

SCALE: 1" = 50'  
0 10 30 50 30 10 0



LEGAL DESCRIPTION 0.9932 ACRES  
CHARLES WILLCOX 2/3 LEAGUE, ABSTRACT NO. 303  
CHAMBERS COUNTY, TEXAS

A TRACT OR PARCEL CONTAINING 0.9932 ACRES (43,265 SQUARE FEET) OF LAND SITUATED IN THE CHARLES WILLCOX 2/3 LEAGUE, ABSTRACT NO. 303 CHAMBERS COUNTY, TEXAS, BEING OUT OF AND A PART OF A CALLED 100 ACRE TRACT OF LAND CONVEYED TO G. C. CHAMBLISS, SR. AND JACK CHAMBLISS IN A DEED DATED SEPTEMBER 16, 1952, RECORDED IN VOLUME 146, PAGE 24 OF THE DEED RECORDS OF CHAMBERS COUNTY, TEXAS, BEING THAT SAME TRACT OF LAND CALLED 0.993 ACRES CALLED LOT 20 OF THE J. E. CHAMBLISS SUBDIVISION, UNRECORDED, CONVEYED FROM LINDA R. LENSING SHIRLEY AND BRADLEY D. SHIRLEY TO SCOTT A. BERGQUIST AND LINDA K. BERGQUIST RECORDED IN VOLUME 209, PAGE 260, OF THE OFFICIAL PUBLIC RECORDS OF CHAMBERS COUNTY, SAID 0.9932 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS. THE BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD 83:

BEGINNING AT A 5/8 INCH CAPPED IRON ROD SET IN THE SOUTH RIGHT OF WAY LINE OF AUDREY DRIVE, (70 FOOT RIGHT OF WAY) FOR THE NORTHEAST CORNER OF THE KAREN JONES CALLED 0.993 ACRE TRACT RECORDED IN CLERKS FILE NO. 128353 OF THE OFFICIAL PUBLIC RECORDS OF CHAMBERS COUNTY, AND BEING THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, FROM WHICH A 1/2 INCH IRON PIPE FOUND AT THE INTERSECTION OF THE SOUTH RIGHT OF WAY LINE OF SAID AUDREY DRIVE AND THE EAST RIGHT OF WAY LINE OF FARM TO MARKET 562 BEARS SOUTH 87 DEGREES 21 MINUTES 18 SECONDS WEST, A DISTANCE OF 189.54 FEET; THENCE NORTH 87 DEGREES 21 MINUTES 18 SECONDS EAST, ALONG THE SOUTH RIGHT OF WAY LINE OF SAID AUDREY DRIVE, A DISTANCE OF 189.56 FEET TO A 1/2 INCH IRON PIPE FOUND FOR THE NORTHWEST CORNER OF THE JOSE CHAVEZ CALLED 0.993 ACRE TRACT RECORDED IN VOLUME 340, PAGE 226, OF THE OFFICIAL PUBLIC RECORDS OF CHAMBERS COUNTY, AND BEING THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 02 DEGREES 34 MINUTES 12 SECONDS EAST, ALONG THE EAST LINE OF SAID JOSE CHAVEZ CALLED 0.993 ACRE TRACT, A DISTANCE OF 228.24 FEET TO A 1/2 INCH IRON ROD FOUND IN THE NORTH LINE OF THE ANASTACIO CHAVEZ TRACT RECORDED IN VOLUME 475, PAGE 469 OF THE DEED RECORDS OF CHAMBERS COUNTY, FOR THE SOUTHWEST CORNER OF SAID JOSE CHAVEZ CALLED 0.993 ACRE TRACT AND BEING THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 87 DEGREES 21 MINUTES 18 SECONDS WEST, ALONG THE NORTH LINE OF SAID ANASTACIO CHAVEZ TRACT, A DISTANCE OF 189.56 FEET TO A 1/2 INCH IRON PIPE FOUND FOR THE COMMON NORTH CORNER OF THE JOSE MORENO CALLED 0.98 ACRE TRACT RECORDED IN VOLUME 49, PAGE 260, OF THE OFFICIAL PUBLIC RECORDS OF CHAMBERS COUNTY AND SAID ANASTACIO CHAVEZ TRACT, THE SOUTHWEST CORNER OF SAID KAREN JONES CALLED 0.993 ACRE TRACT, AND BEING THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 02 DEGREES 34 MINUTES 12 SECONDS WEST, ALONG THE EAST LINE OF SAID KAREN JONES CALLED 0.993 ACRE TRACT, A TOTAL DISTANCE OF 228.24 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.9932 ACRES OF LAND, MORE OR LESS.

