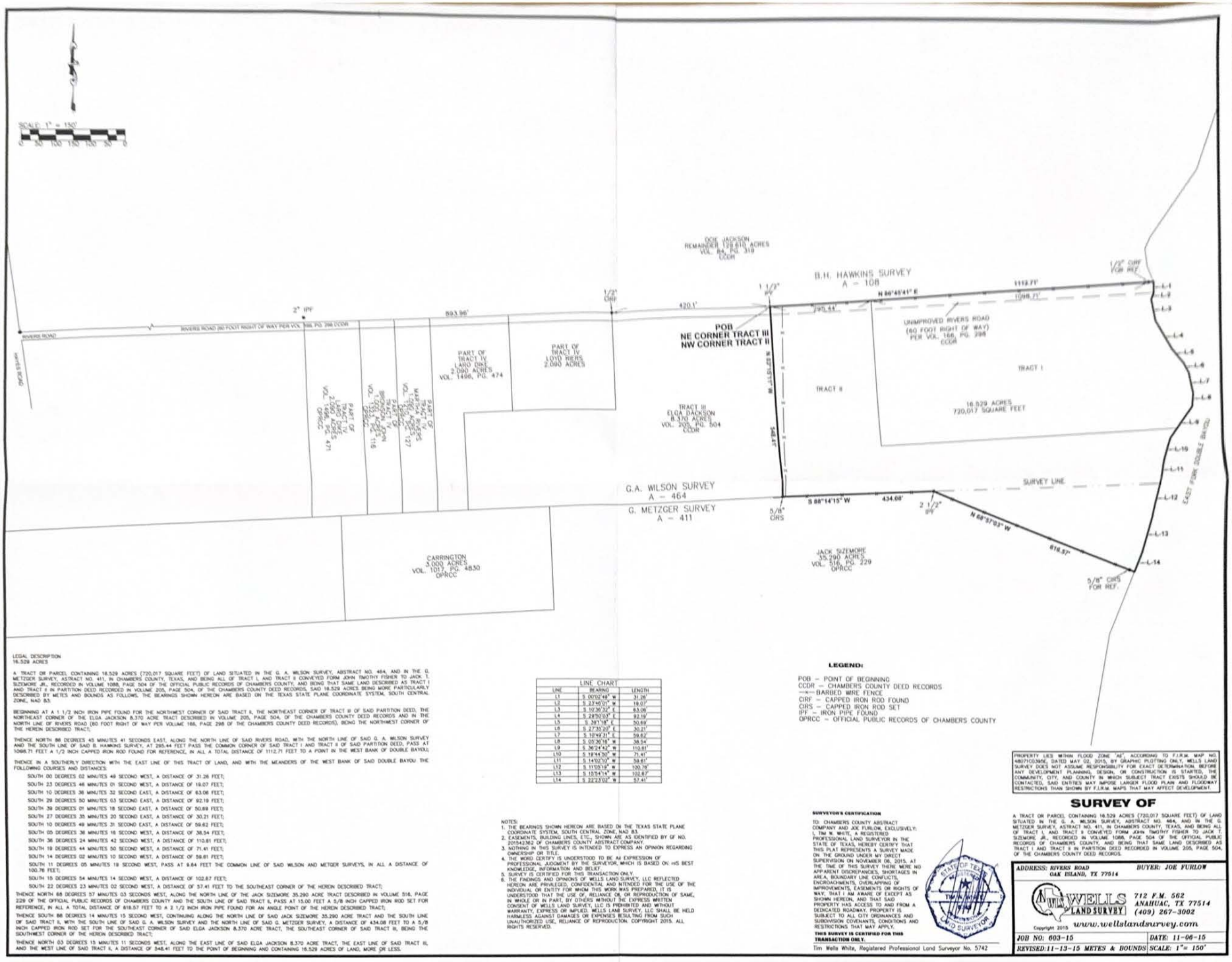

LEGAL DESCRIPTION
16.529 ACRES

A TRACT OR PARCEL CONTAINING 16.529 ACRES (720,017 SQUARE FEET) OF LAND SITUATED IN THE G. A. WILSON SURVEY, ABSTRACT NO. 464, AND IN THE G. METZGER SURVEY, ASTRACT NO. 411, IN CHAMBERS COUNTY, TEXAS, AND BEING ALL OF TRACT I, AND TRACT II CONVEYED FORM JOHN TIMOTHY FISHER TO JACK T. SIZEMORE JR., RECORDED IN VOLUME 1088, PAGE 504 OF THE OFFICIAL PUBLIC RECORDS OF CHAMBERS COUNTY, AND BEING THAT SAME LAND DESCRIBED AS TRACT I AND TRACT II IN PARTITION DEED RECORDED IN VOLUME 205, PAGE 504, OF THE CHAMBERS COUNTY DEED RECORDS, SAID 16.529 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.

