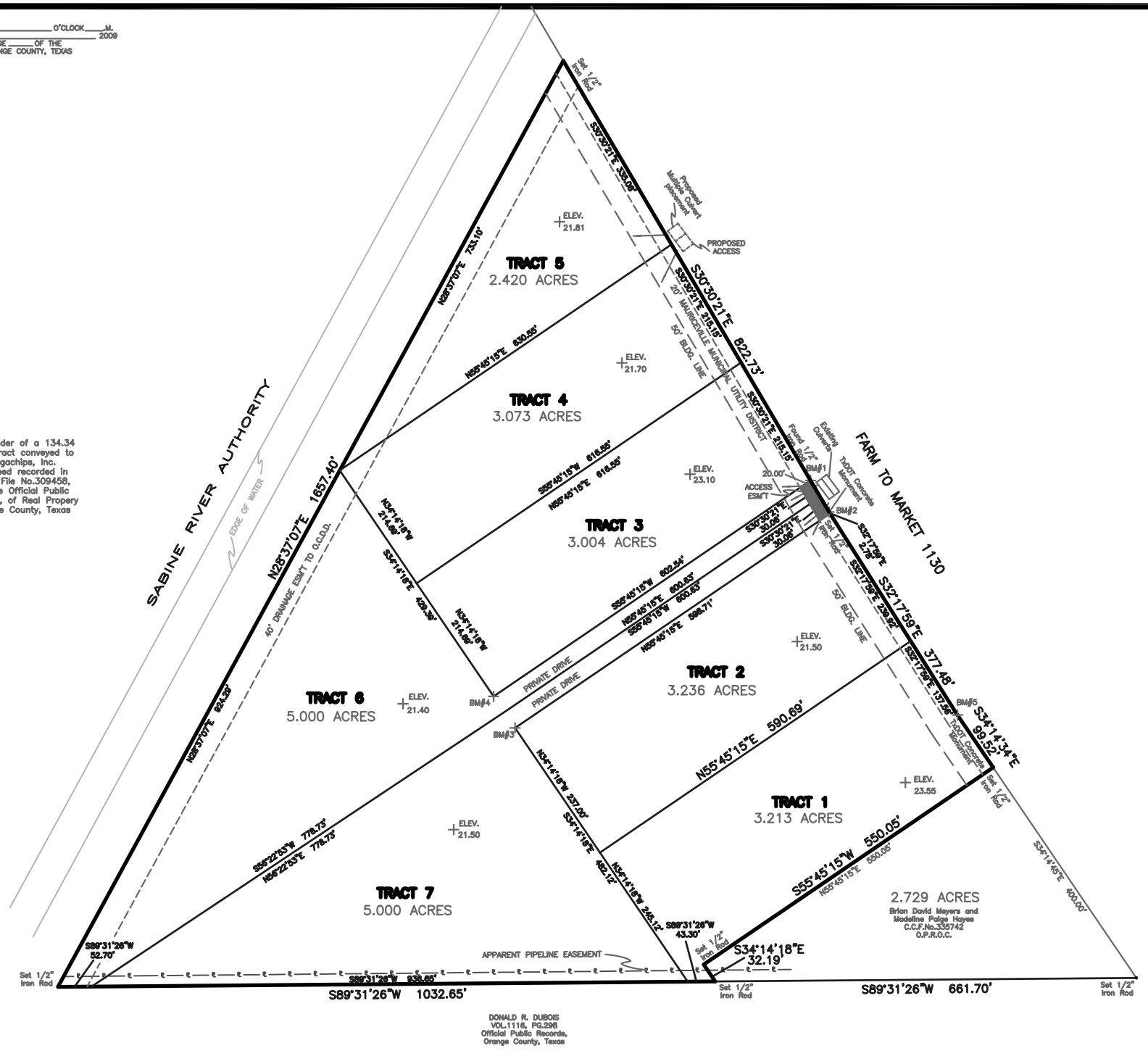
FILED FOR RECORD AT _____ O'CLOCK ____M.
IN VOLUME _____ PAGE _____ OF THE _____ 2009
MAP RECORDS OF ORANGE COUNTY, TEXAS



0' 50' 100' 200'

N
W E
S

NOTES:

1. 1/2" IRON RODS MARK ALL LOT CORNERS UNLESS OTHERWISE NOTED.

2. 20' UTILITY EASEMENT RESERVED FOR THE MAURICEVILLE MUNICIPAL UTILITY DISTRICT, TO SUPPLY WATER AND SEWER.

