



FM-562
(100' RIGHT-OF-WAY)

N 02°30'31" W
228.17'

S 87°23'18" W
189.79'

- LEGEND:**
- UE - UTILITY EASEMENT
 - X - BARBED WIRE FENCE
 - E - OVERHEAD ELECTRIC LINES
 - - CHAIN LINK FENCE
 - ▨ - COVERED CONCRETE
 - ▩ - CONCRETE
 - ▧ - BRICK
 - ⊙ - SEPTIC SPRAY HEAD
 - ⊙ - UTILITY POLE
 - - TELEPHONE PEDESTAL
 - IRF - 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
 - AC - AIR CONDITIONER
 - POB - POINT OF BEGINNING
 - RRS - RAILROAD SPIKE

- 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 GF NO. 202346323 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 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 2023. ALL RIGHTS RESERVED.
 7. EASEMENT DATED MAY 25, 1955, RECORDED IN VOLUME 166, PAGE 603 OF THE DEED RECORDS OF CHAMBERS COUNTY, TEXAS, FROM G. C. CHAMBLISS, SR. TO TRINITY BAY CONSERVATION DISTRICT. (DOES NOT PERTAIN TO SUBJECT TRACT)

SURVEYOR'S CERTIFICATION

TO: CHAMBERS COUNTY ABSTRACT COMPANY AND CAMERON SMITH, 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 SEPTEMBER 15, 2023. AT THE TIME OF THIS SURVEY THERE WERE NO APPARENT DISCREPANCIES, SHORTAGES IN AREA, BOUNDARY LINE CONFLICTS, ENCROACHMENTS, OVERLAPPING OR 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 0.9937 ACRES
 CHARLES WILCOX 2/3 LEAGUE, ABSTRACT NO. 303
 CHAMBERS COUNTY, TEXAS

BEING A TRACT OR PARCEL CONTAINING 0.9937 OF AN ACRE (43,284 SQUARE FEET) OF LAND, SITUATED IN THE CHARLES WILCOX 2/3 LEAGUE, ABSTRACT NO. 303, CHAMBERS COUNTY, TEXAS, BEING OUT OF AND A PART OF A CALLED 100 ACRE TRACT OF LAND CONVEYED TO G. C. CHAMBLISS, SR. AND JACK CHAMBLISS IN DEED DATED SEPTEMBER 16, 1952, RECORDED IN VOLUME 146, PAGE 24 OF THE DEED RECORDS OF CHAMBERS COUNTY, BEING THAT SAME CALLED 0.993 ACRE TRACT CONVEYED FROM AUSTIN RAY JONES TO KAREN DENYSE JONES, ADMINISTRATRIX OF THE ESTATE OF KEITH ELMO JONES DESCRIBED IN CLERK'S FILE NO. 2018-128354 OF THE OFFICIAL PUBLIC RECORDS OF CHAMBERS COUNTY, SAID 0.9937 OF AN ACRE 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:

BEGINNING AT A 1/2 INCH IRON PIPE FOUND AT THE INTERSECTION OF THE EAST RIGHT OF WAY LINE OF FARM TO MARKET 562 (100 FOOT RIGHT OF WAY) THE SOUTH RIGHT OF WAY LINE OF AUDREY LANE (70 FOOT RIGHT OF WAY) IN THE WEST LINE OF SAID 100 ACRE TRACT, AND BEING THE NORTHWEST CORNER OF SAID CALLED 0.993 ACRE TRACT AND THE HEREIN DESCRIBED TRACT;

THENCE NORTH 87 DEGREES 22 MINUTES 00 SECONDS EAST, ALONG THE SOUTH RIGHT OF WAY LINE OF SAID AUDREY LANE, A DISTANCE OF 189.55 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED WELLS 5742 SET IN A TREE BASE FOR THE NORTHWEST CORNER OF THE BRIAN BROWN CALLED 0.9932 ACRE TRACT DESCRIBED IN CLERK'S FILE NO. 2022-177696 OF THE OFFICIAL PUBLIC RECORDS OF CHAMBERS COUNTY, AND BEING THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 02 DEGREES 34 MINUTES 12 SECONDS EAST, ALONG THE WEST LINE OF SAID BRIAN BROWN CALLED 0.9932 ACRE TRACT, A DISTANCE OF 228.24 FEET TO A 1/2 INCH IRON ROD FOUND FOR THE NORTHWEST CORNER OF THE ANASTACIO CHAVEZ AND JUANA CHAVEZ CALLED 0.993 ACRE TRACT DESCRIBED IN VOLUME 475, PAGE 469 OF THE OFFICIAL PUBLIC RECORDS OF CHAMBERS COUNTY, THE NORTHEAST CORNER OF THE JOSE E. MORENO AND ALICIA D. MORENO CALLED 0.981 ACRE TRACT DESCRIBED IN VOLUME 49, PAGE 260 OF THE OFFICIAL PUBLIC RECORDS OF CHAMBERS COUNTY, AND BEING THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 87 DEGREES 23 MINUTES 18 SECONDS WEST, ALONG THE NORTH LINE OF SAID JOSE E. MORENO AND ALICIA D. MORENO CALLED 0.981 ACRE TRACT, A DISTANCE OF 189.79 FEET TO A 1/2 INCH IRON PIPE FOUND IN THE EAST RIGHT OF WAY LINE OF SAID FARM TO MARKET 562, FOR THE NORTHWEST CORNER OF SAID JOSE E. MORENO AND ALICIA D. MORENO CALLED 0.981 ACRE TRACT, AND BEING THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 02 DEGREES 30 MINUTES 31 SECONDS WEST, ALONG THE EAST RIGHT OF WAY LINE OF SAID FARM TO MARKET 562, A DISTANCE OF 228.17 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.9937 OF AN ACRE OF LAND, MORE OR LESS.

PROPERTY LIES WITHIN FLOOD ZONE "A", ACCORDING TO F.I.R.M. NO. 48071C0220F, DATED JAN. 19, 2016, 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 0.9937 OF AN ACRE (43,284 SQUARE FEET) OF LAND, SITUATED IN THE CHARLES WILCOX 2/3 LEAGUE, ABSTRACT NO. 303, CHAMBERS COUNTY, TEXAS, BEING OUT OF AND A PART OF A CALLED 100 ACRE TRACT OF LAND CONVEYED TO G. C. CHAMBLISS, SR. AND JACK CHAMBLISS IN DEED DATED SEPTEMBER 16, 1952, RECORDED IN VOLUME 146, PAGE 24 OF THE DEED RECORDS OF CHAMBERS COUNTY, BEING THAT SAME CALLED 0.993 ACRE TRACT CONVEYED FROM AUSTIN RAY JONES TO KAREN DENYSE JONES, ADMINISTRATRIX OF THE ESTATE OF KEITH ELMO JONES DESCRIBED IN CLERK'S FILE NO. 2018-128354 OF THE OFFICIAL PUBLIC RECORDS OF CHAMBERS COUNTY.

ADDRESS: 112 AUDREY ST. ANAHUAC, TX 77514		BUYER: CAMERON SMITH	
		TBPLS LICENSE # 10193909	
		712 F.M. 562 ANAHUAC, TX 77514 (409) 267-3002	
www.wellslandsurvey.com			
JOB NO: 535-23		DATE: 09-15-23	
REVISED: 09-27-23 "TC"		SCALE: 1" = 50'	