



JAMES D. HAMILTON
CALLED 1.18 ACRES
733/601 0P/RC

WILLIAM R. JACKSON
CALLED 7.285 ACRES
CLERK'S FILE NO.
2011-68470 0P/RC

RICHARD M. CHAMBLISS
& SIBYL KATHRYN CHAMBLISS
384/339 DRCC

- LEGEND:**
- DRCC — DEED RECORDS CHAMBERS COUNTY
 - POB — POINT OF BEGINNING
 - X— BARBED WIRE FENCE
 - E— OVERHEAD ELECTRIC LINES
 - W— WOOD FENCE
 - C— CONCRETE
 - U— UTILITY POLE
 - T— TELEPHONE PEDESTAL
 - W— WATER METER
 - R— IRON ROD FOUND
 - C— CAPPED IRON ROD FOUND
 - F.I.R.M.— FLOOD INSURANCE RATE MAP
 - W.D.— WOOD DECK
 - AC— AIR CONDITIONER
 - OP/RC— OFFICIAL PUBLIC RECORDS OF CHAMBERS COUNTY
 - CIRS— CAPPED IRON ROD SET
 - P.O.C.— POINT OF COMMENCING

TRACT II
LEGAL DESCRIPTION 1.3703 ACRES
S. S. SCHERER SURVEY, ABSTRACT NO. 364
LIBERTY COUNTY, TEXAS

BEING A TRACT OR PARCEL CONTAINING 1.3703 (59,680 SQUARE FEET) OF LAND IN THE S. S. SCHERER SURVEY, ABSTRACT NO. 364, CHAMBERS COUNTY, TEXAS, BEING OUT OF AND A PART OF THAT SAME CALLED 1.707 ACRE TRACT CONVEYED FROM RALPH LANGLEY LAGOW AND RALPH W. LAGOW TO ELIZABETH ANN HOSKINS RECORDED IN VOLUME 1409, PAGE 508 OF THE OFFICIAL PUBLIC RECORDS OF CHAMBERS COUNTY, SAID 1.3703 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: THE BEGINNINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD 83:

COMMENCING AT A POINT IN THE CENTERLINE OF MOOREHEAD ROAD (40 FOOT RIGHT OF WAY) FOR THE NORTHWEST CORNER OF THE WESLEY JAY NELSON AND MONICA NELSON CALLED 0.3022 ACRE TRACT, CALLED TRACT 2, RECORDED IN CLERK'S FILE NO. 2013-88648 OF THE OFFICIAL PUBLIC RECORDS OF CHAMBERS COUNTY, THE NORTHEAST CORNER OF SAID 1.707 ACRE TRACT AND THE NORTHEAST CORNER OF A 0.3372 ACRE TRACT SURVEYED THIS DAY;

