



- NOTES:
- THE BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD 83.
 - 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. 22-680819-LU OF CAPITAL TITLE.
 - NOTHING IN THIS SURVEY IS INTENDED TO EXPRESS AN OPINION REGARDING OWNERSHIP OR TITLE.
 - 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.
 - SURVEY IS CERTIFIED FOR THIS TRANSACTION ONLY.
 - 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 2022. ALL RIGHTS RESERVED.
 - SCHEDULE B ITEMS
 7. RIGHT OF WAY EASEMENT EXECUTED BY ELIZABETH H. MOORE TO HUMBLE OIL & REFINING COMPANY, DATED NOVEMBER 20, 1936, FILED MARCH 31, 1937, RECORDED IN VOLUME 57, PAGE 105, REAL PROPERTY RECORDS, CHAMBERS COUNTY, TEXAS. (DOES NOT PERTAIN TO SUBJECT TRACT)
 8. RIGHT OF WAY EASEMENT EXECUTED BY GEORGE L. ANDERSON TO CHAMBERS COUNTY, DATED JULY 3, 1942, FILED JULY 8, 1942, RECORDED IN VOLUME 75, PAGE 361, REAL PROPERTY RECORDS, CHAMBERS COUNTY, TEXAS. (DOES NOT PERTAIN TO SUBJECT TRACT)
 9. RIGHT OF WAY EASEMENT EXECUTED BY ESTATE OF ELIZABETH H. MOORE TO HUMBLE OIL & REFINING COMPANY, DATED JULY 22, 1942, FILED DECEMBER 17, 1942, RECORDED IN VOLUME 76, PAGE 608, REAL PROPERTY RECORDS, CHAMBERS COUNTY, TEXAS. (DOES NOT PERTAIN TO SUBJECT TRACT)
 10. RIGHT OF WAY EASEMENT EXECUTED BY GEORGE L. ANDERSON TO CHAMBERS COUNTY, DATED FEBRUARY 26, 1945, FILED MARCH 12, 1945, RECORDED IN VOLUME 92, PAGE 221, REAL PROPERTY RECORDS, CHAMBERS COUNTY, TEXAS. (DOES NOT PERTAIN TO SUBJECT TRACT)
 11. RIGHT OF WAY EASEMENT EXECUTED BY IRENE DAVENPORT TO TRINITY BAY CONSERVATION DISTRICT, DATED MAY 31, 1950, FILED JANUARY 30, 1951, RECORDED IN VOLUME 129, PAGE 521, REAL PROPERTY RECORDS, CHAMBERS COUNTY, TEXAS. (DOES NOT PERTAIN TO SUBJECT TRACT)
 12. RIGHT OF WAY EASEMENT EXECUTED BY GEORGE BAUER TO TRINITY BAY CONSERVATION DISTRICT, DATED MAY 31, 1950, FILED JANUARY 30, 1951, RECORDED IN VOLUME 129, PAGE 522, REAL PROPERTY RECORDS, CHAMBERS COUNTY, TEXAS. (DOES NOT PERTAIN TO SUBJECT TRACT)
 13. RIGHT OF WAY EASEMENT EXECUTED BY LEROY BAUER TO TRINITY BAY CONSERVATION DISTRICT, DATED MAY 31, 1950, FILED JANUARY 30, 1951, RECORDED IN VOLUME 129, PAGE 524, REAL PROPERTY RECORDS, CHAMBERS COUNTY, TEXAS. (DOES NOT PERTAIN TO SUBJECT TRACT)
 14. RIGHT OF WAY EASEMENT EXECUTED BY GEORGE R. BAUER TO GULF REFINING COMPANY AND GULF OIL CORPORATION, DATED MARCH 7, 1951, FILED MARCH 9, 1951, RECORDED IN VOLUME 131, PAGE 197, REAL PROPERTY RECORDS, CHAMBERS COUNTY, TEXAS. (DOES NOT PERTAIN TO SUBJECT TRACT)
