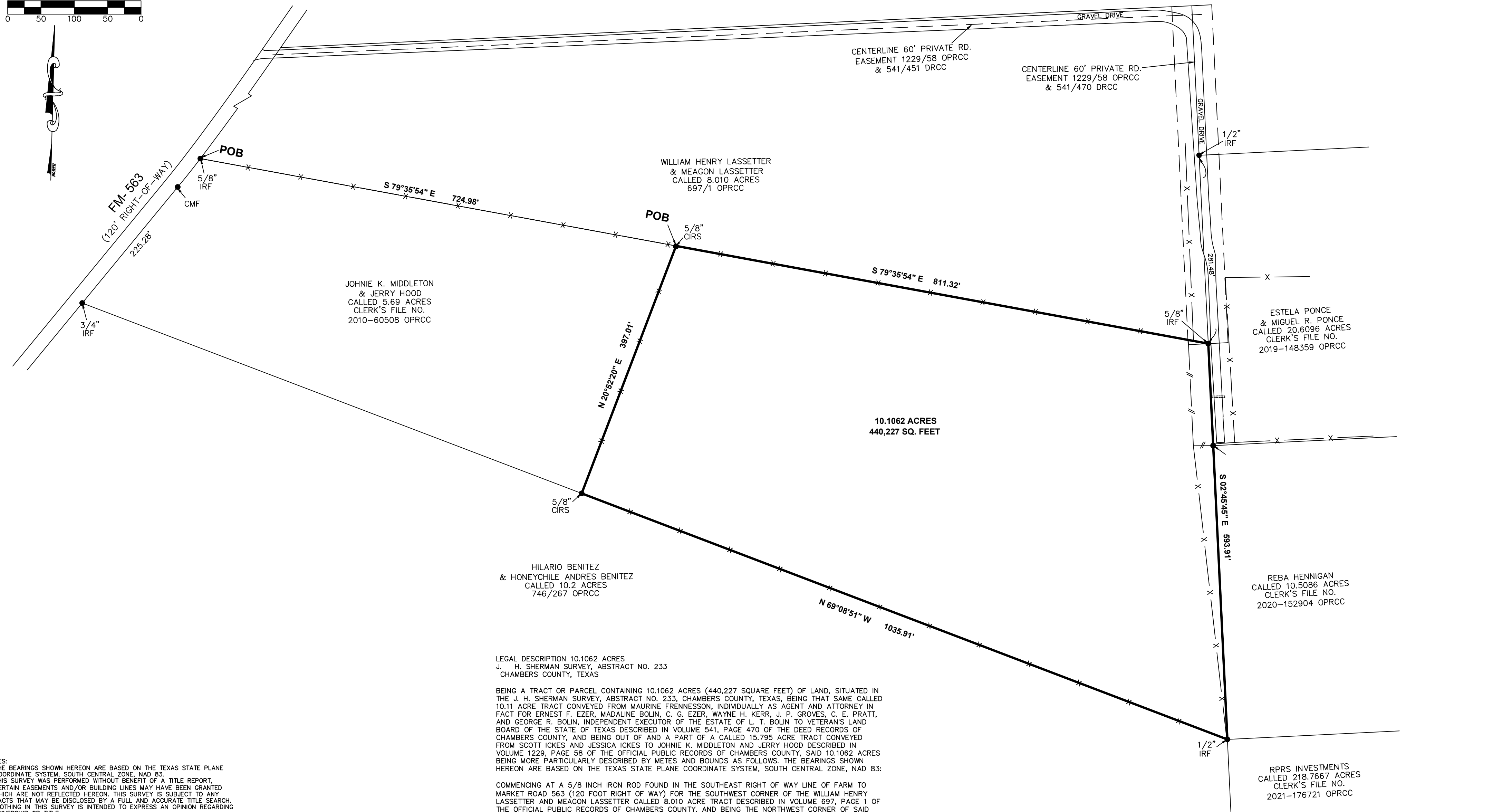
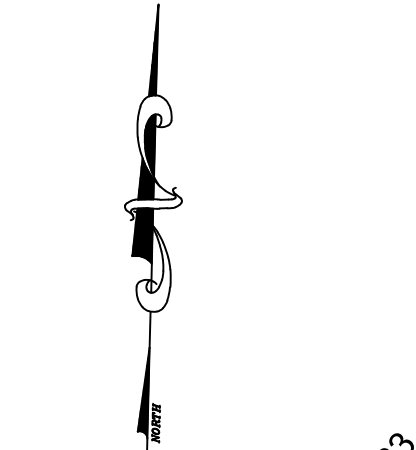


SCALE: 1"=100'