PROPERTY LIES WITHIN FLOOD ZONE 'A', ACCORDING TO F.I.R.M. NO. 48071C0220F, DATED JAN. 19, 2018, BY GRAPHIC PLOTTING ONLY, WELLS LAND SURVEY DOES NOT ASSUME RESPONSIBILITY FOR EXACT DETERMINATION. BEFORE ANY DEVELOPMENT PLANNING, DESIGN, OR CONSTRUCTION IS STARTED, THE COMMUNITY, CITY, AND COUNTY IN WHICH SUBJECT TRACT EXISTS SHOULD BE CONTACTED, SAID ENTITIES MAY IMPOSE GREATER FLOOD PLAIN AND FLOODWAY RESTRICTIONS THAN SHOWN BY THE F.I.R.M. THAT MAY AFFECT DEVELOPMENT.

**LEGEND:**

- DRCC - DEED RECORDS CHAMBERS COUNTY
- x— BARBED WIRE FENCE
- E— OVERHEAD ELECTRIC LINES
- //— WOOD FENCE
- COVERED CONCRETE
- CONCRETE
- UTILITY POLE
- WATER METER
- IRF - IRON ROD FOUND
- CIRS - CAPPED IRON ROD SET
- IPF - IRON PIPE FOUND
- F.I.R.M. - FLOOD INSURANCE RATE MAP
- OPRCC - OFFICIAL PUBLIC RECORDS OF CHAMBERS COUNTY
- POB - POINT OF BEGINNING
- UE - UTILITY EASEMENT

**NOTES:**

1. THE BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD 83.
2. SURVEYOR DID NOT ABSTRACT PROPERTY. SURVEY BASED ON LEGAL DESCRIPTIONS SUPPLIED BY TITLE COMPANY. EASEMENTS, BUILDING LINES, ETC., SHOWN ARE AS IDENTIFIED BY GF NO. RSG1900639 OF SOUTH LAND TITLE, LLC.
3. NOTHING IN THIS SURVEY IS INTENDED TO EXPRESS AN OPINION REGARDING OWNERSHIP OR TITLE.
4. THE WORD CERTIFY IS UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL JUDGMENT BY THE SURVEYOR, WHICH IS BASED ON HIS BEST KNOWLEDGE, INFORMATION AND BELIEF.
5. SURVEY IS CERTIFIED FOR THIS TRANSACTION ONLY.
6. THE FINDINGS AND OPINIONS OF WELLS LAND SURVEY, LLC REFLECTED HEREON ARE PRIVILEGED, CONFIDENTIAL AND INTENDED FOR THE USE OF THE INDIVIDUAL OR ENTITY FOR WHOM THIS WORK WAS PREPARED, IT IS UNDERSTOOD THAT THE USE OF, RELIANCE ON, OR REPRODUCTION OF SAME, IN WHOLE OR IN PART, BY OTHERS WITHOUT THE EXPRESS WRITTEN CONSENT OF WELLS LAND SURVEY, LLC IS PROHIBITED AND WITHOUT WARRANTY, EXPRESS OR IMPLIED. WELLS LAND SURVEY, LLC SHALL BE HELD HARMLESS AGAINST DAMAGES OR EXPENSES RESULTING FROM SUCH UNAUTHORIZED USE, RELIANCE OF REPRODUCTION. COPYRIGHT 2019. ALL RIGHTS RESERVED.

