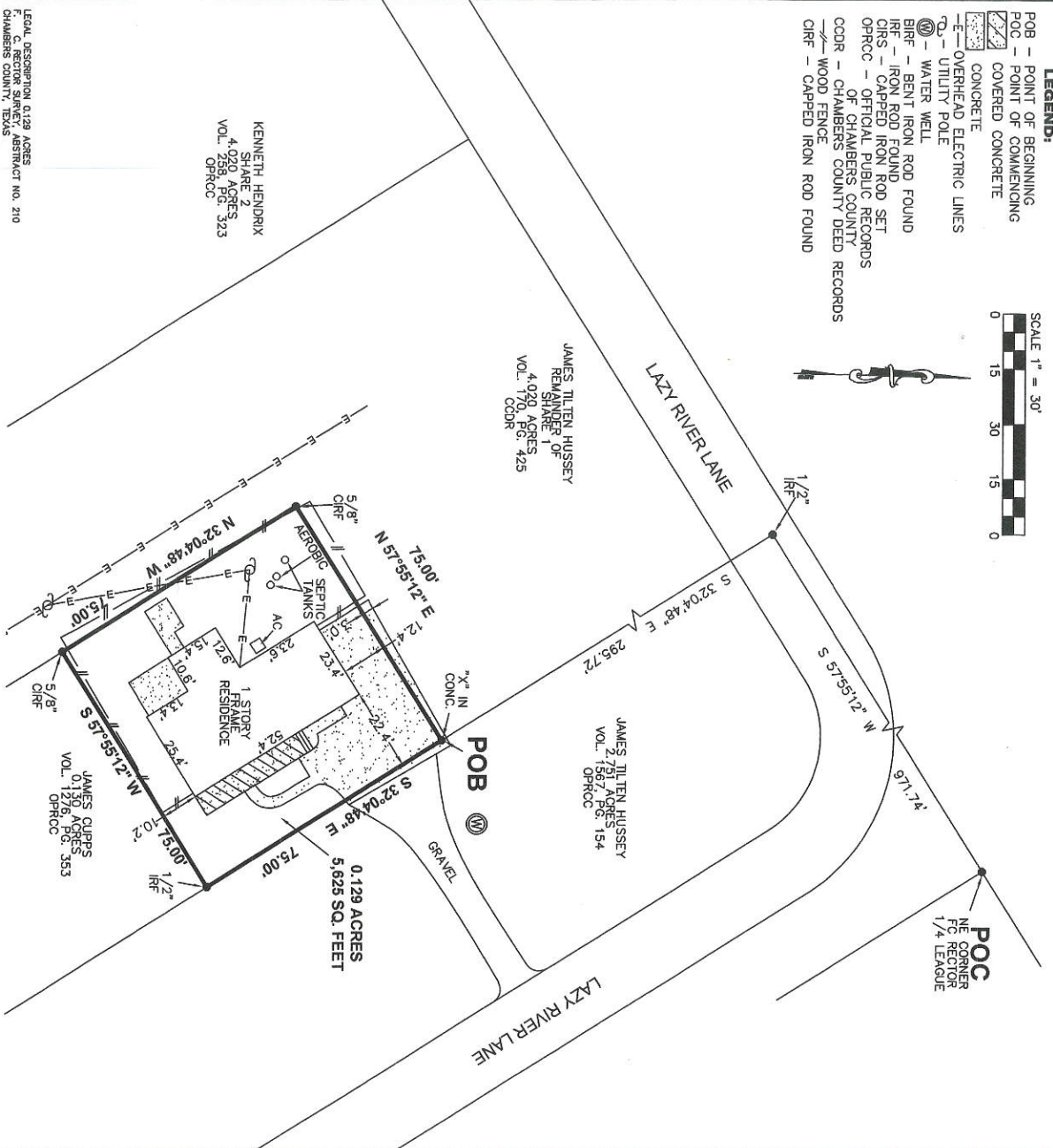
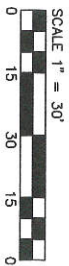


LEGEND:

- POB - POINT OF BEGINNING
- POC - POINT OF COMMENCING
- COVERED CONCRETE
- CONCRETE
- OVERHEAD ELECTRIC LINES
- UTILITY POLE
- WATER WELL
- BIRF - BENT IRON ROD FOUND
- IRF - IRON ROD FOUND
- CIRS - CAPPED IRON ROD SET
- OPRCC - OFFICIAL PUBLIC RECORDS OF CHAMBERS COUNTY
- CCDR - CHAMBERS COUNTY DEED RECORDS
- WOOD FENCE
- CIRF - CAPPED IRON ROD FOUND



LEGAL DESCRIPTION 0.129 ACRES CHAMBERS COUNTY, TEXAS, ABSTRACT NO. 210

KENNETH HENDRIX
SHARE 2
4.020 ACRES
VOL. 258, PG. 323
OPRCC

JAMES TILTEN HUSSEY
REMAINDER OF
SHARE 1
4.020 ACRES
VOL. 170, PG. 425
CCDR

JAMES TILTEN HUSSEY
VOL. 156, PG. 154
OPRCC

JAMES CRIPPS
0.1129 ACRES
VOL. 1276, PG. 353
OPRCC

A TRACT OR PARCEL CONTAINING 0.129 ACRES (5,625 SQUARE FEET) OF LAND IN THE F. C. RECTOR SURVEY, ABSTRACT NO. 210, IN CHAMBERS COUNTY, TEXAS, BEING A PART OF A 1/4 SECTION 12, TOWNSHIP 10N, RANGE 10E, COUNTY DEED RECORDS AND BEING THAT SAME TRACT OF LAND CONNECTED TO BROOKS HENDERSON DESCRIBED IN VOLUME 674, PAGE 389 OF THE OFFICIAL PUBLIC RECORDS OF CHAMBERS COUNTY, AND IS ALSO KNOWN AS LOT (RNG) 5 OF AN UNRECORDED MAP DATED FEBRUARY 12, 1957, PREPARED BY BROOKS AND BIVINS CONSULTING ENGINEERS, BAYTOWN TEXAS, KNOWN AS THE LAZY RIVER SUBDIVISION OF THE BILLYEARD BROTHERS AND BIVINS CONSULTING ENGINEERS, BAYTOWN TEXAS, AND BEING THE SOUTHWEST CORNER OF SAID TRACT, THE BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD 83.

COMMENCING AT THE NORTHEAST CORNER OF SAID F. C. RECTOR SURVEY AND THE SOUTHEAST CORNER OF THE C. TILTON SURVEY, ABSTRACT NO. 242.

THENCE SOUTH 57 DEGREES 55 MINUTES 12 SECONDS WEST ALONG THE NORTH LINE OF THE F. C. RECTOR SURVEY, A DISTANCE OF 971.74 FEET TO A 1/2 INCH IRON ROD FOUND IN THE NORTH LINE OF SAID 4.020 ACRE TRACT DESIGNATED AS SHARE 1, AND IN THE EDGE OF A GRAVEL ROAD KNOWN AS LAZY LANE (NO RIGHT OF WAY WIDTH RECORDED);

THENCE SOUTH 32 DEGREES 04 MINUTES 48 SECONDS EAST 4.289 ACRE TRACT DESIGNATED AS SHARE 1, A DISTANCE OF 265.72 FEET TO AN "X" IN CONCRETE SET FOR THE POINT OF BEGINNING, BEING THE NORTHEAST CORNER OF THE HERGEN DESCRIBED TRACT;

THENCE SOUTH 32 DEGREES 04 MINUTES 48 SECONDS EAST A DISTANCE OF 75.00 FEET TO A 1/2 INCH IRON ROD FOUND FOR THE NORTHEAST CORNER OF THE JAMES CRIPPS 0.1129 ACRE TRACT DESCRIBED IN VOLUME 1276, PAGE 353 OF THE OFFICIAL PUBLIC RECORDS OF CHAMBERS COUNTY, AND BEING THE SOUTHWEST CORNER OF THE HERGEN DESCRIBED TRACT;

