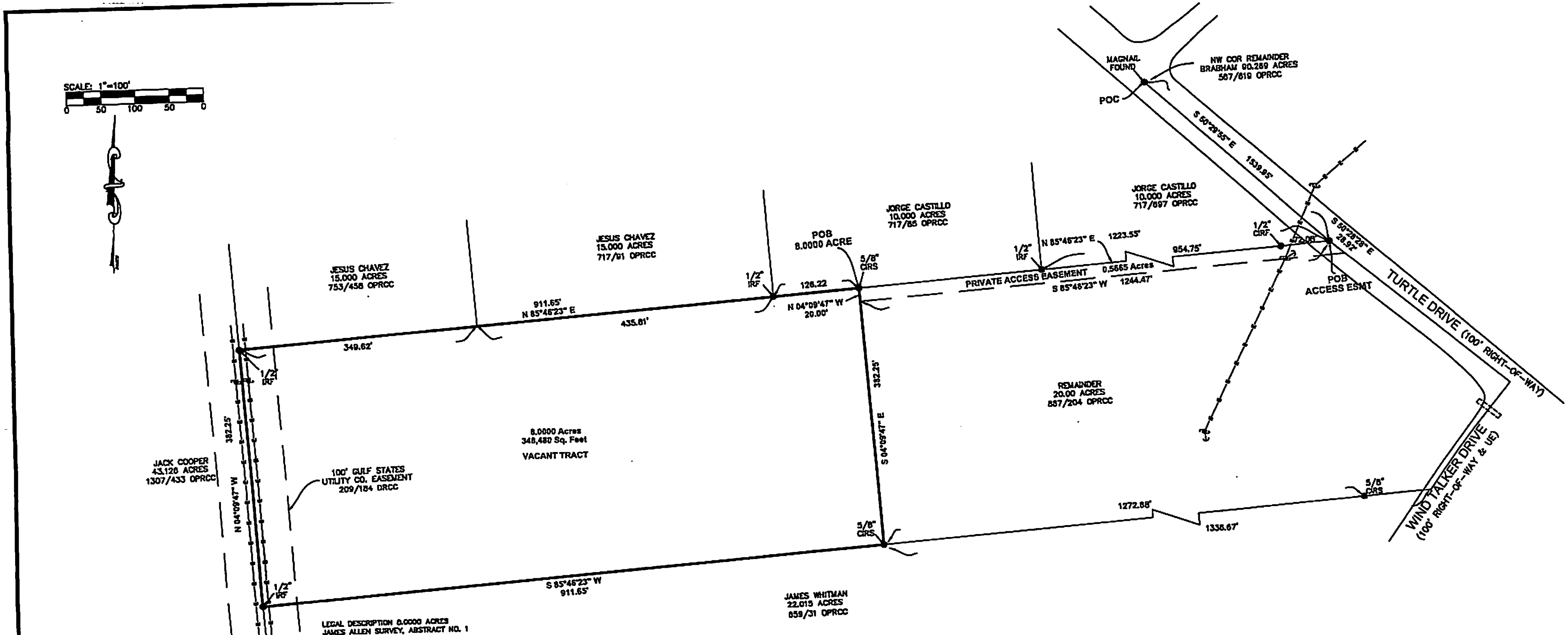

LEGAL DESCRIPTION 8.0000 ACRES
JAMES ALLEN SURVEY, ABSTRACT NO. 1
CHAMBERS COUNTY, TEXAS

A TRACT OR PARCEL CONTAINING 8.0000 ACRES (348,480 SQUARE FEET) OF LAND SITUATED IN THE JAMES ALLEN SURVEY, ABSTRACT NO. 1, CHAMBERS COUNTY, TEXAS, BEING OUT OF AND PART OF THE RANCHES AT TURTLE BAYOU REPLAT, SECTION II, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED VOLUME 8, PAGE 237 OF THE MAP RECORDS OF CHAMBERS COUNTY, AND BEING OUT OF AND PART OF A CALLED 20.000 ACRE TRACT OF LAND CONVEYED FROM JAMES WHITMAN AND WIFE BAMBIE WHITMAN TO EXODIO MARTINEZ AND RECORDED IN VOLUME 867, PAGE 202 OF THE OFFICIAL PUBLIC RECORDS OF CHAMBERS COUNTY, SAID 8.0000 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS. THE BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE PANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD 83:

