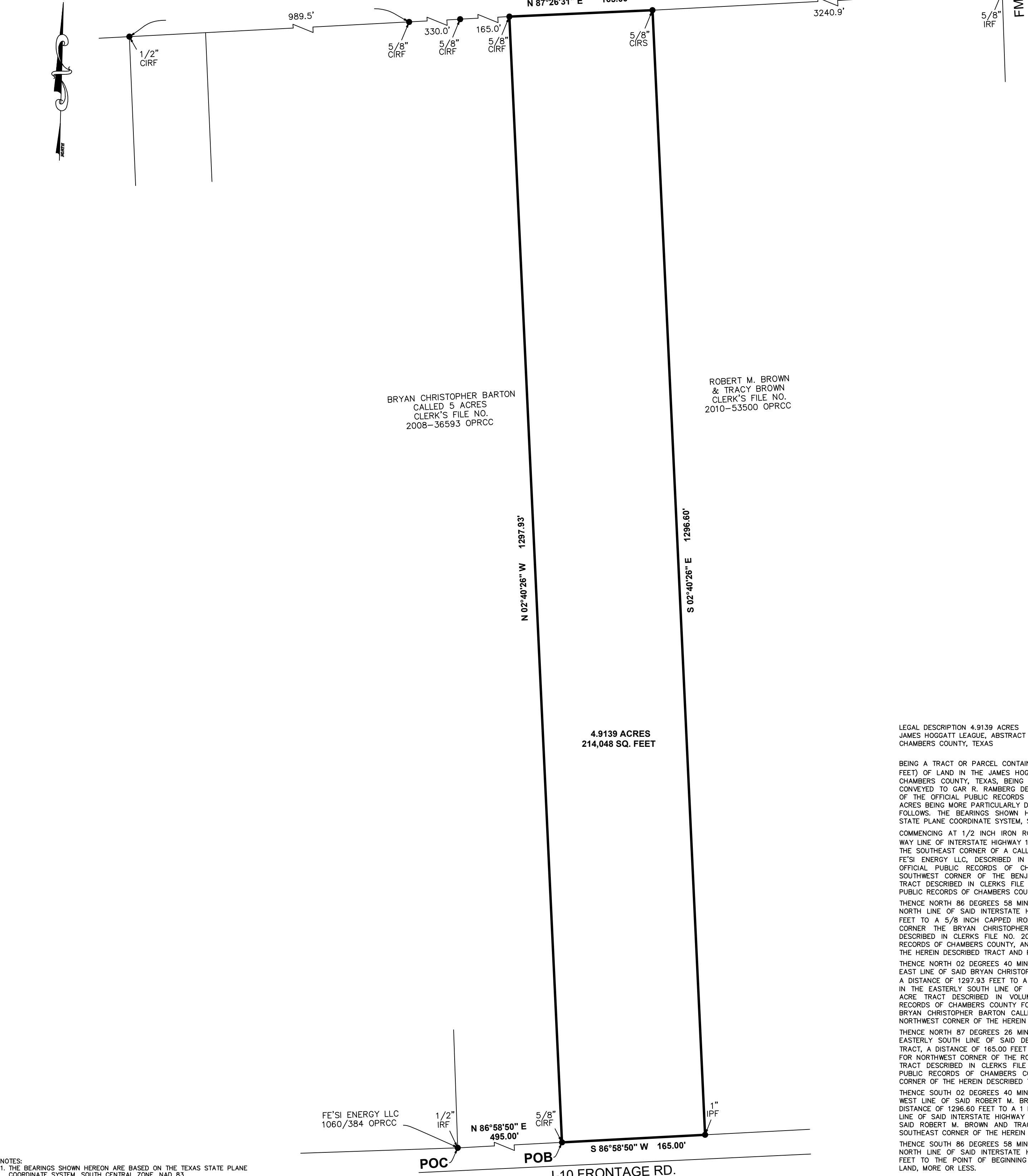


SCALE: 1" = 80'

0 40 80 40 0

TRINITY BAY CONSERVATION DISTRICT
541/654 DRCC

FM-1406



BRYAN CHRISTOPHER BARTON
CALLED 5 ACRES
CLERK'S FILE NO.
2008-36593 OPRCC

ROBERT M. BROWN
& TRACY BROWN
CLERK'S FILE NO.
2010-53500 OPRCC

4.9139 ACRES
214,048 SQ. FEET

LEGAL DESCRIPTION 4.9139 ACRES
JAMES HOGGATT LEAGUE, ABSTRACT NO. 14
CHAMBERS COUNTY, TEXAS

BEING A TRACT OR PARCEL CONTAINING 4.9139 ACRES (214,048 SQUARE FEET) OF LAND IN THE JAMES HOGGATT LEAGUE, ABSTRACT NO. 14, IN CHAMBERS COUNTY, TEXAS, BEING THAT SAME CALLED 5 ACRE TRACT CONVEYED TO GAR R. RAMBERG DESCRIBED IN VOLUME 695, PAGE 273 OF THE OFFICIAL PUBLIC RECORDS OF CHAMBERS COUNTY, SAID 4.9139 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:

COMMENCING AT 1/2 INCH IRON ROD FOUND IN THE NORTH RIGHT OF WAY LINE OF INTERSTATE HIGHWAY 10 (RIGHT OF WAY WIDTH VARIES) FOR THE SOUTHWEST CORNER OF A CALLED 9.758 ACRE TRACT CONVEYED TO FE'SI ENERGY LLC, DESCRIBED IN VOLUME 1066, PAGE 384 OF THE OFFICIAL PUBLIC RECORDS OF CHAMBERS COUNTY, AND BEING THE SOUTHWEST CORNER OF THE BENJAMIN VARGAS CALLED 9.8529 ACRE TRACT DESCRIBED IN CLERKS FILE NO. 2020-157868 OF THE OFFICIAL PUBLIC RECORDS OF CHAMBERS COUNTY;

