



11.2928 ACRES
491,915 SQ. FEET

BLOCK 52

BAUER RESIDUE TRACT 3
825/357 OPRCC

- 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
 - 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)
 - 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)
 - 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)
 - 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)
 - 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)
 - 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)
 - 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. AMENDED BY INSTRUMENT RECORDED IN VOLUME 298, PAGE 602, REAL PROPERTY RECORDS CHAMBERS COUNTY, TEXAS. (DOES NOT PERTAIN TO SUBJECT TRACT)
 - RIGHT OF WAY EASEMENT EXECUTED BY G.R. BAUER TO TRINITY BAY CONSERVATION DISTRICT, DATED MAY 15, 1954, FILED JULY 29, 1954, RECORDED IN VOLUME 158, PAGE 566, REAL PROPERTY RECORDS, CHAMBERS COUNTY, TEXAS. (DOES NOT PERTAIN TO SUBJECT TRACT)
 - 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)
 - RIGHT OF WAY EASEMENT EXECUTED BY GEORGE R. BAUER TO GULF REFINING COMPANY, DATED NOVEMBER 16, 1957, FILED NOVEMBER 27, 1957, RECORDED IN VOLUME 195, PAGE 400, REAL PROPERTY RECORDS CHAMBERS COUNTY, TEXAS. (DOES NOT PERTAIN TO SUBJECT TRACT)
 - RIGHT OF WAY EASEMENT EXECUTED BY LEROY BAUER TO WARREN PETROLEUM CORPORATION, DATED APRIL 30, 1965, FILED JUNE 28, 1965, RECORDED IN VOLUME 265, PAGE 129, REAL PROPERTY RECORDS, CHAMBERS COUNTY, TEXAS. (BLANKET NOT PLOTTABLE)
 - 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)
 - 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 597, PAGE 213, REAL PROPERTY RECORDS, CHAMBERS COUNTY, TEXAS. (DOES NOT PERTAIN TO SUBJECT TRACT)
 - 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 PLOTTABLE)
 - 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)
 - 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)

BAUER RD. (60' RIGHT-OF-WAY PER 92/221 DRCC)

LEGAL DESCRIPTION 11.2928 ACRES
J. M. DURAN LEAGUE, ABSTRACT NO. 11
CHAMBERS COUNTY, TEXAS

BEING A TRACT OR PARCEL CONTAINING 11.2928 ACRES (491,915 SQUARE FEET) OF LAND SITUATED IN THE J. M. DURAN LEAGUE, ABSTRACT NO. 11, CHAMBERS COUNTY, TEXAS, BEING OUT OF AND A PART OF LOTS 7 AND 8, 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 11.2928 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 SOUTHEAST 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 SOUTHWEST CORNER OF MARK COOPER AND JOY COOPER CALLED 11.0000 ACRE TRACT DESCRIBED IN CLERK'S 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 983.80 FEET TO A 5/8 INCH CAPPED IRON ROD SET FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 02 DEGREES 41 MINUTES 35 SECONDS WEST, ACROSS SAID LOT 7, A DISTANCE OF 1250.33 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 SOUTH LINE OF THE CODY BRIST AND BROOKE C. BRIST CALLED 11.7700 ACRE TRACT DESCRIBED IN CLERK'S FILE NO. 2022-176964 OF THE OFFICIAL PUBLIC RECORDS OF CHAMBERS COUNTY FOR 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, AND WITH THE COMMON LINE OF SAID LOTS 8 AND 3, PASS AT 14.09 FEET THE SOUTHEAST CORNER OF SAID CODY BRIST AND BROOKE C. BRIST CALLED 11.7700 ACRE TRACT, PASS AT 235.12 FEET THE COMMON CORNER OF SAID LOTS 3, 4, 7 AND 8, IN ALL A DISTANCE OF 393.30 FEET TO A 5/8 INCH CAPPED IRON ROD SET FOR THE SOUTHWEST CORNER OF THE ANDRES TORRES FLORES CALLED 12.0000 ACRE TRACT DESCRIBED IN CLERK'S FILE NO. 2021-170504 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 8, A DISTANCE OF 1251.12 FEET TO A 5/8 INCH CAPPED IRON ROD FOUND IN THE NORTH LINE OF SAID FARM TO MARKET ROAD 1663 FOR THE SOUTHEAST 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 393.31 FEET TO THE POINT OF BEGINNING AND CONTAINING 11.2928 ACRES OF LAND, MORE OR LESS.

- LEGEND:**
- POB - POINT OF BEGINNING
 - POC - POINT OF COMMENCING
 - BARBED WIRE FENCE
 - OVERHEAD ELECTRIC LINES
 - U - UTILITY POLE
 - CIRF - CAPPED IRON ROD FOUND
 - CIRS - CAPPED IRON ROD SET
 - F.I.R.M. - FLOOD INSURANCE RATE MAP
 - OPRCC - OFFICIAL PUBLIC RECORDS OF CHAMBERS COUNTY
 - UE - UTILITY EASEMENT
 - DRCC - DEED RECORDS CHAMBERS COUNTY

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 11.2928 ACRES (491,915 SQUARE FEET) OF LAND SITUATED IN THE J. M. DURAN LEAGUE, ABSTRACT NO. 11, CHAMBERS COUNTY, TEXAS, BEING OUT OF AND A PART OF LOTS 7 AND 8, 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.

SURVEYOR'S 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 JUNE 09, 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

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: 477-22 DATE: 06-09-22
DRAWN BY: AL SCALE: 1"=100'