COMMENCING AT A MAG NAIL FOUND AT THE INTERSECTION OF THE CENTERLINE OF RHONDA ROSA LANE (100 FOOT RIGHT OF WAY) AND TURTLE DRIVE (100 FOOT RIGHT OF WAY) IN THE NORTHEASTERLY LINE OF A CALLED 10.00 ACRE TRACT CONVEYED FROM JERRY AND GERALD YOUNG TO JORGE CASTILLO AND DESCRIBED IN VOLUME 717, PAGE 85 OFFICIAL PUBLIC RECORDS OF CHAMBERS COUNTY, BEING THE NORTHWEST CORNER OF THE REMAINDER OF THE CHARLES BRABHAM CALLED 90.289 ACRE TRACT DESCRIBED IN VOLUME 567, PAGE 619, OF THE OFFICIAL PUBLIC RECORDS OF CHAMBERS COUNTY;

THENCE SOUTH 50 DEGREES 29 MINUTES 55 SECONDS EAST, ALONG THE CENTERLINE OF SAID TURTLE DRIVE, THE NORTHEASTERLY LINE OF SAID JORGE CASTILLO CALLED 10.00 ACRE TRACT DESCRIBED IN VOLUME 717, PAGE 85 OFFICIAL PUBLIC RECORDS OF CHAMBERS COUNTY, AND THE WEST LINE OF SAID REMAINDER OF THE CHARLES BARBHAM CALLED 90.289 ACRE TRACT, PASS AT 220.07 FEET THE COMMON NORTH CORNER OF SAID JORGE CASTILLO CALLED 10.00 ACRE TRACT DESCRIBED IN VOLUME 717, PAGE 85 OFFICIAL PUBLIC RECORDS OF CHAMBERS COUNTY, AND THE JORGE CASTILLO 10.00 ACRE TRACT DESCRIBED IN VOLUME 717, PAGE 697 OF THE OFFICIAL PUBLIC RECORDS OF CHAMBERS COUNTY, IN ALL A TOTAL DISTANCE OF 1539.95 FEET TO A POINT IN THE CENTERLINE OF SAID TURTLE DRIVE, FOR THE SOUTHEAST CORNER OF SAID JORGE CASTILLO 10.00 ACRE TRACT DESCRIBED IN VOLUME 717, PAGE 697 OF THE OFFICIAL PUBLIC RECORDS OF CHAMBERS COUNTY, BEING THE NORTHEAST CORNER OF SAID 20.00 ACRE TRACT, AND A 20.00 FOOT PRIVATE ACCESS EASEMENT SURVEYED THIS DAY;

THENCE SOUTH 85 DEGREES 46 MINUTES 23 SECONDS WEST, ALONG THE SOUTH LINE OF SAID JORGE CASTILLO 10 ACRE TRACT DESCRIBED IN VOLUME 717, PAGE 697 OF THE OFFICIAL PUBLIC RECORDS OF CHAMBERS COUNTY, PASS AT 72.08 FEET A ½ INCH CAPPED IRON ROD FOUND IN THE SOUTHWESTERLY RIGHT OF WAY LINE OF SAID TURTLE DRIVE, PASS AT 954.75 FEET THE COMMON SOUTH CORNER OF SAID JORGE CASTILLO 10 ACRE TRACT DESCRIBED IN VOLUME 717, PAGE 697 OF THE OFFICIAL PUBLIC RECORDS OF CHAMBERS COUNTY, AND SAID JORGE CASTILLO CALLED 10.00 ACRE TRACT DESCRIBED IN VOLUME 717, PAGE 85 OF THE OFFICIAL PUBLIC RECORDS OF CHAMBERS COUNTY, IN ALL A DISTANCE OF 1223.55 TO A 5/8 INCH CAPPED IRON ROD SET FOR THE NORTHWEST CORNER OF SAID 20.00 FOOT PRIVATE ACCESS EASEMENT SURVEYED THIS DAY, BEING THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT AND POINT OF BEGINNING;