LEGAL DESCRIPTION 10.1062 ACRES
J. H. SHERMAN SURVEY, ABSTRACT NO. 233
CHAMBERS COUNTY, TEXAS

BEING A TRACT OR PARCEL CONTAINING 10.1062 ACRES (440,227 SQUARE FEET) OF LAND, SITUATED IN THE J. H. SHERMAN SURVEY, ABSTRACT NO. 233, CHAMBERS COUNTY, TEXAS, BEING THAT SAME CALLED 10.11 ACRE TRACT CONVEYED FROM MAURINE FRENNESSON, INDIVIDUALLY AS AGENT AND ATTORNEY IN FACT FOR ERNEST F. EZER, MADALINE BOLIN, C. G. EZER, WAYNE H. KERR, J. P. GROVES, C. E. PRATT, AND GEORGE R. BOLIN, INDEPENDENT EXECUTOR OF THE ESTATE OF L. T. BOLIN TO VETERAN'S LAND BOARD OF THE STATE OF TEXAS DESCRIBED IN VOLUME 541, PAGE 470 OF THE DEED RECORDS OF CHAMBERS COUNTY, AND BEING OUT OF AND A PART OF A CALLED 15.795 ACRE TRACT CONVEYED FROM SCOTT ICKES AND JESSICA ICKES TO JOHNIE K. MIDDLETON AND JERRY HOOD DESCRIBED IN VOLUME 1229, PAGE 58 OF THE OFFICIAL PUBLIC RECORDS OF CHAMBERS COUNTY, SAID 10.1062 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 IRON ROD FOUND IN THE SOUTHWEST RIGHT OF WAY LINE OF FARM TO MARKET ROAD 563 (120 FOOT RIGHT OF WAY) FOR THE SOUTHWEST CORNER OF THE WILLIAM HENRY LASSETTER AND MEAGON LASSETTER CALLED 8.010 ACRE TRACT DESCRIBED IN VOLUME 697, PAGE 1 OF THE OFFICIAL PUBLIC RECORDS OF CHAMBERS COUNTY, AND BEING THE NORTHWEST CORNER OF SAID 15.795 ACRE TRACT;

THENCE SOUTH 79 DEGREES 35 MINUTES 54 SECONDS EAST, ALONG THE NORTH LINE OF SAID 15.795 ACRE TRACT, WITH THE SOUTH LINE OF SAID WILLIAM HENRY LASSETTER AND MEAGON LASSETTER CALLED 8.01 ACRE TRACT, A DISTANCE OF 724.98 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED WELLS 5742 SET FOR THE NORTHWEST CORNER OF SAID 10.11 ACRE TRACT, THE HEREIN DESCRIBED TRACT AND THE POINT OF BEGINNING;

THENCE SOUTH 79 DEGREES 35 MINUTES 54 SECONDS EAST, CONTINUING ALONG THE NORTH LINE OF SAID 15.795 ACRE TRACT, THE NORTH LINE OF SAID 10.11 ACRE TRACT, WITH THE SOUTH LINE OF SAID WILLIAM HENRY LASSETTER AND MEAGON LASSETTER CALLED 8.01 ACRE TRACT, A DISTANCE OF 811.32 FEET TO A 5/8 INCH IRON ROD FOUND IN THE WEST LINE OF THE ESTELA PONCE AND MIGUEL R. PONCE CALLED 20.6096 ACRE TRACT DESCRIBED IN CLERK'S FILE NO. 2019-148359 OF THE OFFICIAL PUBLIC RECORDS OF CHAMBERS COUNTY, FOR THE SOUTHWEST CORNER OF SAID WILLIAM HENRY LASSETTER AND MEAGON LASSETTER CALLED 8.01 ACRE TRACT, AND BEING THE NORTHEAST CORNER OF SAID 15.795 ACRE TRACT, SAID 10.11 ACRE TRACT AND THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 02 DEGREES 45 MINUTES 45 SECONDS EAST, ALONG THE EAST LINE OF SAID 15.795 ACRE TRACT, WITH THE WEST LINE OF SAID ESTELA PONCE AND MIGUEL R. PONCE CALLED 20.6096 ACRE TRACT, THE WEST LINE OF THE REBA HENNIGAN CALLED 10.5086 ACRE TRACT DESCRIBED IN CLERK'S FILE NO. 2020-152904 OF THE OFFICIAL PUBLIC RECORDS OF CHAMBERS COUNTY, A DISTANCE OF 593.31 FEET TO A 1/2 INCH IRON ROD FOUND FOR THE COMMON WEST CORNER OF SAID REBA HENNIGAN CALLED 10.5086 ACRE TRACT AND THE RPRS INVESTMENTS CALLED 218.7667 ACRE TRACT DESCRIBED IN CLERK'S FILE NO. 2021-176721 OF THE OFFICIAL PUBLIC RECORDS OF CHAMBERS COUNTY, THE NORTHEAST CORNER OF THE HILARIO BENITEZ AND HONEYCHILE ANDRES BENITEZ CALLED 10.2 ACRE TRACT DESCRIBED IN VOLUME 746, PAGE 267 OF THE OFFICIAL PUBLIC RECORDS OF CHAMBERS COUNTY, AND BEING THE SOUTHWEST CORNER OF SAID 15.795 ACRE TRACT, SAID 10.11 ACRE TRACT AND THE HEREIN DESCRIBED TRACT;