 15. RIGHT OF WAY EASEMENT EXECUTED BY G.R. BAUER TO TRINITY BAY CONSERVATION DISTRICT, DATED MAY 6, 1954, FILED JULY 23, 1954, RECORDED IN VOLUME 158, PAGE 566, REAL PROPERTY RECORDS, CHAMBERS COUNTY, TEXAS. (DOES NOT PERTAIN TO SUBJECT TRACT)
 16. RIGHT OF WAY EASEMENT EXECUTED BY G.R. BAUER TO TRINITY BAY CONSERVATION DISTRICT, DATED APRIL 7, 1965, RECORDED IN VOLUME 165, PAGE 387, REAL PROPERTY RECORDS, CHAMBERS COUNTY, TEXAS. (DOES NOT PERTAIN TO SUBJECT TRACT)
 17. RIGHT OF WAY EASEMENT EXECUTED BY GEORGE R. BAUER TO GULF REFINING COMPANY, DATED NOVEMBER 18, 1957, FILED NOVEMBER 27, 1957, RECORDED IN VOLUME 195, PAGE 400, REAL PROPERTY RECORDS CHAMBERS COUNTY, TEXAS. (DOES NOT PERTAIN TO SUBJECT TRACT)
 18. RIGHT OF WAY EASEMENT EXECUTED BY GEORGE R. BAUER, ET AL TO UNION CARBIDE CORPORATION, DATED MARCH 26, 1963, RECORDED IN VOLUME 244, PAGE 121, REAL PROPERTY RECORDS, CHAMBERS COUNTY, TEXAS. (DOES NOT PERTAIN TO SUBJECT TRACT)
 19. RIGHT OF WAY EASEMENT EXECUTED BY LEROY BAUER TO WARREN PETROLEUM CORPORATION, DATED APRIL 30, 1965, RECORDED IN VOLUME 265, PAGE 129, REAL PROPERTY RECORDS, CHAMBERS COUNTY, TEXAS. (BLANKET NOT PLOTABLE)
 20. RIGHT OF WAY EASEMENT EXECUTED BY LEROY BRAUER TO SINCLAIR PIPE LINE COMPANY, DATED AUGUST 24, 1965, FILED AUGUST 30, 1965, RECORDED IN VOLUME 266, PAGE 433, REAL PROPERTY RECORDS, CHAMBERS COUNTY, TEXAS. (DOES NOT PERTAIN TO SUBJECT TRACT)
 21. RIGHT OF WAY EASEMENT EXECUTED BY LEROY BAUER AND ROBERT BAUER TO TRINITY BAY CONSERVATION DISTRICT, DATED JANUARY 29, 1973, FILED SEPTEMBER 18, 1973, RECORDED IN VOLUME 349, PAGE 409, REAL PROPERTY RECORDS, CHAMBERS COUNTY, TEXAS. (DOES NOT PERTAIN TO SUBJECT TRACT)
 22. RIGHT OF WAY EASEMENT EXECUTED BY LEROY BAUER AND PATRICIA BAUER TO EXXON PIPELINE COMPANY, DATED MARCH 4, 1980, FILED APRIL 17, 1980, RECORDED IN VOLUME 452, PAGE 510, REAL PROPERTY RECORDS, CHAMBERS COUNTY, TEXAS. AMENDED BY INSTRUMENT RECORDED IN VOLUME 497, PAGE 213, REAL PROPERTY RECORDS, CHAMBERS COUNTY, TEXAS. (DOES NOT PERTAIN TO SUBJECT TRACT)
 23. RIGHT OF WAY EASEMENT EXECUTED BY TIMOTHY CLIFF BAUER AND VICKIE E. BAUER TO ENTERGY TEXAS, INC., DATED MARCH 15, 2012, FILED APRIL 25, 2012, RECORDED IN VOLUME 1332, PAGE 270, REAL PROPERTY RECORDS, CHAMBERS COUNTY, TEXAS. (BLANKET NOT PLOTABLE)
 24. RIGHT OF WAY EASEMENT EXECUTED BY BAUER BROTHERS, LLC TO CHEVRON PHILLIPS CHEMICAL COMPANY, LP, DATED DECEMBER 29, 2015, FILED APRIL 4, 2016, RECORDED IN VOLUME 1842, PAGE 29, REAL PROPERTY RECORDS, CHAMBERS COUNTY, TEXAS. (DOES NOT PERTAIN TO SUBJECT TRACT)
 25. RIGHT OF WAY PERMITS RECORDED IN VOLUME 273, PAGE 632 AND VOLUME 301, PAGE 742, REAL PROPERTY RECORDS, CHAMBERS COUNTY, TEXAS. (DOES NOT PERTAIN TO SUBJECT TRACT)