THENCE SOUTH 04 DEGREES 09 MINUTES 47 SECONDS EAST, OVER AND ACROSS SAID CALLED 20.00 ACRE TRACT, PASS AT 20.00 FEET THE SOUTHWEST CORNER OF SAID 20.00 FOOT PRIVATE ACCESS EASEMENT SURVEYED THIS DAY, IN ALL A DISTANCE OF 382.25 FEET TO A 5/8 INCH CAPPED IRON ROD SET IN THE NORTH LINE OF THE JAMES WHITMAN CALLED 22.015 ACRE TRACT, DESCRIBED IN VOLUME 859, PAGE 31 OF THE OFFICIAL PUBLIC RECORDS OF CHAMBERS COUNTY, FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 85 DEGREES 46 MINUTES 23 SECONDS WEST, ALONG THE NORTH LINE OF SAID JAMES WHITMAN CALLED 22.015 ACRE TRACT, PASS AT 861.65 FEET THE EAST LINE OF THE GULF STATES UTILITIES COMPANY 100.00 FOOT EASEMENT RECORDED IN VOLUME 209, PAGE 184 OF THE DEED RECORDS OF CHAMBERS COUNTY, IN ALL A TOTAL DISTANCE OF 911.65 FEET TO A ½ INCH IRON ROD FOUND IN THE EAST LINE OF THE JACK COOPER CALLED 43.128 ACRE TRACT DESCRIBED IN VOLUME 1307, PAGE 433 OFFICIAL PUBLIC RECORDS OF CHAMBERS COUNTY, IN THE CENTERLINE OF SAID GULF STATES UTILITIES COMPANY 100.00 FOOT EASEMENT, FOR THE NORTHWEST CORNER OF SAID JAMES WHITMAN CALLED 22.015 ACRE TRACT, BEING THE SOUTHWEST CORNER OF SAID CALLED 20.00 ACRE TRACT AND THE HEREIN DESCRIBED TRACT;

THENCE NORTH 04 DEGREES 09 MINUTES 47 SECONDS WEST, ALONG THE EAST LINE OF SAID JACK COOPER CALLED 43.128 ACRE TRACT AND THE CENTERLINE OF SAID GULF STATES UTILITIES COMPANY 100.00 FOOT EASEMENT, A DISTANCE OF 382.25 FEET TO A ½ INCH IRON ROD FOUND FOR THE SOUTHWEST CORNER OF THE JESUS CHAVES CALLED 15.000 ACRE TRACT DESCRIBED IN VOLUME 753, PAGE 458 OF THE OFFICIAL PUBLIC RECORDS OF CHAMBERS COUNTY, FOR THE NORTHWEST CORNER OF SAID CALLED 20.00 ACRE TRACT AND THE HEREIN DESCRIBED TRACT;

THENCE NORTH 85 DEGREES 46 MINUTES 23 SECONDS EAST, ALONG THE SOUTH LINE OF SAID JESUS CHAVES CALLED 15.000 ACRE TRACT DESCRIBED IN VOLUME 753, PAGE 458 OFFICIAL PUBLIC RECORDS OF CHAMBERS COUNTY, PASS AT 349.62 FEET THE COMMON SOUTH CORNER OF SAID JESUS CHAVES CALLED 15.000 ACRE TRACT DESCRIBED IN VOLUME 753, PAGE 458 OF THE OFFICIAL PUBLIC RECORDS OF CHAMBERS COUNTY, AND THE JESUS CHAVES CALLED 15.000 ACRE TRACT DESCRIBED IN VOLUME 717, PAGE 91 OF THE OFFICIAL PUBLIC RECORDS OF CHAMBERS COUNTY, PASS AT 785.43 FEET THE COMMON SOUTH CORNER OF SAID JESUS CHAVES CALLED 15.000 ACRE TRACT DESCRIBED IN VOLUME 717, PAGE 91 OF THE OFFICIAL PUBLIC RECORDS OF CHAMBERS COUNTY, AND SAID JORGE CASTILLO CALLED 10.00 ACRE TRACT DESCRIBED IN VOLUME 717, PAGE 85 OF THE OFFICIAL PUBLIC RECORDS OF CHAMBERS COUNTY, IN ALL A TOTAL DISTANCE OF 911.65 FEET TO THE POINT OF BEGINNING AND CONTAINING 8.0000 ACRES OF LAND, MORE OR LESS.

