

1.4298 ac Eastman Tract, Vol. 487, Pg. 646 O.P.R.C.C.

Searched, Not Found
Fnd 4' Chain Link Post
1.21' SE of corner

Searched, Not Found
Fnd 4x4 Wood Post
SE & 2.5' SW
of corner



N 34°11'42" W
28.23'

Fnd 3/4" I.Pipe (CM)

289.86'

N 34°28'05" W

Franz tract
Vol. 159, Pg. 11 O.P.R.C.C.

43732.8 SQ. FT.
1.0039 ACRES

septic

Alum. Bldg. on slab
30.4' x 35.3'
20.1' x 10'

S 32°37'26" E 268.78'

1.0 ac White Tract
Vol. 326, Pg. 383 D.R.C.C.

THE EXISTENCE OF AN ON-SITE SEWAGE FACILITY (OSSF), TOGETHER WITH THE TERMS AND CONDITIONS RELATIVE TO THE REGULATION, MAINTENANCE AND TRANSFER OF SAME, AS EVIDENCED BY THE AFFIDAVIT TO THE PUBLIC(S) FILE FOR RECORD IN VOLUME 1565, PAGE 148 AND VOLUME 1586, PAGE 43, BOTH OF THE O.P.R.C.C.

Fnd 3/4" I.Pipe (CM)

150.0'

Fnd 3/4" I.Pipe

S 55°31'25" W 132.43'

0.83' of called corner

OCEAN DRIVE
(60' R.O.W.)

P.O.B. Fnd 1/2" I.R. 0.55' NW of called corner

216.77'

P.O.C. Fnd 3/4" I.Pipe (CM)

50' UNIMPROVED STREET

NOTE:

- BASIS FOR BEARINGS: AS PER RECORDED DEED
- DISTANCES SHOWN ARE GROUND DISTANCES
- ALL ABSTRACTING DONE BY TITLE COMPANY

LEGEND:

- U.E. - UTILITY EASEMENT
- A.E. - UNOBSTRUCTED AERIAL EASEMENT
- B.L. - BUILDING LINE
- CM - CONTROL MONUMENT

D.R.C.C. - DEED RECORDS CHAMBER COUNTY

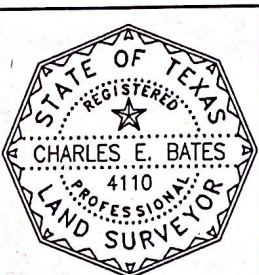
O.P.R.C.C. - OFFICIAL PUBLIC RECORDS CHAMBERS COUNTY

(ALL AS PER RECORDED PLAT OF SUBDIVISION)

- 6" WOOD FENCE
- 4' CHAIN LINK FENCE

THE CERTIFICATION SHOWN HEREON IS REVOKED AND THIS SURVEY IS NULL AND VOID IF THIS DOCUMENT IS ALTERED IN ANY MANNER, USED OR RELIED UPON BY ANY PERSON OTHER THAN THOSE ADDRESSED HEREON, OR DOES NOT BEAR AN ORIGINAL SIGNATURE

ACCORDING TO FLOOD INSURANCE RATE MAP 480710C0365E DATED 5-4-2015 THIS TRACT HEREBY SURVEYED LIES WITHIN ZONE "X" AND IS NOT IN THE 100 YEAR FLOOD PLAIN. THIS STATEMENT IS BASED ON SCALING THE LOCATION OF SAID SURVEY ON THE ABOVE REFERENCED MAP AND IS FOR FLOOD INSURANCE RATES ONLY AND NOT INTENDED TO IDENTIFY SPECIFIC FLOODING CONDITIONS.



CHARLES E. BATES & ASSOCIATES
DEVELOPMENT CONSULTANTS & SURVEYING
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281-636-6270 BatesSurveys@yahoo.com

BORROWER:
ROGER D. ALLEN AND LEONA K. ALLEN

ADDRESS:
8637 OCEAN DRIVE

LAND TITLE SURVEY OF:
BEING 1.0 ACRE TRACT OUT OF THE W.D. SMITH SURVEY, A-23 AND BEING A PORTION OF LOTS H AND I OF THE JOHN BEASLEY SUBDIVISION ACCORDING TO THE VOL. 31, PG. 306 D.R.C.C.
SEE EXHIBIT "A" METES AND BOUNDS

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY SUPERVISION, AND THAT THIS PLAT REPRESENTS THE FACTS AS FOUND AT THE TIME OF THE SURVEY.