MARK COOPER
& JOY COOPER
CALLED 11.0000 ACRES
CLERK'S FILE NO.
2021-172424 OPRCC

CESAR ALBERTO GONZALEZ
& CRYSTAL MARIE GONZALEZ
CALLED 11.2928 ACRES
CLERK'S FILE NO.
2022-184826 OPRCC

LEGAL DESCRIPTION 11.0000 ACRES
J. M. DURAN LEAGUE, ABSTRACT NO. 11
CHAMBERS COUNTY, TEXAS

BEING A TRACT OR PARCEL CONTAINING 11.0000 ACRES (479,160 SQUARE FEET) OF LAND SITUATED IN THE J. M. DURAN LEAGUE, ABSTRACT NO. 11, CHAMBERS COUNTY, TEXAS, BEING OUT OF AND A PART OF LOT 7, BLOCK 52, OF THE WINNIE SUBURBS RECORDED IN VOLUME B, PAGE 21 OF THE MAP RECORDS OF CHAMBERS COUNTY, AND BEING OUT OF AND A PART OF TRACT 3 CONVEYED FROM LEROY H. BAUER AND PATRICIA BAUER TO TIMOTHY C. BAUER AND VICKY BAUER RECORDED IN VOLUME 825, PAGE 357 OF THE OFFICIAL PUBLIC RECORDS OF CHAMBERS COUNTY, SAID 11.0000 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 A 5/8 INCH CAPPED IRON ROD FOUND FOR THE SOUTHWEST END OF A CUTBACK CORNER AT THE INTERSECTION OF THE NORTH LINE OF FARM TO MARKET ROAD 1663 (120 FOOT RIGHT OF WAY) AND THE EAST RIGHT OF WAY LINE OF BAUER ROAD (60 FOOT RIGHT OF WAY) AND BEING THE SOUTHERLY SOUTHWEST CORNER OF MARK COOPER AND JOY COOPER CALLED 11.0000 ACRE TRACT DESCRIBED IN CLERKS FILE NO. 2021-172424 OF THE OFFICIAL PUBLIC RECORDS OF CHAMBERS COUNTY;

THENCE NORTH 87 DEGREES 25 MINUTES 22 SECONDS EAST, ALONG THE NORTH LINE OF SAID FARM TO MARKET ROAD 1663, WITH THE SOUTH LINE OF SAID MARK COOPER AND JOY COOPER CALLED 11.0000 ACRE TRACT, ACROSS LOTS 6, 7, A DISTANCE OF 600.46 FEET TO A 5/8 INCH CAPPED IRON ROD FOUND FOR THE SOUTHWEST CORNER OF SAID MARK COOPER AND JOY COOPER CALLED 11.0000 ACRE TRACT, AND BEING THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 02 DEGREES 41 MINUTES 35 SECONDS WEST, ACROSS SAID LOT 7, WITH THE EAST LINE OF SAID MARK COOPER AND JOY COOPER CALLED 11.0000 ACRE TRACT, AND WITH THE EAST LINE OF THE BAUER RANCH ESTATES SUBDIVISION RECORDED IN CLERKS FILE NO. 2021-167687 OF THE MAP RECORDS OF CHAMBERS COUNTY, A DISTANCE OF 1249.55 FEET TO A 5/8 INCH CAPPED IRON ROD FOUND IN THE NORTH LINE OF SAID LOT 7 AND IN THE SOUTH LINE OF LOT 4 OF SAID WINNIE SUBURBS, AND IN THE EAST LINE OF LOT 3 OF SAID BAUER RANCH ESTATES FOR THE SOUTHWEST CORNER OF THE CODY BRIST AND BROOKE C. BRIST CALLED 11.7700 ACRE TRACT DESCRIBED IN CLERKS FILE NO. 2022-176964 OF THE OFFICIAL PUBLIC RECORDS OF CHAMBERS COUNTY, AND BEING THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 87 DEGREES 18 MINUTES 25 SECONDS EAST, ALONG THE SOUTH LINE OF SAID CODY BRIST AND BROOKE C. BRIST CALLED 11.7700 ACRE TRACT, WITH THE COMMON LINE OF SAID LOTS 7 AND 4, A DISTANCE OF 383.35 FEET TO A 5/8 INCH CAPPED IRON ROD FOUND FOR THE NORTHWEST CORNER OF THE CESAR ALBERTO GONZALEZ AND CRYSTAL MARIE GONZALEZ CALLED 11.2928 ACRE TRACT DESCRIBED IN CLERKS FILE NO. 2022-184826 OF THE OFFICIAL PUBLIC RECORDS OF CHAMBERS COUNTY, AND BEING THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 02 DEGREES 41 MINUTES 35 SECONDS EAST, ACROSS SAID LOT 7, AND WITH THE WEST LINE OF SAID CESAR ALBERTO GONZALEZ AND CRYSTAL MARIE GONZALEZ CALLED 11.2928 ACRE TRACT, A DISTANCE OF 1250.33 FEET TO A 5/8 INCH CAPPED IRON ROD FOUND IN THE NORTH LINE OF SAID FARM TO MARKET ROAD 1663 FOR THE SOUTHWEST CORNER OF SAID CESAR ALBERTO GONZALEZ AND CRYSTAL MARIE GONZALEZ CALLED 11.2928 ACRE TRACT, AND BEING THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 87 DEGREES 25 MINUTES 22 SECONDS WEST, ALONG THE NORTH LINE OF SAID FARM TO MARKET ROAD 1663, A DISTANCE OF 383.35 FEET TO THE POINT OF BEGINNING AND CONTAINING 11.0000 ACRES OF LAND, MORE OR LESS.