LEGAL DESCRIPTION 0.5668 ACRES
PRIVATE ACCESS EASEMENT
JAMES ALLEN SURVEY, ABSTRACT NO. 1
CHAMBERS COUNTY, TEXAS

A PRIVATE ACCESS EASEMENT CONTAINING 0.5668 ACRES (24,690 SQUARE FEET) OF LAND SITUATED IN THE JAMES ALLEN SURVEY, ABSTRACT NO. 1, CHAMBERS COUNTY, TEXAS, BEING OUT OF AND PART OF THE RANCHES AT TURTLE BAYOU REPLAT, SECTION II, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED VOLUME 8, PAGE 237 OF THE MAP RECORDS OF CHAMBERS COUNTY, AND BEING OUT OF AND PART OF A CALLED 20.000 ACRE TRACT OF LAND CONVEYED FROM JAMES WHITMAN AND WIFE BAMBIE WHITMAN TO EXODIO MARTINEZ AND RECORDED IN VOLUME 867, PAGE 202 OF THE OFFICIAL PUBLIC RECORDS OF CHAMBERS COUNTY, SAID 0.5668 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS. THE BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE PANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 83:

COMMENCING AT A MAG NAIL FOUND AT THE INTERSECTION OF THE CENTERLINE OF RHONDA ROSA LANE (100 FOOT RIGHT OF WAY) AND TURTLE DRIVE (100 FOOT RIGHT OF WAY) IN THE NORTHEASTERLY LINE OF A CALLED 10.00 ACRE TRACT CONVEYED FROM JERRY AND GERALD YOUNG TO JORGE CASTILLO AND DESCRIBED IN VOLUME 717, PAGE 85 OFFICIAL PUBLIC RECORDS OF CHAMBERS COUNTY, BEING THE NORTHWEST CORNER OF THE REMAINDER OF THE CHARLES BRABHAM CALLED 90.289 ACRE TRACT DESCRIBED IN VOLUME 567, PAGE 619, OF THE OFFICIAL PUBLIC RECORDS OF CHAMBERS COUNTY;

THENCE SOUTH 50 DEGREES 29 MINUTES 55 SECONDS EAST, ALONG THE CENTERLINE OF SAID TURTLE DRIVE, THE NORTHEASTERLY LINE OF SAID JORGE CASTILLO CALLED 10.00 ACRE TRACT DESCRIBED IN VOLUME 717, PAGE 85 OFFICIAL PUBLIC RECORDS OF CHAMBERS COUNTY, AND THE WEST LINE OF SAID REMAINDER OF THE CHARLES BRABHAM CALLED 90.289 ACRE TRACT, PASS AT 220.07 FEET THE COMMON NORTH CORNER OF SAID JORGE CASTILLO CALLED 10.00 ACRE TRACT DESCRIBED IN VOLUME 717, PAGE 85 OFFICIAL PUBLIC RECORDS OF CHAMBERS COUNTY, AND THE JORGE CASTILLO 10.00 ACRE TRACT DESCRIBED IN VOLUME 717, PAGE 697 OF THE OFFICIAL PUBLIC RECORDS OF CHAMBERS COUNTY, IN ALL A TOTAL DISTANCE OF 1539.95 FEET TO A POINT IN THE CENTERLINE OF SAID TURTLE DRIVE, FOR THE SOUTHEAST CORNER OF SAID JORGE CASTILLO 10.00 ACRE TRACT DESCRIBED IN VOLUME 717, PAGE 697 OF THE OFFICIAL PUBLIC RECORDS OF CHAMBERS COUNTY, BEING THE NORTHEAST CORNER OF SAID 20.00 ACRE TRACT, AND THE HEREIN DESCRIBED 20.00 FOOT PRIVATE ACCESS EASEMENT;