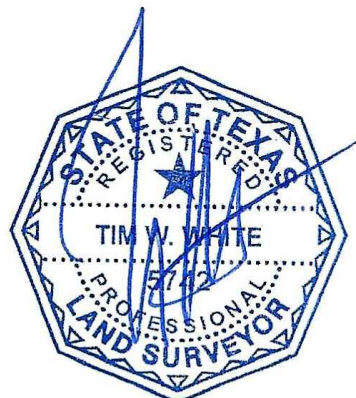
THENCE NORTH 69 DEGREES 08 MINUTES 51 SECONDS WEST, ALONG THE SOUTH LINE OF SAID 15.795 ACRE TRACT, THE SOUTH LINE OF SAID 10.11 ACRE TRACT, WITH THE NORTH LINE OF SAID HILARIO BENITEZ AND HONEYCHILE ANDRES BENITEZ CALLED 10.2 ACRE TRACT, A DISTANCE OF 1035.91 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED WELLS 5742 SET FOR THE NORTHWEST CORNER OF SAID 10.11 ACRE TRACT AND THE HEREIN DESCRIBED TRACT;

THENCE NORTH 20 DEGREES 52 MINUTES 20 SECONDS EAST, ACROSS SAID 15.795 ACRE TRACT, WITH THE WEST LINE OF SAID 10.11 ACRE TRACT, A DISTANCE OF 397.01 FEET TO THE POINT OF BEGINNING AND CONTAINING 10.1062 ACRES OF LAND, MORE OR LESS.

- NOTES:
1. THE BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD 83.
 2. THIS SURVEY WAS PERFORMED WITHOUT BENEFIT OF A TITLE REPORT. CERTAIN EASEMENTS AND/OR BUILDING LINES MAY HAVE BEEN GRANTED WHICH ARE NOT REFLECTED HEREON. THIS SURVEY IS SUBJECT TO ANY FACTS THAT MAY BE DISCLOSED BY A FULL AND ACCURATE TITLE SEARCH.
 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 2024. ALL RIGHTS RESERVED.
 7. ALL 5/8" IRON RODS SET ARE CAPPED WITH A PLASTIC CAP STAMPED "WELLS 5742".

SURVEYOR'S CERTIFICATION

TO: JERRY HOOD, 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 APRIL 16, 2024. 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

LEGEND:

- POB - POINT OF BEGINNING
- POC - POINT OF COMMENCING
- IRF - IRON ROD FOUND
- CIRS - CAPPED IRON ROD SET
- F.I.R.M. - FLOOD INSURANCE RATE MAP
- CMF - CONCRETE MONUMENT FOUND
- OPRCC - OFFICIAL PUBLIC RECORDS OF CHAMBERS COUNTY
- DRCC - DEED RECORDS CHAMBERS COUNTY

PROPERTY LIES WITHIN FLOOD ZONE 'X' ACCORDING TO F.I.R.M. NO. 4807100220F, 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 10.1062 ACRES (440,227 SQUARE FEET) OF LAND, SITUATED IN THE J. H. SHERMAN SURVEY, ABSTRACT NO. 233, CHAMBERS COUNTY, TEXAS, BEING THAT SAME CALLED 10.11 ACRE TRACT CONVEYED FROM MAURINE FRENNESSON, INDIVIDUALLY AS AGENT AND ATTORNEY IN FACT FOR ERNEST F. EZER, MADALINE BOLIN, C. G. EZER, WAYNE H. KERR, J. P. GROVES, C. E. PRATT, AND GEORGE R. BOLIN, INDEPENDENT EXECUTOR OF THE ESTATE OF L. T. BOLIN TO VETERAN'S LAND BOARD OF THE STATE OF TEXAS DESCRIBED IN VOLUME 541, PAGE 470 OF THE DEED RECORDS OF CHAMBERS COUNTY, AND BEING OUT OF AND A PART OF A CALLED 15.795 ACRE TRACT CONVEYED FROM SCOTT ICKES AND JESSICA ICKES TO JOHNIE K. MIDDLETON AND JERRY HOOD DESCRIBED IN VOLUME 1229, PAGE 58 OF THE OFFICIAL PUBLIC RECORDS OF CHAMBERS COUNTY.

ADDRESS: 1902 FM-563 ANAHUAC, TX 77514		SURVEYED FOR: JERRY HOOD	
		TBPLS LICENSE # 10193909	
		712 F.M. 562 ANAHUAC, TX 77514 (409) 267-3002	
www.wellslandsurvey.com		Copyright 2024	
JOB NO: 201-24	DATE: 04-16-24	DRAWN BY: AL	SCALE: 1"= 100'