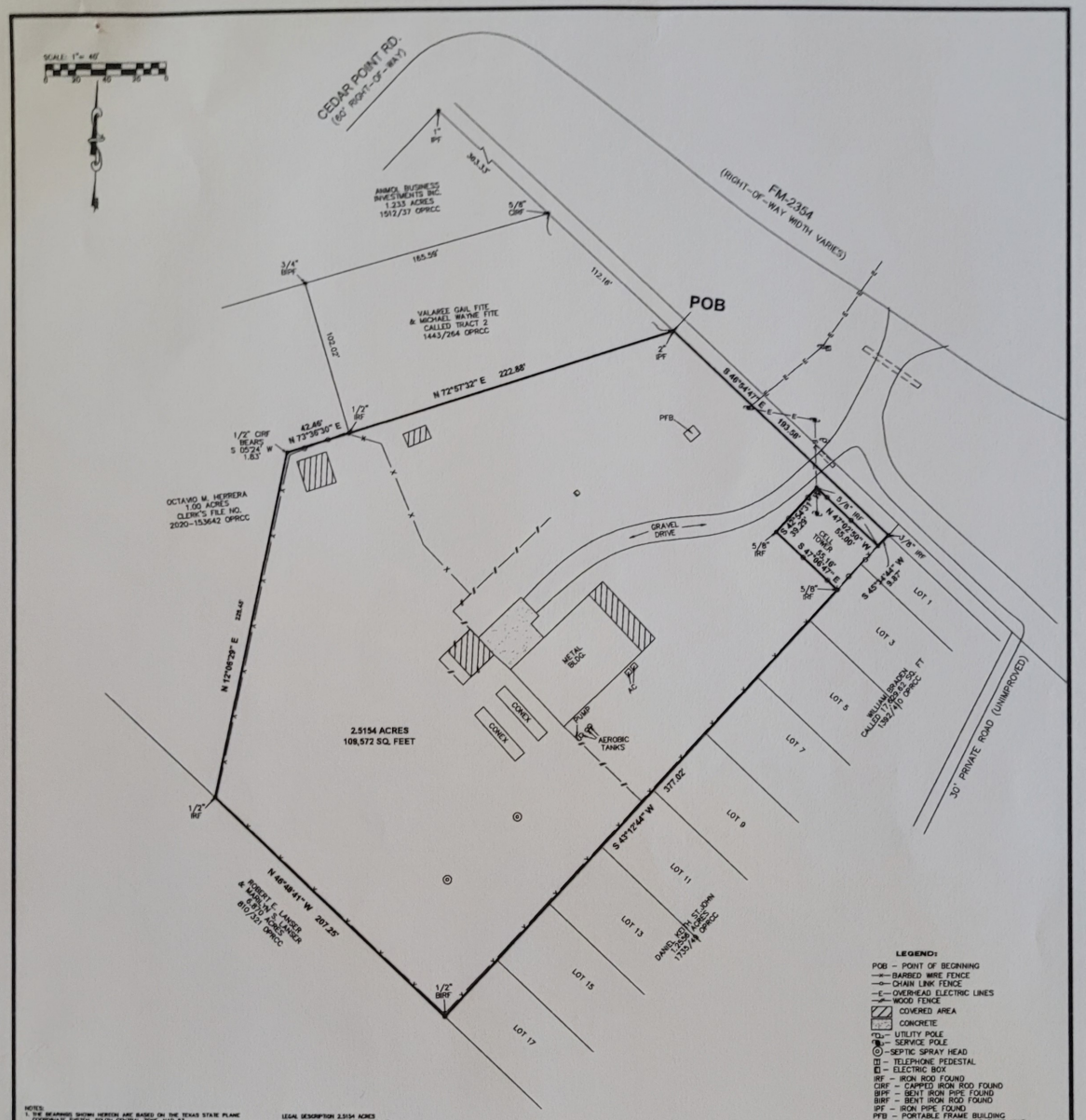

LEGEND:

