

FILED FOR RECORD AT 3:23 O'CLOCK P.M. ON THE 22nd DAY OF June 2021 IN VOLUME 14 PAGE 8 OF THE MAP RECORDS OF ORANGE COUNTY, TEXAS BY Brandy Robertson, County Clerk

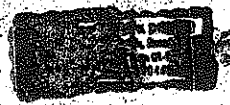
OWNERSHIP CERTIFICATE

CAJUN BROTHERS DEVELOPMENT, LLC, OWNER OF THE HEREIN PLATTED TRACT OF LAND, DOES HEREBY SUBDIVIDE SAID TRACT AS SHOWN HEREON AND DOES HEREBY DEDICATE TO THE PUBLIC TO USE FOREVER THE EASEMENTS, TOGETHER WITH THE BASIC RESTRICTIONS, CONDITIONS, COVENANTS, AND LIMITATIONS SHOWN THEREON.

OWNER: ERON SAUCIER OWNER: JADE SAUCIER

STATE OF TEXAS COUNTY OF Jefferson BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ERON SAUCIER & JADE SAUCIER, KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN SET FORTH.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 7th DAY OF June 2021 NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS MY COMMISSION EXPIRES 1-17-24 (DATE)



SURVEYOR'S CERTIFICATE

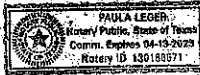
I, ANTHONY M. LEGER, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND; AND THAT ALL CORNERS ARE PROPERLY MARKED WITH 1/2" STEEL RODS, CAPPED "SOUTEX" UNLESS OTHERWISE SHOWN ON THE PLAT, AND THAT THIS PLAT CORRECTLY REPRESENTS THAT SURVEY MADE BY ME.

REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5481 ANTHONY M. LEGER



STATE OF TEXAS COUNTY OF Jefferson BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ANTHONY M. LEGER, KNOWN 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 2nd DAY OF June 2021 NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS MY COMMISSION EXPIRES 4/13/23 (DATE)



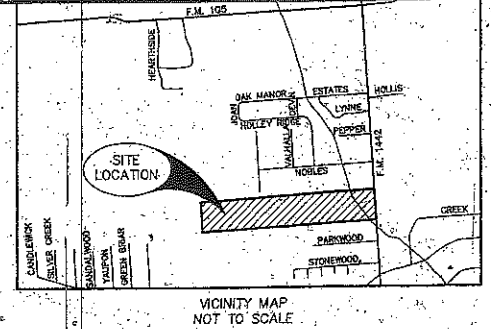
CERTIFICATE OF APPROVAL

I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING PLAT OF ACADIAN ESTATES, PHASE ONE TO THE CITY OF BRIDGE CITY WAS APPROVED THIS DAY OF BRIDGE CITY, TEXAS

CHAIRMAN SECRETARY

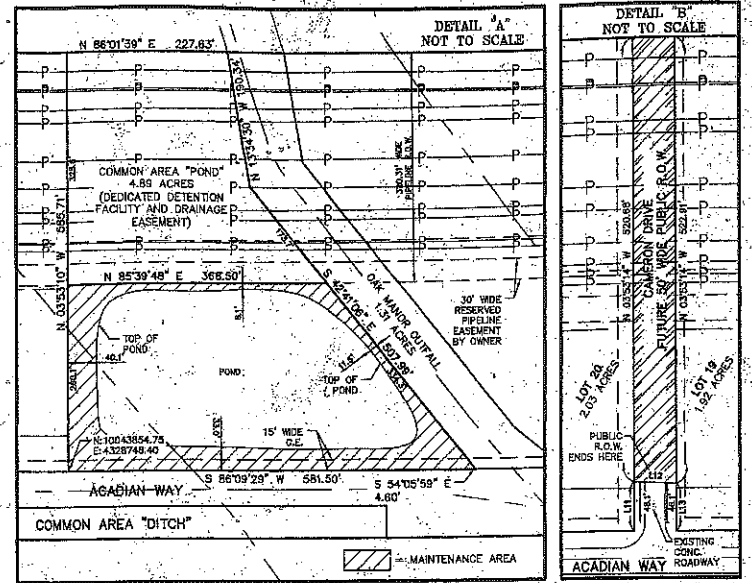
SAID ADDITION SHALL BE SUBJECT TO ALL THE VALID REQUIREMENTS OF THE DEVELOPMENT CODES OF THE CITY OF BRIDGE CITY, TEXAS. CITY SECRETARY JEANIE MCCOWELL

PLAT OF ACADIAN ESTATES PHASE ONE LOTS 1 THRU 24 62.54 ACRES OF LAND PART OF THE SUSAN FRAZIER SURVEY ABSTRACT NO. 11 ORANGE COUNTY, TEXAS