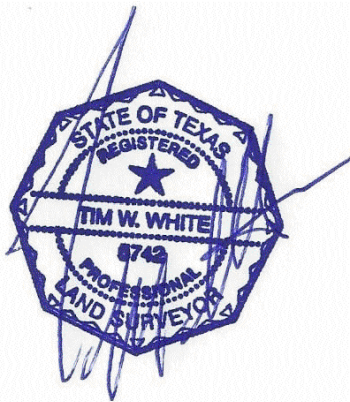
**SCHEDULE B ITEMS**

7. EASEMENT GRANTED TO GULF STATES UTILITIES COMPANY AS SET FORTH AND DESCRIBED BY INSTRUMENTS RECORDED IN VOLUME 412, PAGE 167 IN THE OFFICE OF THE COUNTY CLERK OF CHAMBERS COUNTY, TEXAS. (DOES NOT PERTAIN TO SUBJECT TRACT)

**SURVEYOR'S CERTIFICATION**

TO: SOUTH LAND TITLE, LLC AND KRISTEN N. ROY, EXCLUSIVELY:  
I, TIM W. WHITE, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT REPRESENTS A SURVEY MADE ON THE GROUND UNDER MY DIRECT SUPERVISION ON SEPTEMBER 03, 2019. AT THE TIME OF THIS SURVEY THERE WERE NO APPARENT DISCREPANCIES, SHORTAGES IN AREA, BOUNDARY LINE CONFLICTS, ENCROACHMENTS, OVERLAPPING OF IMPROVEMENTS, EASEMENTS OR RIGHTS OF WAY, THAT I AM AWARE OF EXCEPT AS SHOWN HEREON, AND THAT SAID PROPERTY HAS ACCESS TO AND FROM A DEDICATED ROADWAY. PROPERTY IS SUBJECT TO ALL CITY ORDINANCES AND SUBDIVISION COVENANTS, CONDITIONS AND RESTRICTIONS THAT MAY APPLY.

**THIS SURVEY IS CERTIFIED FOR THIS TRANSACTION ONLY.**



Tim Wells White, Registered Professional Land Surveyor No. 5742

**SURVEY OF**

A TRACT OR PARCEL CONTAINING 0.9932 ACRES (43,265 SQUARE FEET) OF LAND SITUATED IN THE CHARLES WILLCOX 2/3 LEAGUE, ABSTRACT NO. 303 CHAMBERS COUNTY, TEXAS, BEING OUT OF AND A PART OF A CALLED 100 ACRE TRACT OF LAND CONVEYED TO G. C. CHAMBLISS, SR. AND JACK CHAMBLISS IN A DEED DATED SEPTEMBER 16, 1952, RECORDED IN VOLUME 146, PAGE 24 OF THE DEED RECORDS OF CHAMBERS COUNTY, TEXAS, BEING THAT SAME TRACT OF LAND CALLED 0.993 ACRES CALLED LOT 20 OF THE J. E. CHAMBLISS SUBDIVISION, UNRECORDED, CONVEYED FROM LINDA R. LENSING SHIRLEY AND BRADLEY D. SHIRLEY TO SCOTT A. BERGQUIST AND LINDA K. BERGQUIST RECORDED IN VOLUME 209, PAGE 260, OF THE OFFICIAL PUBLIC RECORDS OF CHAMBERS COUNTY.

<b>ADDRESS: 122 AUDREY ANAHUAC, TX 77514</b>		<b>BUYER: KRISTEN N. ROY</b>	
		<b>TBPLS LICENSE # 10193901</b>	
		<b>712 F.M. 562 ANAHUAC, TX 77514 (409) 267-3002</b>	
<i>www.wellslandsurvey.com</i>			
<b>JOB NO: 491-19</b>		<b>DATE: 09-03-19</b>	
<b>DRAWN BY: AL</b>		<b>SCALE: 1" = 50'</b>	