POB – POINT OF BEGINNING
–x– BARBED WIRE FENCE
–o– CHAIN LINK FENCE
–E– OVERHEAD ELECTRIC LINES
–/– WOOD FENCE
COVERED AREA
CONCRETE
UP – UTILITY POLE
SP – SERVICE POLE
SH – SEPTIC SPRAY HEAD
TP – TELEPHONE PEDESTAL
EB – ELECTRIC BOX
IRF – IRON ROD FOUND
CIRF – CAPPED IRON ROD FOUND
BPF – BENT IRON PIPE FOUND
BIRF – BENT IRON ROD FOUND
IPF – IRON PIPE FOUND
PFB – PORTABLE FRAME BUILDING
F.I.R.M. – FLOOD INSURANCE RATE MAP
AC – AIR CONDITIONER
OPRCC – OFFICIAL PUBLIC RECORDS OF CHAMBERS COUNTY

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 CENTERED BY OF NO. 19-43648 OF TITLE FORWARD.
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 PERMISSION OF WELLS LAND SURVEY, LLC IS PROHIBITED AND WITHOUT WARRANTY. EXPRESS LAND SURVEY, LLC AND WELLS LAND SURVEY, LLC SHALL BE HELD HARMLESS AGAINST DAMAGES OR REPUSES RESULTING FROM SUCH UNAUTHORIZED USE. RELIANCE OF REPRODUCTION. COPYRIGHT 2022. ALL RIGHTS RESERVED.

SURVEYOR'S CERTIFICATION

TO: TITLE FORWARD, ROSS JAMES STEELMAN AND JOAN STEELMAN, CASUALWELLS

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 FEBRUARY 11, 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

LEGAL DESCRIPTION 2.5154 ACRES
JOHN LIANS LEAGUE, ABSTRACT NO. 15
CHAMBERS COUNTY, TEXAS

BEING A TRACT OR PARCEL CONTAINING 2.5134 ACRES (109,572 SQUARE FEET) OF LAND IN THE JOHN LIANS LEAGUE, ABSTRACT NO. 15, IN CHAMBERS COUNTY, TEXAS, BEING OUT OF AND A PART OF A CALLED 2.3673 ACRE TRACT CONVEYED FROM MIKE AND VALERIE FITE TO JOAN MARIE STEELMAN AND ROSS JAMES STEELMAN OF THE OFFICIAL PUBLIC RECORDS OF CHAMBERS COUNTY, SAID 2.5154 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 2 INCH IRON PIPE FOUND IN THE SOUTHWEST LINE OF FARM TO MARKET ROAD 2354 (RIGHT OF WAY WIDTH VARIES) BEING THE SOUTHEAST CORNER OF THE VALAREE GAIL FITE AND MICHAEL WAYNE FITE TRACT, CALLED TRACT 2 DESCRIBED IN VOLUME 1443, PAGE 264 OF THE OFFICIAL PUBLIC RECORDS OF CHAMBERS COUNTY, AND BEING THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 46 DEGREES 54 MINUTES 47 SECONDS EAST, ALONG THE SOUTHWEST LINE OF SAID FARM TO MARKET ROAD 2354, A DISTANCE OF 193.08 FEET TO A 3/8 INCH IRON ROD FOUND FOR THE EAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 43 DEGREES 34 MINUTES 44 SECONDS WEST, ALONG THE NORTHWEST LINE OF BAYBREEZE COURTS, AN UNRECORDED SUBDIVISION ACCORDING TO THE ABSTRACTORS PLAT THEREOF AT THE CHAMBERS COUNTY ABSTRACT COMPANY IN ANAHUAC, TEXAS, WITH THE NORTHWEST LINE OF THE WILLIAM BRAKEN CALLED 17, 825.62 SQUARE FOOT TRACT DESCRIBED IN VOLUME 1,363, PAGE 410 OF THE OFFICIAL PUBLIC RECORDS OF CHAMBERS COUNTY, A DISTANCE OF 9.87 FEET TO A 5/8 INCH IRON ROD FOUND FOR THE EAST CORNER OF A CELL TOWER SITE;

THENCE NORTH 47 DEGREES 03 MINUTES 30 SECONDS WEST, ACROSS SAID 2.3673 ACRE TRACT, A DISTANCE OF 58.06 FEET TO A 5/8 INCH IRON ROD FOUND FOR THE NORTH CORNER OF SAID CELL TOWER SITE, AND BEING AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 42 DEGREES 54 MINUTES 31 SECONDS WEST, ACROSS SAID 2.3673 ACRE TRACT, A DISTANCE OF 38.29 FEET TO A 5/8 INCH IRON ROD FOUND FOR THE WEST CORNER OF SAID CELL TOWER SITE, AND BEING AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 47 DEGREES 09 MINUTES 47 SECONDS EAST, ACROSS SAID 2.3673 ACRE TRACT, A DISTANCE OF 55.16 FEET TO A 5/8 INCH IRON ROD FOUND IN THE NORTHWEST LINE OF SAID BAYBREEZE COURTS AND THE NORTH LINE OF SAID WILLIAM BRAKEN CALLED 17, 825.62 SQUARE FOOT TRACT FOR THE SOUTH CORNER OF SAID CELL TOWER SITE;