THENCE SOUTH 50 DEGREES 28 MINUTES 28 SECONDS EAST, CONTINUING ALONG THE CENTERLINE OF SAID TURTLE DRIVE, AND THE NORTHEAST LINE OF SAID CALLED 20.00 ACRE TRACT, A DISTANCE OF 28.92 FEET TO THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 85 DEGREES 46 MINUTES 23 SECONDS WEST, OVER SAID CALLED 20.00 ACRE TRACT, PASS AT 72.30 FEET THE SOUTHWESTERLY RIGHT OF WAY LINE OF SAID TURTLE DRIVE, IN ALL A TOTAL DISTANCE OF 1244.47 FEET TO A POINT IN THE EAST LINE OF A 8.0000 ACRE TRACT SURVEYED THIS DAY, AND BEING THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 04 DEGREES 09 MINUTES 47 SECONDS WEST, ALONG THE EAST LINE OF SAID 8.0000 ACRE TRACT SURVEYED THIS DAY, A DISTANCE OF 20.00 FEET TO A 5/8 INCH CAPPED IRON ROD SET IN THE SOUTH LINE OF THE JORGE CASTILLO CALLED 10.00 ACRE TRACT DESCRIBED IN VOLUME 717, PAGE 85 OF THE OFFICIAL PUBLIC RECORDS OF CHAMBERS COUNTY, FOR THE NORTHEAST CORNER OF SAID 8.0000 ACRE TRACT SURVEYED THIS DAY, AND BEING THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 85 DEGREES 46 MINUTES 23 SECONDS EAST, ALONG THE SOUTH LINE OF SAID JORGE CASTILLO CALLED 10.00 ACRE TRACT DESCRIBED IN VOLUME 717, PAGE 85 OF THE OFFICIAL PUBLIC RECORDS OF CHAMBERS COUNTY, PASS AT 269.11 FEET THE COMMON SOUTH CORNER OF SAID JORGE CASTILLO CALLED 10.00 ACRE TRACT DESCRIBED IN VOLUME 717, PAGE 85 OF THE OFFICIAL PUBLIC RECORDS OF CHAMBERS COUNTY, AND THE JORGE CASTILLO CALLED 10.00 ACRE TRACT DESCRIBED IN VOLUME 717, PAGE 697 OF THE OFFICIAL PUBLIC RECORDS OF CHAMBERS COUNTY, PASS AT 1151.23 FEET A ½ INCH CAPPED IRON ROD FOUND IN THE SOUTHWESTERLY RIGHT OF WAY LINE OF TURTLE DRIVE, IN ALL A TOTAL DISTANCE OF 1223.55 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.5668 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 2018. ALL RIGHTS RESERVED.

SURVEYOR'S CERTIFICATION

TO: JESUS MARTINEZ, 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 JULY 13, 2018, 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.

STATE OF TEXAS REGISTERED TIM W. WHITE 5742 LAND SURVEYOR

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
—E— OVERHEAD ELECTRIC LINES
GUY WIRE
UTILITY POLE
SERVICE POLE
IRF – IRON ROD FOUND
CIRS – CAPPED IRON ROD SET
F.I.R.M. – FLOOD INSURANCE RATE MAP
OPRCC – OFFICIAL PUBLIC RECORDS OF CHAMBERS COUNTY
DRCC – DEED RECORDS CHAMBERS COUNTY
UE – UTILITY EASEMENT

PROPERTY LIES WITHIN FLOOD ZONE 'X', ACCORDING TO F.I.R.M. NO. 48071C0210F, DATED JANUARY 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

A TRACT OR PARCEL CONTAINING 8.0000 ACRES (348,480 SQUARE FEET) OF LAND SITUATED IN THE JAMES ALLEN SURVEY, ABSTRACT NO. 1, CHAMBERS COUNTY, TEXAS, BEING OUT OF AND PART OF THE RANCHES AT TURTLE BAYOU REPLAT, SECTION II, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED VOLUME 8, PAGE 237 OF THE MAP RECORDS OF CHAMBERS COUNTY, AND BEING OUT OF AND PART OF A CALLED 20.000 ACRE TRACT OF LAND CONVEYED FROM JAMES WHITMAN AND WIFE BAMBIE WHITMAN TO EXODIO MARTINEZ AND RECORDED IN VOLUME 867, PAGE 202 OF THE OFFICIAL PUBLIC RECORDS OF CHAMBERS COUNTY.

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ADDRESS: 120 WIND TALKER DR. WALLISVILLE, TX 77597	BUYER: JESUS MARTINEZ
WELLS LAND SURVEY	TBPLS LICENSE # 10193901 712 F.M. 562 ANAHUAC, TX 77514 (409) 267-3002
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JOB NO: 390-18	DATE: 07-13-18
DRAWN BY: AL	SCALE: 1"= 100'