

SCALE: 1" = 80'



GUY C. JACKSON III & JAMES ROBERTS JACKSON  
10.00 ACRES  
152/206 DRCC

J.B. FARRIS SUBDIVISION  
SOUTH 1/2 OF LOT 1  
B/28 MRCC

J.B. FARRIS SUBDIVISION  
LOT 2  
B/28 MRCC

J.B. FARRIS SUBDIVISION  
LOT 3  
B/28 MRCC

JOSEPH HLMON JOHNSON JR.  
CALLED 7.00 ACRES  
1303/305 OPRCC

GREGORY DOWNS RHEA  
CALLED 7.0031 ACRES  
CLERK'S FILE NO.  
2023-189959 OPRCC

JENNY CLARENCE  
CALLED 14.0063 ACRES  
607/447 DRCC

STATE HWY-61  
(100' RIGHT-OF-WAY)

KYE D. NAQUIN & STARRLA NAQUIN  
CALLED 52.265 ACRES  
TRACT 1  
634/814 OPRCC

40' PRIVATE ROAD EASEMENT  
607/447 DRCC &  
40' PRIVATE ROAD EASEMENT  
510/678 OPRCC &  
CLERK'S FILE NO.  
2001-005423 OPRCC,  
2021-173733 OPRCC &  
2023-191318 OPRCC

KINDER MORGAN  
PIPELINE EASEMENT

N 87°35'47" E 1272.72'

N 87°35'47" E 1271.43'

7.0031 ACRES  
305,055 SQ. FEET

S 87°35'47" W 1270.13'

N 00°40'11" W 240.16'

DIRT ROAD

S 00°21'37" E 240.21'

POB

- NOTES:
- THE BEARINGS SHOWN HEREON ARE BASED ON THE VESTING DEED RECORDED IN VOLUME 1499, PAGE 185 OF THE OFFICIAL PUBLIC RECORDS OF CHAMBERS COUNTY.
  - SURVEYOR DID NOT ABSTRACT PROPERTY. SURVEY BASED ON LEGAL DESCRIPTIONS SUPPLIED BY TITLE COMPANY. EASEMENTS, BUILDING LINES, ETC., SHOWN ARE AS IDENTIFIED BY OF NO. RS02302895 OF SOUTH LAND TITLE, LLC.
  - 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 OR REPRODUCTION. COPYRIGHT 2023. ALL RIGHTS RESERVED.
- SCHEDULE B ITEMS
- AN EASEMENT GRANTED TO GULF STATES UTILITIES AS SET FORTH IN INSTRUMENT RECORDED IN/UNDER VOLUME 32, PAGE 112 OF THE DEED RECORDS OF CHAMBERS COUNTY, TEXAS. (DOES NOT PERTAIN TO SUBJECT TRACT)
  - PIPELINE RIGHT-OF-WAY GRANTED TO HUMBLE PIPE LINE COMPANY AS SET FORTH IN INSTRUMENT RECORDED IN/UNDER VOLUME 42, PAGE 586 OF THE DEED RECORDS OF CHAMBERS COUNTY, TEXAS. (BLANKET NOT PLOTABLE)
  - PIPELINE RIGHT-OF-WAY GRANTED TO HUMBLE PIPE LINE COMPANY AS SET FORTH IN INSTRUMENT RECORDED IN/UNDER VOLUME 80, PAGE 296 OF THE DEED RECORDS OF CHAMBERS COUNTY, TEXAS. (BLANKET NOT PLOTABLE)
  - AN EASEMENT GRANTED TO UNITED GAS PIPELINE COMPANY AS SET FORTH IN INSTRUMENT RECORDED IN/UNDER VOLUME 185, PAGE 530 OF THE DEED RECORDS OF CHAMBERS COUNTY, TEXAS. (BLANKET NOT PLOTABLE)
  - AN EASEMENT GRANTED TO GULF STATES UTILITIES COMPANY AS SET FORTH IN INSTRUMENT RECORDED IN/UNDER VOLUME 209, PAGE 191 OF THE DEED RECORDS OF CHAMBERS COUNTY, TEXAS. (DOES NOT PERTAIN TO SUBJECT TRACT)
  - AN EASEMENT GRANTED TO GULF STATES UTILITIES AS SET FORTH IN INSTRUMENT RECORDED IN/UNDER VOLUME 303, PAGE 32 (6802993) OF THE OFFICIAL PUBLIC RECORDS OF CHAMBERS COUNTY, TEXAS. (DOES NOT PERTAIN TO SUBJECT TRACT)
  - AN EASEMENT GRANTED TO GULF STATES UTILITIES COMPANY AS SET FORTH IN INSTRUMENT RECORDED IN/UNDER VOLUME 310, PAGE 297 (6902363) OF THE DEED RECORDS OF CHAMBERS COUNTY, TEXAS. (DOES NOT PERTAIN TO SUBJECT TRACT)
  - AN EASEMENT GRANTED TO GULF STATES UTILITIES COMPANY AS SET FORTH IN INSTRUMENT RECORDED IN/UNDER VOLUME 310, PAGE 299 (6902364) OF THE DEED RECORDS OF CHAMBERS COUNTY, TEXAS. (DOES NOT PERTAIN TO SUBJECT TRACT)