3. THE SUBJECT PROPERTY IS LOCATED IN "FLOOD ZONE C" AS INDICATED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP NUMBER 3, PANEL NUMBER 480510 0070 C AND DATED JUNE 5, 1997, AND DOES NOT LIE WITHIN THE 100 YEAR FLOOD PLANE AND BASE FLOOD ELEVATION AND FLOOD HAZARDS, NOT DETERMINED. (SEE NOTE 7)

4. THE UNDERSIGNED SURVEYOR DOES NOT WARRANT OR SUBSCRIBE TO THE ACCURACY OR SCALE OF FLOOD ZONE INFORMATION STATED OR SHOWN HEREON WHICH IS DERIVED FROM THE ABOVE REFERENCED FLOOD INSURANCE RATE MAP.

5. THERE IS A 10' GENERAL UTILITY EASEMENT ON EACH SIDE OF COMMON PROPERTY LINES AND ALONG FRONT LOT LINES ABUTTING ROADS.

6. EASEMENT SHOWN HEREON SHALL REMAIN OPEN AND UNOBSTRUCTED WITH THE RIGHT RESERVED TO REMOVE ANY TREES, LIMBS, SHRUBS, BRUSH OR OTHER OBSTRUCTION FOR CONSTRUCTION OR MAINTENANCE OF SAID EASEMENTS.

7. ADDITIONALLY, EACH LOT IS SUBJECT TO OTHER RESTRICTIONS, CONDITIONS AND COVENANTS AS WILL BE RECORDED IN THE DEED RECORDS OF ORANGE COUNTY BY THE DEVELOPER.

8. A BASE FLOOD ELEVATION OF _____ HAS BEEN SET BY THE ORANGE COUNTY FLOOD PLAIN ADMINISTRATORS OFFICE FOR EACH OF THE LOTS SHOWN ON THIS PLAT. A FINISHED FLOOR ELEVATION OF _____ FOR ALL STRUCTURES CONSTRUCTED IN THIS SUBDIVISION IS REQUIRED. REFERENCE ELEVATIONS ARE BASED ON NGVD 1929 DATUM.

9. ELEVATIONS ARE BASED ON ORANGE COUNTY BENCH MARK NO.179. WHICH ARE BASED ON THE NGVD 1929 DATUM. ADJUSTED ELEVATION OF 27.09 FEET.

BENCH MARKS

1	21.96	ELEV. TOP LR.
2	22.00	ELEV. TOP MON.
3	20.30	ELEV. TOP LR.
4	21.50	ELEV. TOP LR.
5	23.85	ELEV. TOP MON.

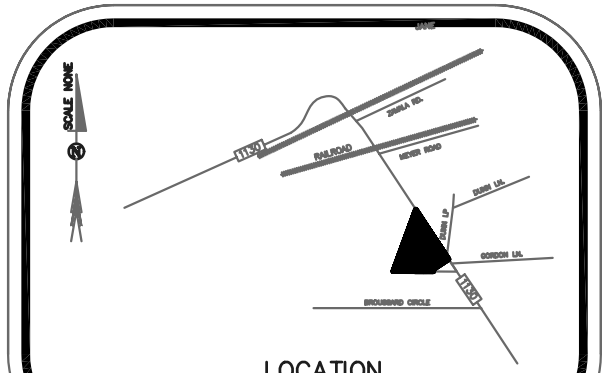
LEGEND

- IRON ROD IN CONCRETE
- -t-t- PIPELINES
- EDGE G.S.U. HIGHLINE
- DRAINAGE FLOW
- ROADSURFACE
- -E-E- OVERHEAD ELECTRIC

SURVEYOR'S CERTIFICATE

I, WM. LEE JAMES, REGISTERED PUBLIC SURVEYOR NO. 2815 IN THE STATE OF TEXAS DO HEREBY CERTIFY THAT THIS IS AN ACCURATE PLAT OF A SURVEY MADE BY ME ON THE GROUND ACCORDING TO THE LAW THAT LIMITS THE BOUNDARIES AND THAT THIS IS TRUE TO THE BEST OF MY KNOWLEDGE AND BELIEF.

