

Surveyor's Notes:

- (1) This survey was made to reflect the title commitment issued by Fidelity National Title Insurance Company on 08/28/2013, bearing GF No. 08-00898785.
- (2) A field note description of even date accompanies this plat.
- (3) o = Set 1/2" capped rod stamped, "ACCESS SURVEYORS," unless noted otherwise.

Cedric Briggs, et al
7.498 Acres
V 1071, P 361
OPRCCT

John Parker, et al
V 1309, P 610
DRCCT

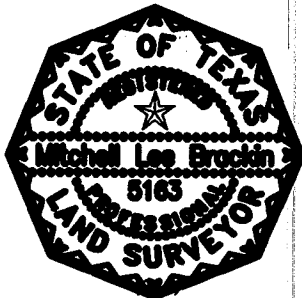
SCALE : 1" = 80'

PREPARED EXCLUSIVELY FOR: **Scott Tran and Yen Nguyen**

I, Mitchell Lee Brackin, Texas Registered Professional Land Surveyor No. 5163, do hereby certify that I have made a survey on the ground of the property legally described hereon, that the survey is correct, and that there are no discrepancies or conflicts, shortages in boundaries, intrusions, protrusions, or overlapping of improvements, or visible utility lines or roads in place, except as shown hereon, and that said property has access to and from a dedicated public roadway, unless otherwise shown hereon. Survey Dated: February 19, 2014.

The subject tract being located on: F.M. 563, Wallisville, Texas 77597 and being described as: 4.835 acres lying in the S BURNEY SURVEY, Abstract No. 7, Chambers County, Texas and the A CARROLL SURVEY, Abstract No. 8, Chambers County, Texas.

ACCESS
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File: 16054.dwg Technician: CLB



Subject property is located in
Flood Zone: C
Panel No.: 480119 0185 B
FIRM Dated: 06/15/1983

Mitchell Lee Brackin

Mitchell Lee Brackin
Registered Professional Land Surveyor No. 5163



February 19, 2014

FIELD NOTE DESCRIPTION

Scott Tran and Yen Nguyen
4.835 Acres

Being a 4.835 acre tract of land lying in the S. BURNEY SURVEY, Abstract No. 7 and the A. CARROLL SURVEY, Abstract No. 8 in Chambers County, Texas - being that same tract of land described in an instrument to US Bank NA of record in Volume 1459 on Page 791 of the Deed Records of Chambers County, Texas, said 4.835 acres being more particularly described as follows:

Beginning at a 1/2" Rod (capped "Access Surveyors") found marking the North right-of-way line of F.M. Highway No. 563 (being a 60' wide State of Texas public road right-of-way), the Southwest corner of that certain tract of land described in an instrument to Cedric Briggs, et al - of record in Volume 1071 on Page 361 of the Official Public Records of Chambers County, Texas and being the Southeast corner of the herein described tract;

Thence S 87°14'33" W with the North line of said F.M. Highway No. 563 and the South line of the herein described tract for a distance of 333.78' to a 1/2" Rod (capped "Access Surveyors") set marking the Southeast corner of that certain tract of land described in an instrument to John Parker, et al - of record in Volume 1309 on Page 610 of the said Deed Records and being the Southwest corner of the herein described tract;

Thence the following Three (3) courses with the East line of the said Parker tract and the West line of the herein described tract;

- 1) **N 01°01'38" W** for a distance of 390.85' to a 1/2" Rod (capped "Access Surveyors") set marking an ell corner,
- 2) **S 87°14'33" W** for a distance of 10.00' to a 1/2" Rod (capped "Access Surveyors") set marking an ell corner,
- 3) **N 03°52'39" W** for a distance of 232.76' to a 1/2" Rod (capped "Access Surveyors") set marking the Southwest corner of that certain tract of land described in an instrument to Sampson Artis, et al - of record in Volume 629 on Page 203 of the said Deed Records and being the Northwest corner of the herein described tract;

Thence N 89°10'45" E with the South line of the said Artis tract and the North line of the herein described tract for a distance of 358.50' to a 1/2" Rod (capped "Access Surveyors") found marking the Southeast corner of the said Artis tract, the West line of the said Briggs tract and being the Northeast corner of the herein described tract;

Thence S 00°43'04" E (bearings for this survey are based on this line as described in prior Deed... there is an apparent typographical error of the distance call in said Deed, corrected herein) with the West line of the said Briggs tract and the East line of the herein described tract for a distance of 611.66' to the POINT AND PLACE OF BEGINNING, containing in area, 4.835 acres of land, more or less.

Note: A Plat of even date accompanies this Field Note Description (Access Surveyors' Job No. 16054)