

NOTES:

1. BEARINGS AND COORDINATES SHOWN HEREON ARE STATE PLANE COORDINATES (NAD83), TEXAS SOUTH CENTRAL ZONE 4204. ALL DISTANCES SHOWN HEREON ARE SURFACE DISTANCES TO CONVERT TO STATE PLANE MULTIPLY BY SCALE FACTOR OF 0.9998982. REFERENCE IS MADE TO METES AND BOUNDS DESCRIPTION OF EVEN DATE ACCOMPANYING THIS PLAT.

2. ALL ARE 1/2" IRON RODS SET WITH A PLASTIC CAP STAMPED "MCHANDLERS292" UNLESS OTHERWISE STATED.

13.02 ACRES

18.947 Acres
Kathy Ann Vosloh Freeman, Executor
To
Kathy Ann Vosloh Freeman
November 30, 2021
Document No. 2021-176282
C.C.Tx.

PARCEL "B"
2.269 ACRESPARCEL "A"
0.8846 ACRES

17.51 ACRES

16.663 Acres
Nellie Carmody Vosloh
To
Artie C. Carmody
April 24, 1986
Vol. 604 Pg. 507
D.R.C.C.Tx.

HACKBERRY CREEK
SUBDIVISION
VOL. "B" PG. 87
M.R.C.C.Tx.

SCALE: 1 INCH = 100 FEET
A. B. J. WINFREE SURVEY
A - 306

LINE	BEARING	DISTANCE
1	S 01°39'24" W	121.45'
2	N 07°09'18" E	46.11'
3	N 06°43'31" W	50.69'
4	N 89°29'14" W	88.28'
5	N 00°13'34" E	59.75'
6	S 00°13'34" W	58.71'
7	N 86°35'56" E	136.60'
8	N 07°09'18" E	73.89'

CURVE	CENTRAL ANGLE	RADIUS	ARC	CHORD	CHORD BEARING
1	48°25'14"	560.00'	473.25'	459.30'	S 59°35'20" W
2	61°46'35"	440.00'	474.41'	451.76'	S 66°16'00" W
3	46°15'28"	440.00'	355.23'	345.66'	S 58°30'27" W
4	18°40'10"	560.00'	182.47'	181.67'	S 44°42'48" W
5	61°46'35"	440.00'	474.41'	451.76'	N 66°16'00" E
6	48°25'14"	560.00'	473.25'	459.30'	N 59°35'20" E
7	61°46'35"	560.00'	603.79'	574.97'	N 66°16'00" E
8	46°15'28"	440.00'	355.23'	345.66'	N 58°30'27" E
9	43°06'25"	560.00'	421.32'	411.45'	S 75°36'05" W

CHAMBERS SURVEYING & MAPPING

P. O. BOX 1272 MONT BELVIEU, TEXAS 77580
PHONE: 281-576-6788 FAX: 281-576-6724 FIRM REG. NO. 100127-00

DRAWN BY:	LOT	SECTION	SUBDIVISION:
JWM	N/A	N/A	N/A
OWNED BY:	BLOCK	COUNTY	SURVEY:
CKC	N/A	CHAMBERS	A. B. J. WINFREE SURVEY A - 306
DATE:	JOB NO.:	GF NO.:	ADDRESS:
6/28/23	23-5139		
			SURVEY FOR: CHAMBERS COUNTY

I, MICHAEL W. CHANDLER, REGISTERED PROFESSIONAL LAND SURVEYOR No. 5292, do hereby certify that this plat delineates the results of a survey made on the ground under my supervision during June, 2023, and that all lines, boundaries, and landmarks are accurately shown hereon.

WITNESS my hand and seal at MONT BELVIEU, TEXAS, this the 13th. day of July, A. D., 2023.