THENCE NORTH 86 DEGREES 58 MINUTES 50 SECONDS EAST, ALONG THE NORTH LINE OF SAID INTERSTATE HIGHWAY 10, A DISTANCE OF 495.00 FEET TO A 5/8 INCH CAPPED IRON ROD FOUND FOR THE SOUTHWEST CORNER THE BRYAN CHRISTOPHER BARTON CALLED 5 ACRE TRACT DESCRIBED IN CLERKS FILE NO. 2008-36593 OF THE OFFICIAL PUBLIC RECORDS OF CHAMBERS COUNTY, AND BEING THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT AND POINT OF BEGINNING;

THENCE NORTH 02 DEGREES 40 MINUTES 26 SECONDS WEST, ALONG THE EAST LINE OF SAID BRYAN CHRISTOPHER BARTON CALLED 5 ACRE TRACT, A DISTANCE OF 1297.93 FEET TO A 5/8 INCH CAPPED IRON ROD FOUND IN THE EASTERLY SOUTH LINE OF THE DEVILLIER FAMILY CALLED 45.90 ACRE TRACT DESCRIBED IN VOLUME 541, PAGE 654 OF THE DEED RECORDS OF CHAMBERS COUNTY FOR THE NORTHEAST CORNER OF SAID BRYAN CHRISTOPHER BARTON CALLED 5 ACRE TRACT, AND BEING THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 87 DEGREES 26 MINUTES 31 SECONDS EAST, ALONG THE EASTERLY SOUTH LINE OF SAID DEVILLIER FAMILY CALLED 45.90 ACRE TRACT, A DISTANCE OF 165.00 FEET TO A 5/8 INCH CAPPED IRON ROD FOUND FOR NORTHWEST CORNER OF THE ROBERT M. BROWN AND TRACY BROWN TRACT DESCRIBED IN CLERKS FILE NO. 2010-53500 OF THE OFFICIAL PUBLIC RECORDS OF CHAMBERS COUNTY, AND BEING THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 02 DEGREES 40 MINUTES 26 SECONDS EAST, ALONG THE WEST LINE OF SAID ROBERT M. BROWN AND TRACY BROWN TRACT, A DISTANCE OF 1296.60 FEET TO A 1 INCH IRON PIPE FOUND IN THE NORTH LINE OF SAID INTERSTATE HIGHWAY 10 FOR THE SOUTHWEST CORNER OF SAID ROBERT M. BROWN AND TRACY BROWN TRACT, AND BEING THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

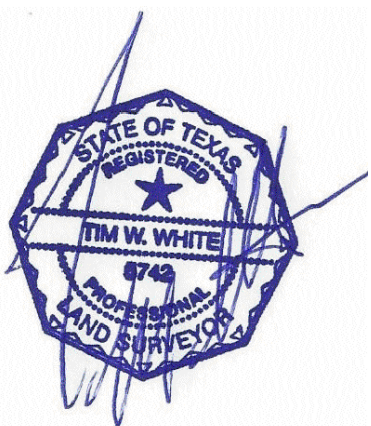
THENCE SOUTH 86 DEGREES 58 MINUTES 50 SECONDS WEST, ALONG THE NORTH LINE OF SAID INTERSTATE HIGHWAY 10, A DISTANCE OF 165.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 4.9139 ACRES OF LAND, MORE OR LESS.

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 OF NO. 3080922-02299 OF AMERICAN TITLE 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 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 OR REPRODUCTION. COPYRIGHT 2022. ALL RIGHTS RESERVED.

SURVEYOR'S CERTIFICATION

TO: AMERICAN TITLE COMPANY AND TEXAS RE INVESTMENTS, LLC, 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 AUGUST 03, 2022. 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

I-10 FRONTAGE RD.
(RIGHT-OF-WAY WIDTH VARIES)

LEGEND:

- POC - POINT OF COMMENCING
- POB - POINT OF BEGINNING
- DRCC - DEED RECORDS CHAMBERS COUNTY
- IRF - IRON ROD FOUND
- CIRF - CAPPED 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

PROPERTY LIES WITHIN FLOOD ZONE 'X', ACCORDING TO F.I.R.M. NO. 4807100275E, DATED MAY 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 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.

SURVEY OF

BEING A TRACT OR PARCEL CONTAINING 4.9139 ACRES (214,048 SQUARE FEET) OF LAND IN THE JAMES HOGGATT LEAGUE, ABSTRACT NO. 14, IN CHAMBERS COUNTY, TEXAS, BEING THAT SAME CALLED 5 ACRE TRACT CONVEYED TO GAR R. RAMBERG DESCRIBED IN VOLUME 695, PAGE 273 OF THE OFFICIAL PUBLIC RECORDS OF CHAMBERS COUNTY.

ADDRESS: I-10 FRONTAGE RD. WINNIE, TX 77665		BUYER: TEXAS RE INVESTMENTS LLC	
TBPLS LICENSE # 10193909		712 F.M. 562 ANAHUAC, TX 77514 (409) 267-3002	
www.wellstandsurvey.com			
JOB NO: 600-22		DATE: 08-03-22	
DRAWN BY: AL		SCALE: 1" = 80'	