SIGNED: *Charles E. Bates*
CHARLES E. BATES
REGISTERED PROFESSIONAL LAND SURVEYOR NO 4110

SCALE: 1"=40'	DATE: 8-1-2018	DRAWN BY: dbt
G.F. NUMBER 3022918-03139 AMERICAN TITLE CO.	JOB NO. 2018-1154	

CITY:	COUNTY:	STATE:
BEACH CITY	CHAMBERS	TEXAS

[Handwritten initials]

EXHIBIT "A"
8637 OCEAN DRIVE

FIELD NOTE DESCRIPTION OF A 1.0039 (CALLED 1.00) ACRE TRACT OF LAND SITUATED IN THE W.D. SMITH SURVEY, ABSTRACT NO. 23, CHAMBERS COUNTY, TEXAS, AND BEING A PORTION OF LOTS H AND I OF THE JOHN BEASLEY SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 31, PAGE 306 OF THE DEED RECORDS OF CHAMBERS COUNTY, TEXAS, SAID 1.0039 ACRE TRACT BEING THE REMAINDER OF A CALLED 3.433 ACRE TRACT AS DESCRIBED IN DEED RECORDED IN VOLUME 109, PAGE 160 OF THE DEED RECORDS OF CHAMBERS COUNTY, TEXAS, SAVE AND EXCEPT A 1 ACRE TRACT TO WHITE AS DESCRIBED IN DEED RECORDED IN VOLUME 326, PAGE 383 OF THE DEED RECORDS OF CHAMBERS COUNTY, TEXAS, AND CALLED 1.4298 ACRE TRACT TO RHONDA K. EASTMAN AS DESCRIBED IN VOLUME 487, PAGE 646 OF THE OFFICIAL PUBLIC RECORDS OF CHAMBERS COUNTY, TEXAS; SAID 1.0039 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING, at a 3/4 inch iron pipe found on the northwest line of Ocean Drive, a 60 foot wide Right-of-Way and the northeast line of a 50 foot wide unimproved Right-of-Way as shown on the plat of said John Beasley Subdivision;

THENCE, S 55°31'25" W, along the northwest line of Ocean Drive, passing at 50.00 a point for the east corner of said 1 acre White tract and the east corner of the said called 3.433 acre tract, and continuing for a total distance of 216.77 feet to a 1/2 inch iron rod found 0.55 feet northwest of the west corner of said White tract and the east corner and POINT OF BEGINNING of the herein described tract;

THENCE, S 55°31'25" W, continuing along the northwest line of said Ocean Drive and the southeast line of the said called 3.433 acre tract, a distance of 132.43 feet to a point for corner for the southerly corner of the herein described tract and said called 3.433 acre tract, from which a bent 1 inch iron pipe found bears S 69°42'07" E, a distance of 0.83 feet;

Thence, N 34°28'05" W, along the southwesterly line of the said called 3.433 acre tract, a distance of 289.86 feet to a 1 inch pipe found for the north corner of the Franz tract as described in deed recorded in Volume 159, Page 11 of the Official Public Records of Chambers County, Texas;

THENCE, N 34°11'42" W, along the southwesterly line of the said called 3.433 acre tract, a distance of 28.23 feet to a point for corner for the most southwesterly corner of the said Eastman tract and west corner of the herein described tract, from which a found chain link fence post bears S 67°00'00" E a distance of 1.21 feet;

THENCE, N 55°34'36" E, along a southerly line of the said Eastman tract, a distance of 142.15 feet, to a point for corner for an interior corner of the said Eastman tract and the most northerly corner of the herein described tract;

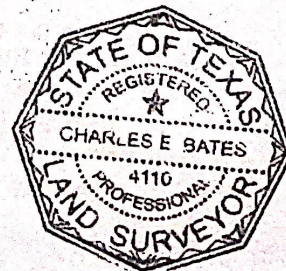
THENCE, S 33°04'08" E, along a line of the said Eastman tract, a distance of 49.33 feet, to a 1/2 inch iron rod marking the most southerly corner of the said Eastman tract and the most westerly corner of the White tract;

THENCE, S 32°37'26" E, along the southwesterly line of the said White tract, a distance of 268.79 feet to the POINT OF BEGINNING, containing within these calls 1.0039 acres or 43,732.8 square feet of land.

Surveyed this the 1st day of August, 2018

Charles E. Bates

CHARLES E. BATES
Registered Professional Land Surveyor No. 4110
Corrected August 21, 2018



[h] [S]