_____
WM. LEE JAMES – R.P.L.S. NO 2815



LOCATION

Being a 24.946 acre tract or parcel of land out of the T. & N. O. R.R. SURVEY ABSTRACT No. 191, Orange County, Texas, also being out of and a part of that certain 134.34 acre Tract 2 conveyed to Megachips, Inc., by deed, recorded in Clerks File Number 309458, of the Official Public Records, of Real Property Orange County, Texas, said 24.946 acre tract being more particularly described as follows;

COMMENCING at a ½" iron rod set for the intersection of the Southeast corner of said 134.34 acre Tract 2, and the West right–of–way line of Farm to Market 1130;

THENCE South 89 Deg. 31 Min. 26 Sec. West, along and with the South line of said 134.34 acre Tract 2, for a distance of 664.70 feet, to a ½" iron rod set for corner and also being the point of Beginning:

THENCE South 89 Deg. 31 Min. 26 Sec. West, along and with the South line of said 134.34 acre Tract 2, for a distance of 1032.65 feet to a 1/2" iron rod set for the intersection of the South line of said 134.34 acre Tract 2, and the Easterly right–of–way line of the Sabine River Authority Canal;

THENCE North 28 Deg. 37 Min. 07 Sec. East, along and with the Easterly right–of–way line of said Sabine River Authority Canal, for a distance of 1657.40 feet, to a ½" iron rod set for the intersection of the Easterly right–of–way line of said Sabine River Authority Canal and the Westerly right–of–way line of said F. M. 1130;

THENCE South 30 Deg. 30 Min. 21 Sec. East, along and with the Westerly right–of–way line of said F. M. 1130, for a distance of 822.73 feet, to a Texas Department of Transportation concrete monument found for corner;

THENCE South 32 Deg. 17 Min. 59 Sec. East, continuing the Westerly right–of–way line of said F. M. 1130, for a distance of 377.48 feet, to a Texas Department of transportation concrete monument found for corner;

THENCE South 34 Deg. 14 Min. 45 Sec. East, continuing the Westerly right–of–way line of said F. M. 1130, for a distance of 99.52 feet, to a 1/2" iron rod set for corner;

THENCE South 55 Deg. 45 Min. 15 Sec. West, along the North line of a 2.729 acre tract, to a 1/2" iron rod set for corner;

THENCE South 34 Deg. 14 Min. 18 Sec. East to the POINT OF BEGINNING of the herein described tract, and containing 24.946 acres of land.

APPROVED BY THE COMMISSIONERS COURT OF ORANGE COUNTY TEXAS ON _____, 2009.

_____
COUNTY JUDGE

_____
COMMISSIONER PRECINCT No. 1

_____
COMMISSIONER PRECINCT No. 2

_____
COMMISSIONER PRECINCT No. 3

_____
COMMISSIONER PRECINCT No. 4

APPROVED BY THE ORANGE COUNTY DRAINAGE DISTRICT BOARD OF DIRECTORS

_____
CHAIRMAN & DIRECTOR, PRECINCT No. 1

_____
PRECINCT No. 2

_____
PRECINCT No. 3

_____
PRECINCT No. 4

_____
DIRECTOR –AT–LARGE

_____
GENERAL MANAGER

DEDICATION

VALULAND PROPERTIES, L.P., OWNER OF THIS LAND HEREBY DEDICATES FOR USE BY PUBLIC UTILITY COMPANIES AND POLITICAL SUBDIVISIONS, THE ROAD AND EASEMENTS SHOWN HEREON. THE USAGE RIGHTS HEREBY DEDICATED INCLUDE THE RIGHT TO CUT OR TRIM TREES AND OR SHRUBS GROWING ON OR OVERHANGING SUCH ROAD AND OR EASEMENTS.

_____ _____
PRESIDENT DATE

_____ _____
SECRETARY DATE

STATE OF TEXAS
COUNTY OF ORANGE

BEFORE ME THE UNDERSIGNED AUTHORITY, THIS DAY PERSONALLY APPEARED _____ AND _____ KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SIGNED TO THE FOREGOING, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES EXPRESSED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____DAY OF _____, 2009.

_____
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS.

JOB# 08–0617

FINAL PLAT OF DUNN LOOP ESTATE

LOTS 1–7
24.946 TOTAL AC.

a 24.946 acre tract or parcel of land out of the T. & N.O. R.R. SURVEY, ABSTRACT No.191, Orange County, Texas, also being out of and a part of that certain 134.34 acre Tract 2, conveyed to Megachips, Inc., by deed recorded in County Clerk File No.309458, of the Official Public Records, of real Property, Orange County, Texas

ANDERSON
SURVEYING & MAPPING INC.
675 W. ROUNDBUNCH
BRIDGE CITY TX. 77611