BEGINNING AT A 1 1/2 INCH IRON PIPE FOUND FOR THE NORTHWEST CORNER OF SAID TRACT II, THE NORTHEAST CORNER OF TRACT III OF SAID PARTITION DEED, THE NORTHEAST CORNER OF THE ELGA JACKSON 8.370 ACRE TRACT DESCRIBED IN VOLUME 205, PAGE 504, OF THE CHAMBERS COUNTY DEED RECORDS AND IN THE NORTH LINE OF RIVERS ROAD (80 FOOT RIGHT OF WAY PER VOLUME 166, PAGE 298 OF THE CHAMBERS COUNTY DEED RECORDS), BEING THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 88 DEGREES 45 MINUTES 41 SECONDS EAST, ALONG THE NORTH LINE OF SAID RIVERS ROAD, WITH THE NORTH LINE OF SAID G. A. WILSON SURVEY AND THE SOUTH LINE OF SAID B. HAWKINS SURVEY, AT 285.44 FEET PASS THE COMMON CORNER OF SAID TRACT I AND TRACT II OF SAID PARTITION DEED, PASS AT 1098.71 FEET A 1/2 INCH CAPPED IRON ROD FOUND FOR REFERENCE, IN ALL A TOTAL DISTANCE OF 1112.71 FEET TO A POINT IN THE WEST BANK OF DOUBLE BAYOU;

THENCE IN A SOUTHERLY DIRECTION WITH THE EAST LINE OF THIS TRACT OF LAND, AND WITH THE MEANDERS OF THE WEST BANK OF SAID DOUBLE BAYOU THE FOLLOWING COURSES AND DISTANCES:

SOUTH 00 DEGREES 02 MINUTES 48 SECOND WEST, A DISTANCE OF 31.26 FEET;
SOUTH 23 DEGREES 46 MINUTES 01 SECOND WEST, A DISTANCE OF 19.07 FEET;
SOUTH 10 DEGREES 36 MINUTES 32 SECOND EAST, A DISTANCE OF 63.08 FEET;
SOUTH 29 DEGREES 50 MINUTES 03 SECOND EAST, A DISTANCE OF 92.19 FEET;
SOUTH 39 DEGREES 01 MINUTES 18 SECOND EAST, A DISTANCE OF 50.89 FEET;
SOUTH 27 DEGREES 35 MINUTES 20 SECOND EAST, A DISTANCE OF 30.21 FEET;
SOUTH 10 DEGREES 49 MINUTES 31 SECOND EAST, A DISTANCE OF 59.62 FEET;
SOUTH 05 DEGREES 36 MINUTES 16 SECOND WEST, A DISTANCE OF 38.54 FEET;
SOUTH 36 DEGREES 24 MINUTES 42 SECOND WEST, A DISTANCE OF 110.81 FEET;
SOUTH 19 DEGREES 44 MINUTES 50 SECOND WEST, A DISTANCE OF 71.41 FEET;
SOUTH 14 DEGREES 02 MINUTES 10 SECOND WEST, A DISTANCE OF 59.81 FEET;
SOUTH 11 DEGREES 05 MINUTES 18 SECOND WEST, PASS AT 9.64 FEET THE COMMON LINE OF SAID WILSON AND METGER SURVEYS, IN ALL A DISTANCE OF 100.76 FEET;
SOUTH 15 DEGREES 54 MINUTES 14 SECOND WEST, A DISTANCE OF 102.87 FEET;
SOUTH 22 DEGREES 23 MINUTES 02 SECOND WEST, A DISTANCE OF 57.41 FEET TO THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 68 DEGREES 57 MINUTES 03 SECONDS WEST, ALONG THE NORTH LINE OF THE JACK SIZEMORE 35.290 ACRE TRACT DESCRIBED IN VOLUME 516, PAGE 229 OF THE OFFICIAL PUBLIC RECORDS OF CHAMBERS COUNTY AND THE SOUTH LINE OF SAID TRACT II, PASS AT 15.00 FEET A 5/8 INCH CAPPED IRON ROD SET FOR REFERENCE, IN ALL A TOTAL DISTANCE OF 618.57 FEET TO A 2 1/2 INCH IRON PIPE FOUND FOR AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 88 DEGREES 14 MINUTES 15 SECOND WEST, CONTINUING ALONG THE NORTH LINE OF SAID JACK SIZEMORE 35.290 ACRE TRACT AND THE SOUTH LINE OF SAID TRACT II, WITH THE SOUTH LINE OF SAID G. A. WILSON SURVEY AND THE NORTH LINE OF SAID G. METZGER SURVEY, A DISTANCE OF 434.08 FEET TO A 5/8 INCH CAPPED IRON ROD SET FOR THE SOUTHEAST CORNER OF SAID ELGA JACKSON 8.370 ACRE TRACT, THE SOUTHEAST CORNER OF SAID TRACT III, BEING THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 03 DEGREES 13 MINUTES 11 SECONDS WEST, ALONG THE EAST LINE OF SAID ELGA JACKSON 8.370 ACRE TRACT, THE EAST LINE OF SAID TRACT III, AND THE WEST LINE OF SAID TRACT II, A DISTANCE OF 548.41 FEET TO THE POINT OF BEGINNING AND CONTAINING 16.529 ACRES OF LAND, MORE OR LESS.

