEND

- FOUND MARKER AS SHOWN
SET 1/2" STEEL ROD W/ CAP MARKED "AW&C LLC"
POINT FOR CORNER (NOT MARKED)

AREAS table with columns: TOTAL AREA IN SUBDIVISION, TOTAL AREA IN ROADS, GROSS AREA IN (22) LOTS, LESS AREA IN PORTIONS OF O.C.D.D. EASEMENTS, NET AREA IN (22) LOTS.

THIS PROPERTY IS LOCATED IN "FLOOD ZONE A" (AREAS OF 100 YEAR FLOOD; BASE FLOOD ELEVATIONS AND FLOOD HAZARD FACTORS NOT DETERMINED) AND IN "FLOOD ZONE C" (AREAS OF MINIMAL FLOODING) AS INDICATED ON THE FEMA FLOOD INSURANCE RATE MAP PANEL No. 4805100150 B AND DATED JANUARY 6, 1983. THE UNDERSIGNED SURVEYOR DOES NOT NECESSARILY WARRANT OR SUBSCRIBE TO THE ACCURACY OR SCALE OF FLOOD ZONE INFORMATION SHOWN OR STATED HEREON WHICH IS DERIVED FROM THE ABOVE REFERENCED FEMA FLOOD INSURANCE RATE MAP.

THIS SURVEY WAS PERFORMED, AND THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT AND NOT ALL EASEMENTS, SERVITUDES OR OTHER ENCUMBRANCES, WHETHER OF RECORD OR NOT, WERE RESEARCHED AT THE TIME OF THIS SURVEY OR INDICATED HEREON.

FINAL PLAT OF TWIN LAKES SUBDIVISION PHASE II BEING 11,850 ACRES OF LAND IN THE WILLIAM DYSON SURVEY, ABSTRACT No. 10 ORANGE COUNTY, TEXAS OUT OF THAT CERTAIN TRACT OF LAND (CALLED "69.845 ACRES") DESIGNATED "TRACT 2" AND DESCRIBED IN THAT CERTAIN INSTRUMENT RECORDED UNDER CLERK'S FILE No. 400372 IN THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF ORANGE COUNTY, TEXAS

OWNER'S DEDICATION STATE OF TEXAS COUNTY OF ORANGE TWIN LAKES REAL ESTATE DEVELOPMENT, LLC, THE OWNER OF THE PROPERTY PLATTED IN THE ABOVE AND FOREGOING MAP OF

TWIN LAKES SUBDIVISION PHASE II BEING 11,850 ACRES OF LAND IN THE WILLIAM DYSON SURVEY, ABSTRACT No. 10 ORANGE COUNTY, TEXAS OUT OF THAT CERTAIN TRACT OF LAND (CALLED "69.845 ACRES") DESIGNATED "TRACT 2" AND DESCRIBED IN THAT CERTAIN INSTRUMENT RECORDED UNDER CLERK'S FILE No. 400372 IN THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF ORANGE COUNTY, TEXAS

DOES HEREBY MAKE SUBDIVISION OF THE SAID PROPERTY AND DEDICATES FOR THE USE OF THE PUBLIC, POLITICAL, SUBDIVISIONS AND PUBLIC UTILITY COMPANIES, THE ROADS AND EASEMENTS SHOWN HEREON. THE USAGE RIGHTS HEREBY DEDICATED INCLUDE THE RIGHT TO CUT AND/OR TRIM TREES AND/OR SHRUBS GROWING ON AND/OR OVERHANGING SUCH ROADS AND/OR EASEMENTS. WITNESS MY HAND THIS 3 DAY OF April 2017

BY: Kelly Wade MEMBER

STATE OF TEXAS COUNTY OF ORANGE

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED KNOWING TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN SET FORTH.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 3 DAY OF April, A.D. 2017 Kelly Wade NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS MY COMMISSION EXPIRES 09/15/2017

SURVEYOR'S CERTIFICATION I, E. JAMES VERRETT, A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS IS AN ACCURATE PLAT OF A SURVEY MADE UNDER MY SUPERVISION ON THE GROUND AND THAT ALL BLOCK CORNERS, ANGLE POINTS AND POINTS OF CURVE ARE, OR WILL BE PROPERLY MARKED OR FOUND AS SHOWN, ALL TO THE BEST OF MY KNOWLEDGE AND BELIEF.

E. James Verritt R.L.S. No. 1761



TWIN LAKES REAL ESTATE DEVELOPMENT, LLC TRACT 1 (CALLED "25.131 ACRES") C. F. No. 400372 O. P. R. of R. P. of O. C., T.

ORANGE COUNTY COMMISSIONERS COURT APPROVED THIS DAY OF February 2017 BY THE COMMISSIONERS COURT OF ORANGE COUNTY, TEXAS

Signatures of Orange County Commissioners: Stephen Blalock, John Truhon, Bob Brantley, John Arnt, J.E. Spivey.

ORANGE COUNTY DRAINAGE DISTRICT APPROVED THIS 14th DAY OF February 2017 BY THE ORANGE COUNTY DRAINAGE DISTRICT BOARD OF DIRECTORS

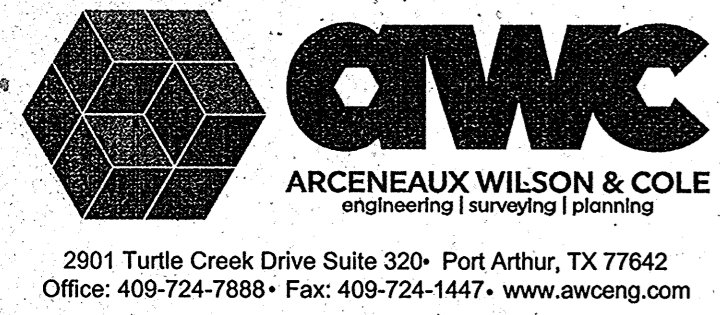
Signatures of Orange County Drainage District Board of Directors: Kenneth Wigg, J. Johnson, Hal LaBaray, Paul K. Kestis, Don Larson.

CITY OF BRIDGE CITY PLANNING AND ZONING COMMISSION CERTIFICATE OF APPROVAL BY THE PLANNING COMMISSION TO BE PLACED ON PLAT IN MANNER THAT WILL REQUIRE ONLY THE FILLING IN OF THE CERTIFICATE:

I HEREBY CERTIFY THAT THE ABOVE FOREGOING FINAL PLAT OF TWIN LAKES SUBDIVISION PHASE II TO THE CITY OF BRIDGE CITY WAS APPROVED THIS 29th DAY OF March 2017 BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF BRIDGE CITY, TEXAS. Chairman: Deborah Kucharski, Secretary: Lou Robinson.

SAID ADDITION SHALL BE SUBJECT TO ALL THE REQUIREMENTS OF THE DEVELOPMENT CODE OF THE CITY OF BRIDGE CITY, TEXAS.

WITNESS MY HAND THIS 29th DAY OF March 2017 City Secretary: Sherry Tisdale.



L.S. No.: TLR-010 SCALE: 1"=100' DATE: JANUARY 30, 2017