REVISED: AUGUST 21, 2023 - CHANGED PROPOSED ROAD TO PARCELS "A" & "B"



PARCEL "A"
STATE OF TEXAS)
COUNTY OF CHAMBERS)

FIELD NOTES of a 0.8846 of an acre tract of land situated in the A. B. J. Winfree Survey, Abstract Number 306, Chambers County, Texas, being out of and a part of 16.663 acres conveyed to Artie C. Carmody by Nellie Carmody Vosloh in deed dated April 24, 1986, and recorded in Volume 604 at Page 507 of the Deed Records of Chambers County, Texas. This 0.8846 of an acre tract of land is more particularly described by metes and bounds as follows, to-wit:

NOTE: ALL BEARINGS AND COORDINATES ARE STATE PLANE COORDINATES (NAD83) TEXAS SOUTH CENTRAL ZONE 4204. ALL DISTANCES SHOWN HEREON ARE SURFACE DISTANCES TO CONVERT TO STATE PLANE DISTANCES MULTIPLY BY SCALE FACTOR OF 0.9998982. REFERENCE IS MADE TO PLAT OF EVEN DATE ACCOMPANYING THIS METES AND BOUNDS DESCRIPTION. ALL ½ INCH IRON RODS SET HEREIN ARE IDENTIFIED WITH A PLASTIC CAP STAMPED "MCHANDLER 5292".

BEGINNING at a ½ inch iron rod set for the Southwest corner of this tract of land, in a West line of said 16.663 acres, the Northwest corner of 17.51 acres, surveyed this date, and in the East right of way line of F. M. 3180, 140 foot wide right of way. This corner has a State Plane Coordinate Value of N 13,865,000.90 and E 3,284,865.56. From this corner a 5/8 inch iron rod found for the Southwest corner of said 16.663 acres, the Southwest corner of said 17.51 acres, the Northwest corner of 9.048 acres conveyed to Eagle Point Homes LLC, by Richard Dale Carmody, Executor, in deed dated February 17, 2016, and recorded in Volume 1632 at Page 433 of the Official Public Records of Chambers County, Texas, and in the East right of way line of F. M. 3180 bears South 07°09'18" West a distance of 593.79 feet.

THENCE North 07°09'18" East with the West line of this tract of land, the West line of said 16.663 acres, and the East right of way line of F. M. 3180 a distance of 46.11 feet to a ½ inch iron rod found for the Northwest corner of this tract of land, the Northwest corner of said 16.663 acres, the Southwest corner of a 2.269 acre tract of land called Parcel "B", surveyed this date, and the Southwest corner of 16.947 acres conveyed to Kathy Ann Vosloh Freeman by Kathy Ann Vosloh Freeman, Executor, in deed dated November 30, 2021, and recorded in Document No. 2021-176282 of Chambers County, Texas.

THENCE North 86°47'19" East with the North line of this tract of land, the North line of said 16.663 acres, the South line of said 2.269 acres, and the South line of said 16.947 acres a distance of 583.76 feet to a ½ inch iron rod set for the Northeast corner of this tract of land, the Southeast corner of said 2.269 acres, and in a curve in the North line of said 17.51 acres. From this corner a ½ inch iron rod found bears North 86°47'19" East a distance of 412.95 feet.

PAGE NO. 2 – PARCEL “A” 0.8846 ACRES

THENCE in a Southwesterly direction with the South lines of this tract of land, the North lines of said 17.51 acres, over and across said 16.663 acres the following courses to ½ inch iron rods set:

Along a curve to the right, having a central angle of $43^{\circ}06'25''$, a radius of 560.00 feet, an arc length of 421.32 feet, and a chord bearing an distance of South $75^{\circ}36'05''$ West, 411.45 feet;

North $82^{\circ}50'42''$ West, 191.55 feet to the PLACE OF BEGINNING, containing within said boundaries 0.8846 of an acre of land, more or less.

SURVEYED: June, 2021

SURVEYOR'S CERTIFICATE

I, Michael W. Chandler, Registered Professional Land Surveyor Number 5292 do hereby certify that the foregoing field notes were prepared from an actual survey made on the ground under my supervision on the date shown and that all lines, boundaries and landmarks are accurately described therein.