THENCE SOUTH 87 DEGREES 50 MINUTES 31 SECONDS WEST, ALONG THE CENTERLINE OF SAID MOOREHEAD ROAD, WITH THE NORTH LINE OF SAID 1.707 ACRE TRACT, A DISTANCE OF 49.17 FEET TO A POINT IN THE CENTERLINE OF SAID MOOREHEAD ROAD BEING THE NORTHWEST CORNER OF SAID 0.3372 ACRE TRACT SURVEYED THIS DAY, AND BEING THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 02 DEGREES 09 MINUTES 29 SECONDS EAST, ACROSS SAID 1.707 ACRE TRACT, ALONG THE WEST LINE OF SAID 0.3372 ACRE TRACT, PASS AT 20.00 FEET A 5/8 INCH CAPPED IRON ROD SET FOR REFERENCE, IN ALL A DISTANCE OF 298.70 FEET TO A 5/8 INCH CAPPED IRON ROD SET IN THE NORTH LINE OF THE RICHARD M. CHAMBLISS AND SIBYL KATHRYN CHAMBLISS TRACT RECORDED IN VOLUME 384, PAGE 339 OF THE DEED RECORDS OF CHAMBERS COUNTY, THE SOUTHWEST CORNER OF SAID 0.3372 ACRE TRACT SURVEYED THIS DAY, AND BEING THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 87 DEGREES 50 MINUTES 31 SECONDS WEST, ALONG THE NORTH LINE OF THE WILLIAM R. JACKSON CALLED 7.285 ACRE TRACT RECORDED IN CLERK'S FILE NO. 2011-68470 OF THE OFFICIAL PUBLIC RECORDS OF CHAMBERS COUNTY, THE SOUTH LINE OF SAID 1.707 ACRE TRACT, A DISTANCE OF 199.83 FEET TO A 1/2 INCH IRON ROD FOUND FOR THE SOUTHEAST CORNER OF THE JAMES D. HAMILTON CALLED 1.18 ACRE TRACT RECORDED IN VOLUME 733, PAGE 601 OF THE OFFICIAL PUBLIC RECORDS OF CHAMBERS COUNTY, AND BEING THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 02 DEGREES 09 MINUTES 29 SECONDS WEST, ALONG THE EAST LINE OF SAID JAMES D. HAMILTON CALLED 1.18 ACRE TRACT, THE WEST LINE OF SAID 1.707 ACRE TRACT, PASS AT 278.70 FEET A 1/2 INCH CAPPED IRON ROD FOR REFERENCE, IN ALL A DISTANCE OF 298.70 FEET TO A POINT IN THE CENTERLINE OF SAID MOOREHEAD ROAD, FOR THE NORTHEAST CORNER OF SAID 1.3703 ACRE TRACT SURVEYED THIS DAY AND BEING THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 87 DEGREES 50 MINUTES 31 SECONDS EAST, ALONG THE CENTERLINE OF SAID MOOREHEAD ROAD, WITH THE NORTH LINE OF SAID 1.707 ACRE TRACT, A DISTANCE OF 49.17 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.3372 ACRES OF LAND, MORE OR LESS, THERE BEING 983 SQUARE FEET WITHIN THE RIGHT OF WAY OF MOOREHEAD ROAD LEAVING 0.3146 NET ACRES.

- NOTES:**
1. THE BEGINNINGS 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 OF NO. 202245903 OF CHAMBERS COUNTY ABSTRACT COMPANY.
 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 PROMISORIES, 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 OR REPRODUCTION, COPYRIGHT 2022. ALL RIGHTS RESERVED.

SURVEYOR'S CERTIFICATION

TO CHAMBERS COUNTY ABSTRACT COMPANY, WESLEY J. NELSON, MONICA NELSON, MEREDITH A. NELSON AND JOSHAIA NELSON, EXCLUSIVELY: I, TIM WELLS 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 FEBRUARY 17, 2022, AT THE TIME OF THE SURVEY THERE WERE NO APPARENT DISCREPANCIES, ENCUMBRANCES OR INTERFERENCES IN AREA, BOUNDARY LINE CONFLICTS, ENCUMBRANCES, 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 SUBMISSION COVENANTS, CONDITIONS AND RESTRICTIONS THAT APPLY.



Tim Wells White, Registered Professional Land Surveyor No. 5742

PROPERTY LIES WITHIN FLOOD ZONE 'V', ACCORDING TO F.I.R.M. 4807103000E, DATED FEB. 04, 2015, 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 WHOM SUBJECT TRACT EXISTS SHOULD BE CONTACTED, SAID ENTITIES MAY IMPOSE GREATER FLOOD PLAN AND FLOODWAY RESTRICTIONS THAN SHOWN BY THE F.I.R.M. THAT MAY AFFECT DEVELOPMENT.

SURVEY OF

TRACT I
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ADDRESS:
308 MOOREHEAD RD.
ANAHUAC, TX 77814

BUYER:
WESLEY J. NELSON,
MONICA NELSON,
MEREDITH A. NELSON
& JOSHAIA NELSON

TPDLS LICENSE # 10193909
712 P.M. 582
ANAHUAC, TX 77814
(409) 287-3002

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JOB NO: 117-22 **DATE:** 02-17-22
DRAWN BY: AL **SCALE:** 1"= 30'

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SURVEYED: FEBRUARY 17, 2022
TIM WELLS WHITE, RPLS NO. 5742

WLS JOB NO. 117-22
WELLS LAND SURVEY, LLC