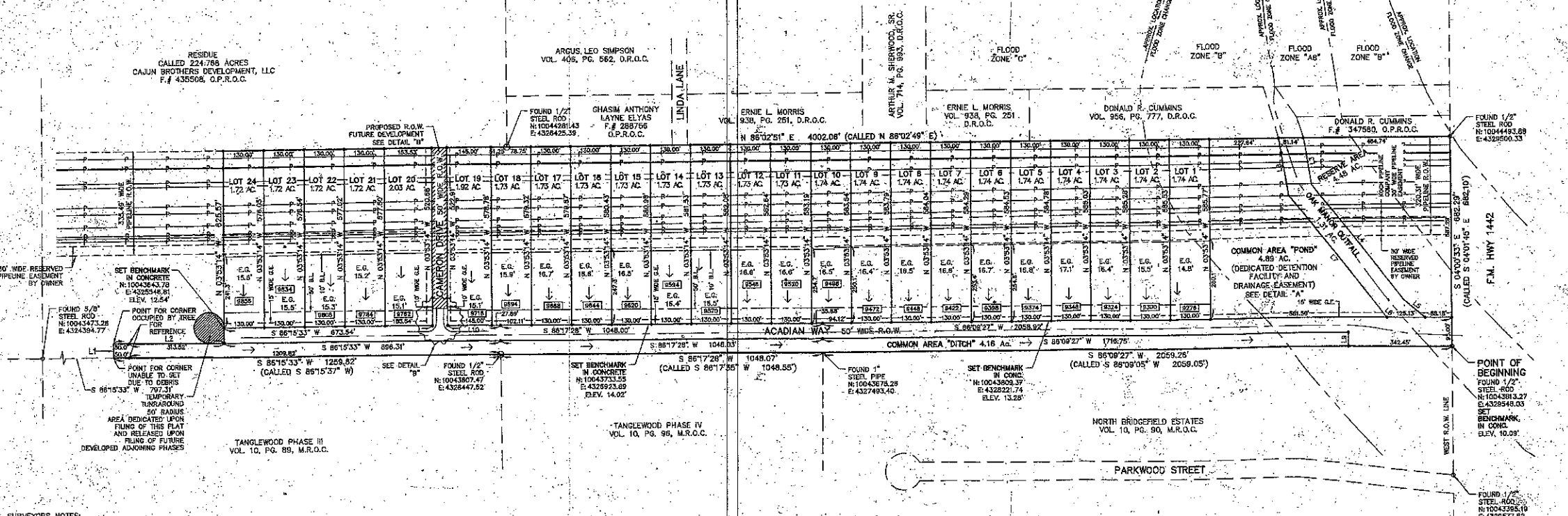


APPROVED BY THE ORANGE COUNTY COMMISSIONERS COURT ON THIS 22nd DAY OF June 2021. COUNTY COMMISSIONER PRECINCT #3 COUNTY COMMISSIONER PRECINCT #4

APPROVED BY THE ORANGE COUNTY DRAINAGE DISTRICT BOARD OF DIRECTORS ON THIS 22nd DAY OF June 2021. DIRECTOR AT-LARGE GENERAL MANAGER



62.54 ACRES OF LAND OUT OF THE SUSAN FRAZIER SURVEY, ABSTRACT NO. 11 ORANGE COUNTY, TEXAS. BEING 62.54 acres of land out of and a part of the Susan Frazier Survey, Abstract No. 11, Orange County, Texas...



SURVEYOR'S NOTES: 1. BEARINGS, DISTANCES, COORDINATES & ACREAGE ARE BASED ON STATE PLANE COORDINATE GRID SYSTEM, TEXAS CENTRAL ZONE... 2. IN ACCORDANCE WITH THE FLOOD INSURANCE RATE MAP OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY...

LINE TABLE with columns: LINE NO., BEARING, DISTANCE. Includes lines 1 through 13 with specific survey data.

LEGEND: P.R.O.C. = PLAT RECORDS, ORANGE COUNTY; G.E. = GENERAL EASEMENT; B.L. = BUILDING LINE; SET 1/2" STEEL ROD CAPPED "SOUTEX"; FOUND 1/2" STEEL ROD; E.G. = EXISTING GRADE; R.O.W. = RIGHT OF WAY.

DEDICATION NOTE: 1. OAK MANOR OUTFALL EASEMENT (1.33 ACRES) SHOWN HEREON IS TO BE DEDICATED TO THE ORANGE COUNTY DRAINAGE DISTRICT UPON FILING OF THIS PLAT. 2. ALL EASEMENTS SHOWN INCLUDE RIGHT TO TRIM/REMOVE TREES/HEDGES WITHIN EASEMENT AREA.

COMMON AREA "POND" NOTES: 1. THE "POND" IS FOR A PRIVATE STORM WATER DETENTION FACILITY TO BE MAINTAINED BY THE SUBDIVISION'S HOA. 2. THE AREA BETWEEN THE "POND" PROPERTY LINES AND THE TOP OF THE DETENTION POND IS FOR ACCESS AND MAINTENANCE OF THE DETENTION FACILITY...

PROJECT NO. 16-1097-P-RI DRAWN BY: T.C. SHEET 1 OF 1 SOUTEX SURVEYORS & ENGINEERS 3737 Doctors Drive Port Arthur, Texas 77642 Tel. 409.983.2004 Fax 409.983.2005 soutexsurveyors.com