



I, MICHAEL W. CHANDLER, REGISTERED PROFESSIONAL SURVEYOR NO. 52922, do hereby certify that this plat conforms to the laws of the State of Texas, and that all lines, boundaries, and landmarks are correctly shown hereon.
 WITNESS my hand and seal at MONT BELVUE, TEXAS, this the 15th day of April, A. D. 2024.

8.48 Acres
 Betty Ann Peterson
 Coastalrock Communities LLC
 Document No. 2021-173786
 C.C.M.

Residue 44.63 Acres
 Janel Fitzgibbon
 Corlene Fitzgibbon
 July 27, 2007
 Vol. 978 Pg. 447
 O.P.R.C.C.M.

Undivided 9 Acres
 Mark S. Subba
 April 13, 2017
 Vol. 1730 Pg. 281
 O.P.R.C.C.M.

Residue 28.2 Acres
 Bill Kelly et ux
 Robert Freeman Mackoy
 Vol. 1571 Pg. 574
 O.P.R.C.C.M.

Residue 49.2 Acres
 Glenn E. Merrill
 Kenneth W. Merrill and
 Angela Diane Merrill Gasom
 May 24, 2023-192662
 Document
 C.C.M.

Residue of 67.04 Acres
 XYZ Land, LLC
 ESI Partners, LP
 Vol. 1192 Pg. 417
 O.P.R.C.C.M.

0.728 Acres
 Robert Freeman Mackoy
 County of Tarrant
 May 15, 2017
 Vol. 1737 Pg. 131
 O.P.R.C.C.M.

NOTES:
 1) BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE (4904 METERS). ALL DISTANCES TO CONVERT TO GRID DISTANCES MULTIPLIED BY SCALE OF 0.99997. REFERENCE IS MADE TO METERS AND BOUNDS DESCRIPTION OF ELEV DATE ACCOMPANYING THIS PLAT.
 2) ALL 1/2 INCH IRON RODS SET HEREON ARE IDENTIFIED WITH A PLASTIC CAP STAMPED "MCHANDLER 3292".
 3) PRELINE SHOWN HEREON ACCORDING TO MARKERS ONLY.

SCALE: 1 INCH = 200 FEET

LINE	BEARING	DISTANCE	CHORD BEARING
1	S 57°59'39" W	248.16'	S 24°39'13" W
2	S 32°55'30" E	186.62'	S 24°39'13" W
3	N 1760.00'	53.65'	S 24°39'13" W

CHAMBERS SURVEYING & MAPPING
 F. O. BOX 1272
 MONT BELVUE, TEXAS 77850
 PHONE: 281-578-8788 CELL: 832-784-7025 FIRM REG. NO. 100127-00

OWNER	SECTION	DATE
CHAMBERS SURVEYING & MAPPING	N/A	4/10/21
CHAMBERS SURVEYING & MAPPING	N/A	4/10/21
CHAMBERS SURVEYING & MAPPING	N/A	4/10/21

SAVING FROM ROBERT MACKAY

STATE OF TEXAS)
COUNTY OF CHAMBERS)

FIELD NOTES of a 26.14 acre tract of land situated in the Charles Tilton Survey, Abstract Number 242, Chambers County, Texas, being out of and a part of Lot 5 of the F. H. Stubbs Estate Partition as recorded in Volume 65 at Page 310 of the Deed Records of Chambers County, Texas, and being the residue of 28.2 acres conveyed to Robert Freeman McKay by Bill Karr, et ux, in deed dated May 28, 2015, and recorded in Volume 1571 at Page 574 of the Official Public Records of Chambers County, Texas. This 26.14 acre tract of land is more particularly described by metes and bounds as follows, to-wit:

NOTE: BEARINGS ARE BASED ON TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE (4204) NAD83. ALL DISTANCES ARE ACTUAL DISTANCES TO CONVERT TO GRID DISTANCES MULTIPLY BY THE SCALE FACTOR OF 0.9999017. REFERENCE IS MADE TO PLAT OF EVEN DATE ACCOMPANYING THIS METES AND BOUNDS DESCRIPTION. ALL ½ INCH IRON RODS SET HEREIN ARE CAPPED AND STAMPED "MCHANDLER 5292".

BEGINNING at a capped iron rod found stamped "DANNENBAUM" for the Northeast corner of this tract of land, the Northeast corner of said Lot 5, the Northeast corner of said residue of 28.2 acres, the Northwest corner of the residue of 49.2 acres conveyed to Kenneth Wayne Merrill and Angela Dianne Merrill Osborn by Glenn E. Merrill in deed dated May 24, 2023, and recorded in Document No. 2023-192662 of Chambers County, Texas, the Northwest corner of lot 6 of said partition, and in the South line of Lakes of Champions Estates Section 2B Phase 2 as recorded in Clerk's File No. 129497 of the Official Public Records of Chambers County, Texas. From this corner an aluminum disk found in concrete for the Southeast corner of said subdivision, in the North line of said Lot 6, in the North line of said residue of 49.2 acres, and a Southwest corner of F. M. 1409, right of way width varies, bears North 56°52'51" East a distance of 746.57 feet.