LINE CHART		
LINE	BEARING	LENGTH
L1	S 00°02'48" W	31.26'
L2	S 23°46'01" W	19.07'
L3	S 10°36'32" E	63.08'
L4	S 29°50'03" E	92.19'
L5	S 39°01'18" E	50.89'
L6	S 27°35'20" E	30.21'
L7	S 10°49'31" E	59.62'
L8	S 05°36'16" W	38.54'
L9	S 36°24'42" W	110.81'
L10	S 19°44'50" W	71.41'
L11	S 14°02'10" W	59.81'
L12	S 11°05'18" W	100.76'
L13	S 15°54'14" W	102.87'
L14	S 22°23'02" W	57.41'

NOTES:
1. THE BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD 83.
2. EASEMENTS, BUILDING LINES, ETC., SHOWN ARE AS IDENTIFIED BY GF NO. 201542362 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 2015. ALL RIGHTS RESERVED.

LEGEND:

POB – POINT OF BEGINNING
CCDR – CHAMBERS COUNTY DEED RECORDS
—x— BARBED WIRE FENCE
CIRF – CAPPED IRON ROD FOUND
CIRS – CAPPED IRON ROD SET
IPF – IRON PIPE FOUND
OPRCC – OFFICIAL PUBLIC RECORDS OF CHAMBERS COUNTY

PROPERTY LIES WITHIN FLOOD ZONE "AE", ACCORDING TO F.I.R.M. MAP NO. 48071C0395E, DATED MAY 02, 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 LARGER FLOOD PLAIN AND FLOODWAY RESTRICTIONS THAN SHOWN BY F.I.R.M. MAPS THAT MAY AFFECT DEVELOPMENT.

SURVEYOR'S CERTIFICATION

TO: CHAMBERS COUNTY ABSTRACT COMPANY AND JOE FURLOW, 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 NOVEMBER 06, 2015, 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

STATE OF TEXAS
TIM WHITE
5742
REGISTERED
PROFESSIONAL
LAND SURVEYOR

SURVEY OF

A TRACT OR PARCEL CONTAINING 16.529 ACRES (720,017 SQUARE FEET) OF LAND SITUATED IN THE G. A. WILSON SURVEY, ABSTRACT NO. 464, AND IN THE G. METZGER SURVEY, ASTRACT NO. 411, IN CHAMBERS COUNTY, TEXAS, AND BEING ALL OF TRACT I, AND TRACT II CONVEYED FORM JOHN TIMOTHY FISHER TO JACK T. SIZEMORE JR., RECORDED IN VOLUME 1088, PAGE 504 OF THE OFFICIAL PUBLIC RECORDS OF CHAMBERS COUNTY, AND BEING THAT SAME LAND DESCRIBED AS TRACT I AND TRACT II IN PARTITION DEED RECORDED IN VOLUME 205, PAGE 504, OF THE CHAMBERS COUNTY DEED RECORDS.

ADDRESS: RIVERS ROAD
OAK ISLAND, TX 77514

BUYER: JOE FURLOW

WELLS LAND SURVEY
712 F.M. 562
ANAHUAC, TX 77514
(409) 267-3002
www.wellslandsurvey.com

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JOB NO: 603-15
DATE: 11-06-15
REVISED: 11-13-15 METES & BOUNDS
SCALE: 1"= 150'