**SURVEYOR'S CERTIFICATION**

TO: SOUTH LAND TITLE, LLC, MICHAEL LEWIS AND LUISA CIBRIAN VASQUEZ, EXCLUSIVELY.

I, 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 MARCH 31, 2023. 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



LEGAL DESCRIPTION 7.0031 ACRES  
NEWELL MORSE SURVEY, ABSTRACT NO. 197  
CHAMBERS COUNTY, TEXAS

BEING A TRACT OR PARCEL CONTAINING 7.0031 ACRES (305,055 SQUARE FEET) OF LAND SITUATED IN THE NEWELL MORSE SURVEY, ABSTRACT NO. 197, CHAMBERS COUNTY, TEXAS, BEING OUT OF AND A PART OF A CALLED 14.00 ACRE TRACT CONVEYED FROM WILLIAM R. JACKSON TO MARISA MIRANDA AND AGUSTIN MIRANDA RECORDED IN VOLUME 1499, PAGE 198 OF THE OFFICIAL PUBLIC RECORDS OF CHAMBERS COUNTY, SAID 7.0031 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS. THE BEARINGS SHOWN HEREON ARE BASED ON THE VESTING DEED RECORDED IN VOLUME 1499, PAGE 185 OF THE OFFICIAL PUBLIC RECORDS OF CHAMBERS COUNTY:

BEGINNING AT A 1/4 INCH IRON PIPE FOUND IN A WESTERLY LINE OF THE KYE D. NAQUIN AND STARRLA NAQUIN CALLED 52.265 ACRE TRACT DESCRIBED IN VOLUME 634, PAGE 814 OF THE OFFICIAL PUBLIC RECORDS OF CHAMBERS COUNTY FOR THE NORTHEAST CORNER OF THE JENNY CLARENCE CALLED 14.0063 ACRE TRACT DESCRIBED IN VOLUME 607, PAGE 447 OF THE DEED RECORDS OF CHAMBERS COUNTY, AND BEING THE SOUTHEAST CORNER OF SAID 14.00 ACRE TRACT AND THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 87 DEGREES 35 MINUTES 47 SECONDS WEST, ALONG THE NORTH LINE OF SAID JENNY CLARENCE CALLED 14.0063 ACRE TRACT, AND WITH THE SOUTH LINE OF SAID 14.00 ACRE TRACT, A DISTANCE OF 1270.13 FEET TO A 1/2 INCH IRON ROD FOUND IN THE EAST LINE OF LOT 3 OF THE J.B. FARRIS SUBDIVISION RECORDED IN VOLUME B, PAGE 28 OF THE MAP RECORDS OF CHAMBERS COUNTY FOR THE NORTHWEST CORNER OF SAID JENNY CLARENCE CALLED 14.0063 ACRE TRACT, AND BEING THE SOUTHWEST CORNER OF SAID 14.00 ACRE TRACT AND THE HEREIN DESCRIBED TRACT;