THENCE SOUTH 43 DEGREES 12 MINUTES 44 SECONDS WEST, ALONG THE NORTHWEST LINE OF SAID BAYBREEZE COURTS, AND CONTINUING ALONG THE NORTHWEST LINE OF THE DANIEL KEITH ST. JOHN CALLED 1.2008 ACRE TRACT DESCRIBED IN VOLUME 1735, PAGE 49 OF THE OFFICIAL PUBLIC RECORDS OF CHAMBERS COUNTY, A DISTANCE OF 377.02 FEET TO A 1/2 INCH BENT IRON ROD FOUND FOR THE SOUTH CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 46 DEGREES 48 MINUTES 41 SECONDS WEST, ALONG THE NORTHEAST LINE OF THE ROBERT E. LANSER AND MARILYN S. LANSER CALLED 6.870 ACRE TRACT DESCRIBED IN VOLUME 810, PAGE 301 OF THE OFFICIAL PUBLIC RECORDS OF CHAMBERS COUNTY, A DISTANCE OF 207.25 FEET TO A 1/2 INCH IRON ROD FOUND FOR THE SOUTHERLY NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 12 DEGREES 06 MINUTES 29 SECONDS EAST, ALONG THE SOUTHERLY EAST LINE OF THE OCTAVIO M. HERRERA CALLED 1.00 ACRE TRACT DESCRIBED IN CLERK'S FILE NO. 2020-153642 OF THE OFFICIAL PUBLIC RECORDS OF CHAMBERS COUNTY, A DISTANCE OF 228.48 FEET TO AN ANGLE POINT IN THE WESTERLY LINE OF THE HEREIN DESCRIBED TRACT, FROM WHICH A 1/2 INCH CAPPED IRON ROD FOUND BEARS SOUTH 05 DEGREES 24 MINUTES WEST, 1.83 FEET;

THENCE NORTH 73 DEGREES 38 MINUTES 30 SECONDS EAST, ALONG THE EASTERLY SOUTH LINE OF SAID OCTAVIO M. HERRERA CALLED 1.00 ACRE TRACT, A DISTANCE OF 42.46 FEET TO A 1/2 INCH IRON ROD FOUND FOR THE SOUTHWEST CORNER OF SAID CALLED SECOND TRACT, THE SOUTHWEST CORNER OF SAID VALAREE GAIL FITE AND MICHAEL WAYNE FITE TRACT, CALLED TRACT 2, AND BEING AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 72 DEGREES 57 MINUTES 32 SECONDS EAST, ALONG THE SOUTHEAST LINE OF SAID VALAREE GAIL FITE AND MICHAEL WAYNE FITE TRACT, CALLED TRACT 2, A DISTANCE OF 222.85 FEET TO THE POINT OF BEGINNING AND CONTAINING 2.5154 ACRES OF LAND, MORE OR LESS.

PROPERTY LIES WITHIN FLOOD ZONE "X" ACCORDING TO F.I.R.M. NO. 48071C0345E, 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 2.5154 ACRES (109,572 SQUARE FEET) OF LAND IN THE JOHN LIANS LEAGUE, ABSTRACT NO. 15, IN CHAMBERS COUNTY, TEXAS, BEING OUT OF AND A PART OF A CALLED 2.3673 ACRE TRACT CONVEYED FROM MIKE AND VALERIE FITE TO JOAN MARIE STEELMAN AND ROSS JAMES STEELMAN OF THE OFFICIAL PUBLIC RECORDS OF CHAMBERS COUNTY.

ADDRESS:	BUYER:
6180 FM-2354 BRACE CITY, TX 77523	ROSS JAMES STEELMAN & JOAN STEELMAN

TBPLS LICENSE # 10193909
WELLS LAND SURVEY
712 P.M. 562
ANAHUAC, TX 77514
(409) 267-3002
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JOB NO: 086-22	DATE: 02-11-22
DRAWN BY: AL	SCALE: 1"= 40'