- LEGEND:**
- POB - POINT OF BEGINNING
 - POC - POINT OF COMMENCING
 - X--- BARBED WIRE FENCE
 - E— OVERHEAD ELECTRIC LINES
 - ⊕— UTILITY POLE
 - CIRF - CAPPED IRON ROD FOUND
 - F.I.R.M. - FLOOD INSURANCE RATE MAP
 - OPRCC - OFFICIAL PUBLIC RECORDS OF CHAMBERS COUNTY
 - MRCC - MAP RECORDS CHAMBERS COUNTY
 - UR - UTILITY EASEMENT

PROPERTY LIES WITHIN FLOOD ZONE 'X', ACCORDING TO F.I.R.M. NO. 4807C0275E, 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 11.0000 ACRES (479,160 SQUARE FEET) OF LAND SITUATED IN THE J. M. DURAN LEAGUE, ABSTRACT NO. 11, CHAMBERS COUNTY, TEXAS, BEING OUT OF AND A PART OF LOT 7, BLOCK 52, OF THE WINNIE SUBURBS RECORDED IN VOLUME B, PAGE 21 OF THE MAP RECORDS OF CHAMBERS COUNTY, AND BEING OUT OF AND A PART OF TRACT 3 CONVEYED FROM LEROY H. BAUER AND PATRICIA BAUER TO TIMOTHY C. BAUER AND VICKY BAUER RECORDED IN VOLUME 825, PAGE 357 OF THE OFFICIAL PUBLIC RECORDS OF CHAMBERS COUNTY.

ADDRESS: 0 FM-1663 WINNIE, TX 77665 BUYER: CESAR GONZALEZ & CRYSTAL GONZALEZ

TBPLS LICENSE # 10193909

712 F.M. 562 ANAHUAC, TX 77514 (409) 267-3002

www.wellstandsurvey.com

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JOB NO: 640-22 DATE: 08-02-22

DRAWN BY: AL SCALE: 1" = 100'

SURVEYORS CERTIFICATION

TO: CAPITAL TITLE, CESAR GONZALEZ AND CRYSTAL GONZALEZ, EXCLUSIVELY;
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 AUGUST 02, 2022, AT THE TIME OF THIS SURVEY THERE WERE NO APPARENT DISCREPANCIES, SHORTAGES IN AREA, BOUNDARY LINE CONFLICT, 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

LEGAL DESCRIPTION 11.0000 ACRES
J. M. DURAN LEAGUE, ABSTRACT NO. 11
CHAMBERS COUNTY, TEXAS

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SURVEYED AUGUST 02, 2022
TIM WELLS WHITE, RPLS NO. 5742

WLS JOB NO. 640-22
WELLS LAND SURVEY, LLC



INVOICE

DATE: 8/10/2022

INVOICE NUMBER: 8146

JOB NUMBER: 640-22

Buyer: Cesar Gonzalez

GF# 22-696358-LU

Wells Land Survey, LLC

712 FM 562
Anahuac, Texas
77514

409-267-3002

www.wellslandsurvey.com

BILL TO:

Capitol Title
3195 Dowlen Rd Ste 108
Beaumont TX 77706

SERVICES	LOCATION	AMOUNT
Land Title Survey	0 FM 1663 Winnie, TX 77665	1,100.00T

Due upon receipt.
Make all checks payable to Wells Land Survey, LLC.
Please reference job number or send a copy of this invoice to ensure proper credit.
If you have any questions please call the office at 409-267-3002.

Subtotal	\$1,100.00
Sales Tax (7.25%)	\$79.75
Payments/Credits	\$0.00
Balance Due	\$1,179.75