THENCE SOUTH 57 DEGREES 55 MINUTES 12 SECONDS WEST ALONG THE NORTHERN LINE OF SAID JAMES CRIPPS 0.129 ACRE TRACT, A DISTANCE OF 75.00 FEET TO A 5/8 INCH CAPPED IRON ROD FOUND FOR THE NORTHWEST CORNER OF SAID JAMES CRIPPS 0.129 ACRE TRACT, AND BEING THE SOUTHWEST CORNER OF THE HERGEN DESCRIBED TRACT;

THENCE NORTH 32 DEGREES 04 MINUTES 48 SECONDS WEST ALONG SAID 4.020 ACRE TRACT DESIGNATED AS SHARE 1, A DISTANCE OF 75.00 FEET TO A 5/8 INCH CAPPED IRON ROD FOUND FOR THE NORTHWEST CORNER OF THE HERGEN DESCRIBED TRACT;

THENCE NORTH 57 DEGREES 55 MINUTES 12 SECONDS EAST, A DISTANCE OF 75.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.129 ACRES OF LAND, MORE OR LESS.

SURVEYORS CERTIFICATION

TO: SOUTH LAND TITLE, LLC AND WESLEY JACKSON, EXHIBITS; LINDA TILTON, REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION AND THAT AT THE TIME OF THIS SURVEY, THERE WERE NO APPARENT DISCREPANCIES, SHORTAGES IN AREA, BOUNDARY LINE CONFLICTS, DISCREPANCIES IN DISTANCES, 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 PUBLICLY MAINTAINED HIGHWAY SUBJECT TO ALL CITY ORDINANCES AND SUBDIVISION COVENANTS, CONDITIONS AND RESTRICTIONS THAT MAY APPLY.

THIS SURVEY IS CERTIFIED FOR THIS TRANSACTION DATE.



Tim Wells, White, Registered Professional Land Surveyor No. 5742

- 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 EDE, SHOWN ARE AS IDENTIFIED BY GR/NO, RES/126899 OF SOUTH LAND TITLE, LLC.
 3. NOTHING IN THIS SURVEY IS INTENDED TO EXPRESS AN OPINION REGARDING PROFESSIONAL JUDGMENT BY THE SURVEYOR, WHICH IS BASED ON HIS BEST KNOWLEDGE, INFORMATION AND BELIEF.
 4. THE WORD CERTIFY IS UNDERSTOOD TO BE AN EXPRESSION OF KNOWLEDGE, INFORMATION AND BELIEF.
 5. THE FINDINGS AND OPINIONS OF WELLS LAND SURVEY, LLC REFLECTED HEREON ARE PRIVILEGED, CONFIDENTIAL AND INTENDED FOR THE INDIVIDUAL OR ENTITY FOR WHOM THIS WORK WAS PREPARED. IT IS OF NO FORCE OR EFFECT FOR ANY OTHER PARTY. THE SURVEYOR'S CONSENT OR ASSENT 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 FROM ANY AND ALL DAMAGES, LOSSES, COSTS AND EXPENSES OF UNAUTHORIZED USE, RELIANCE OF REPRODUCTION, COPYRIGHT 2021. ALL RIGHTS RESERVED.

SURVEY OF

PROPERTY LIES WITHIN FLOOD ZONE "X", ACCORDING TO FIRM, MAP NO. 480770108E, DATED MAY 04, 2015, BY GRAPHIC PLOTTING ONLY. WELLS LAND SURVEY DOES NOT ASSUME RESPONSIBILITY FOR EXACT DETERMINATION, BEFORE COMMENCING ANY PLANNING, DESIGN, OR CONSTRUCTION IS STARTED. THE LIMITED CITY AND COUNTY ORDINANCES WHICH APPLY TO THIS LAND CONTACTED, SAID ENTITIES MAY IMPOSE LARGER FLOOD PLAN AND FLOODWAY RESTRICTIONS THAN SHOWN BY FIRM, MAPS THAT MAY AFFECT DEVELOPMENT.

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WELLS LAND SURVEY
712 F.M. 662
ANHUAC, TX 77514
(409) 267-3002
www.wellslandsurvey.com

ADDRESS: 418 LAZY RIVER LANE BOYER, WESLEY JACKSON
BAYTOWN, TX 77652
78PLS LICENSE # 10193901
JOB NO: 524-21 DATE: 07-23-21
DRAWN BY: AJ SCALE: 1" = 30'