THENCE NORTH 00 DEGREES 40 MINUTES 11 SECONDS WEST, ALONG THE EAST LINE OF SAID LOT 3, AND WITH THE WEST LINE OF SAID 14.00 ACRE TRACT, A DISTANCE OF 240.16 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED WELLS 5742 FOUND FOR THE SOUTHWEST CORNER OF THE GREGORY DOWNS RHEA CALLED 7.0031 ACRE TRACT DESCRIBED IN CLERK'S FILE NO. 2023-189959 OF THE OFFICIAL PUBLIC RECORDS OF CHAMBERS COUNTY, AND BEING THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 87 DEGREES 35 MINUTES 47 SECONDS EAST, ACROSS SAID 14.00 ACRE TRACT, AND WITH THE SOUTH LINE OF SAID GREGORY DOWNS RHEA CALLED 7.0031 ACRE TRACT, A DISTANCE OF 1271.43 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED WELLS 5742 FOUND IN THE WEST LINE OF SAID KYE D. NAQUIN AND STARRLA NAQUIN CALLED 52.265 ACRE TRACT, AND IN THE EAST LINE OF SAID 14.00 ACRE TRACT FOR THE SOUTHEAST CORNER OF SAID GREGORY DOWNS RHEA CALLED 7.0031 ACRE TRACT, AND BEING THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 00 DEGREES 21 MINUTES 37 SECONDS EAST, ALONG THE EAST LINE OF SAID 14.00 ACRE TRACT, WITH THE WEST LINE OF SAID KYE D. NAQUIN AND STARRLA NAQUIN CALLED 52.265 ACRE TRACT, A DISTANCE OF 240.21 FEET TO THE POINT OF BEGINNING AND CONTAINING 7.0031 ACRES OF LAND, MORE OR LESS.

- LEGEND:**
- MRCC - MAP RECORDS CHAMBERS COUNTY
  - F.I.R.M. - FLOOD INSURANCE RATE MAP
  - OPRCC - OFFICIAL PUBLIC RECORDS OF CHAMBERS COUNTY
  - POB - POINT OF BEGINNING
  - X- BARBED WIRE FENCE
  - IRF - IRON ROD FOUND
  - CIRF - CAPPED IRON ROD FOUND
  - IPF - IRON PIPE FOUND
  - △ - PIPELINE MARKER
  - DRCC - DEED RECORDS CHAMBERS COUNTY

PROPERTY LIES WITHIN FLOOD ZONE 'X/X-SHADED', ACCORDING TO F.I.R.M. NO. 48071C0220F, DATED JAN. 19, 2018, 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 7.0031 ACRES (305,055 SQUARE FEET) OF LAND SITUATED IN THE NEWELL MORSE SURVEY, ABSTRACT NO. 197, CHAMBERS COUNTY, TEXAS, BEING OUT OF AND A PART OF A CALLED 14.00 ACRE TRACT CONVEYED FROM WILLIAM R. JACKSON TO MARISA MIRANDA AND AGUSTIN MIRANDA RECORDED IN VOLUME 1499, PAGE 198 OF THE OFFICIAL PUBLIC RECORDS OF CHAMBERS COUNTY.

ADDRESS: 0 HWY-61 ANAHUAC, TX 77514 BUYER: MICHAEL LEWIS & LUISA CIBRIAN VASQUEZ

TBPLS LICENSE # 10193909  
  
 712 F.M. 562 ANAHUAC, TX 77514  
 (409) 267-3002  
 www.wellslandsurvey.com

JOB NO: 176-23 DATE: 03-31-23  
 DRAWN BY: AL SCALE: 1" = 80'