THENCE South 32°55'30" East with the East line of this tract of land, the East line of said Lot 5, the East line of said residue of 28.2 acres, the West line of said Lot 6, and the West line of said residue of 49.2 acres a distance of 1214.83 feet to a capped iron rod found stamped "CHAMBERS" for the Southeast corner of this tract of land, the Southeast corner of said residue of 28.2 acres, a Southwest corner of said residue of 49.2 acres, and in a curve in the Northwest right of way line of F. M. 1409.

THENCE in a Southwesterly direction with a Southeast line of this tract of land, a Southeast line of said residue of 28.2 acres, the Northwest right of way line of F. M. 1409, and along said curve to the right, having a central angle of 01°44'48", a radius of 1,760.00 feet, an arc length of 53.65 feet, and a chord bearing and distance of South 24°39'13" West 53.65 feet to a point for the point of tangency of this tract of land, the point of tangency of said residue of 28.2 acres, and the point of tangency of the Northwest right of way line of F. M. 1409. From this corner a ½ inch iron rod found bears South 43°25'40" East a distance of 0.27 feet.

THENCE South 25°31'37" West with a Southeast line of this tract of land, a Southeast line of said residue of 28.2 acres, and the Northwest right of way line of F. M. 1409 a distance of 587.88 feet to a capped iron rod found stamped "CHAMBERS" for an angle corner of this tract of land, an angle corner of said residue of 28.2 acres, in the South line of said Tilton Survey, in the North line of the F. C. Rector Survey, Abstract No. 210, Chambers County, Texas, and the Northeast corner of the residue of 97.24 acres conveyed to ESV Properties, LP., by XYZ Land, LLC., in deed dated April 30, 2010, and recorded in Volume 1192 at Page 417 of the Official Public Records of Chambers County, Texas.

THENCE South 57°59'39" West with the South line of this tract of land, the South line of said residue of 28.2 acres, the South line of said Tilton Survey, the North line of said Rector Survey, the North line of said residue of 97.24 acres, over and across said Lot 5 a distance of 248.16 feet to a ½ inch iron rod set for the Southwest corner of this tract of land, the Southwest corner of said residue of 28.2 acres, the Northwest corner of said residue of 97.24 acres, in the West line of said Lot 5, in the East line of Lot 4 of said partition, and in the East line of an undivided 9 acres out of Lot 4 conveyed to Mark Stubbs by Elaine Griffith in deed dated April 13, 2017, and recorded in Volume 1730 at Page 281 of the Official Public Records of Chambers County, Texas. From this corner a 2 inch iron pipe found bears South 32°55'30" East a distance of 6.22 feet, and a capped iron rod found stamped "CHAMBERS" bears South 32°55'30" East a distance of 156.62 feet.

THENCE North 32°55'30" West with the West line of this tract of land, the West line of said Lot 5, the West line of said residue of 28.2 acres, the East line of said Lot 4, and the East line of said 9 acres, at a distance of 1433.66 feet and 0.56 feet left of line found a 5/8 inch iron rod, in all a total distance of 1544.51 feet to a ½ inch iron rod set for the Northwest corner of this tract of land, the Northwest corner of said Lot 5, the Northwest corner of said residue of 28.2 acres, the Northeast corner of said Lot 4, the Northeast corner of said 9 acres, and in the South line of Lakes of Champions Estates Section 2B Phase 1 as recorded in Clerk's File No. 110190 of the Official Public Records of Chambers County, Texas. From this corner a 5/8 inch iron rod found bears North 85°29'29" East a distance of 0.47 feet, and a capped iron rod found stamped "DANNENBAUM" for the Northwest corner of Lot 3 of said partition, the Northwest corner of the residue of 44.63 acres conveyed to Carlene Fitzgerald Egloff by Jewel Fitzgerald in deed dated July 27, 2007, and recorded in Volume 978 at Page 447 of the Official Public Records of Chambers County, Texas, the Northeast corner of Lot 2 of said partition, the Northeast corner of 8.46 acres conveyed to Castlerock Communities LLC., by Betty Jean Peterson in deed dated October 13, 2021, and recorded in Document No. 2021-173786 of Chambers County, Texas, and in the South line of Lakes of Champions Estates Section One as recorded in Clerk's File No. 29417 of the Official Public Records of Chambers County, Texas, bears South 56°52'51" West a distance of 1602.77 feet.

PAGE NO. 3 – 26.14 ACRES

THENCE North 56°52'51" East with the North line of this tract of land, the North line of said Lot 5, the North line of said residue of 28.2 acres, the South line of said Section 2B Phase 1, and the South line of said Section 2B Phase 2 a distance of 794.41 feet to the PLACE OF BEGINNING containing within said boundaries 26.14 acres of land, more or less.

SURVEYED: April 4 - 10, 2024.

SURVEYOR'S CERTIFICATE

I, Michael W. Chandler, Registered Professional Land Surveyor Number 5292 do hereby certify that the foregoing field notes were prepared from an actual survey made on the ground under my supervision on the date shown, and that all lines, boundaries and landmarks are accurately described therein.

WITNESS my hand and seal at Mont Belvieu, Texas, this the 15th day of April, A.D., 2024.



REG. PROFESSIONAL LAND SURVEYOR
NO. 5292
24-5250.FDN