WITNESS my hand and seal at Mont Belvieu, Texas, this the 13th day of July, A.D., 2023.



REG. PROFESSIONAL LAND SURVEYOR
NO. 5292
23-5139.FDN

REVISED: August 21, 2023



PARCEL "B"
STATE OF TEXAS)
COUNTY OF CHAMBERS)

FIELD NOTES of a 2.269 acre tract of land situated in the A. B. J. Winfree Survey, Abstract Number 306, Chambers County, Texas, being out of and a part of 16.947 acres conveyed to Kathy Ann Vosloh Freeman by Kathy Ann Vosloh Freeman, Executor, in deed dated November 30, 2021, and recorded in Document No. 2021-176282 of Chambers County, Texas. This 2.269 acre tract of land is more particularly described by metes and bounds as follows, to-wit:

NOTE: ALL BEARINGS AND COORDINATES ARE STATE PLANE COORDINATES (NAD83) TEXAS SOUTH CENTRAL ZONE 4204. ALL DISTANCES SHOWN HEREON ARE SURFACE DISTANCES TO CONVERT TO STATE PLANE DISTANCES MULTIPLY BY SCALE FACTOR OF 0.9998982. REFERENCE IS MADE TO PLAT OF EVEN DATE ACCOMPANYING THIS METES AND BOUNDS DESCRIPTION. ALL ½ INCH IRON RODS SET HEREIN ARE IDENTIFIED WITH A PLASTIC CAP STAMPED "MCHANDLER 5292".

BEGINNING at a ½ inch iron rod found for the Southwest corner of this tract of land, the Southwest corner of said 16.947 acres, the Northwest corner of a 0.8846 of an acre tract of land called Parcel "A", surveyed this date, the Northwest corner of a 16.663 acres conveyed to Artie C. Carmody by Nellie Carmody Vosloh in deed dated April 24, 1986, and recorded in Volume 604 at Page 507 of the Deed Records of Chambers County, Texas, and in the East right of way line of F. M. 3180, 140 foot wide right of way. This corner has a State Plane Coordinate Value of N 13,865,046.65 and E 3,284,871.30

THENCE North 07°09'18" East with the West line of this tract of land, the West line of said 16.947 acres, and the East right of way line of F. M. 3180, at a distance of 73.89 feet to a ½ inch iron rod set for the Northwest corner of this tract of land, and the Southwest corner of 13.02 acres surveyed this date. From this corner a capped iron rod found for the Northwest corner of said 16.947 acres, the Southwest corner of Lot 65 of Cotton Creek Subdivision as recorded in Volume "A" at Page 251 of the Map Records of Chambers County, Texas, and in the East right of way line of F. M. 3180 bears North 07°09'18" East a distance of 708.14 feet.

THENCE in an Easterly direction with the North lines of this tract of land, the South lines of said 13.02 acres, over and across said 16.947 acres the following courses and distances to ½ inch iron rods set:

South 82°50'42" East, 191.55 feet;

Along a curve to the left, having a central angle of 61°46'35", a radius of 440.00 feet, an arc length of 474.41 feet, and a chord bearing and distance of North 66°16'00" East, 451.76 feet;

PAGE NO. 2 – PARCEL “B” 2.269 ACRES

Along a curve to the right, having a central angle of $48^{\circ}25'14''$, a radius of 560.00 feet, an arc length of 473.25 feet, and a chord bearing and distance of North $59^{\circ}35'20''$ East, 459.30 feet to a ½ inch iron rod set for the Northeast corner of this tract of land, the Southeast corner of said 13.02 acres, in the East line of said 16.947 acres, and in the West line of 30.17 acres conveyed to Eagle Point Homes LLC., by Keith D. Maley, et ux, in deed dated August 30, 2019, and recorded in Document No. 2019-147756 of Chambers County, Texas

THENCE South $01^{\circ}39'24''$ West with the East line of this tract of land, the East line of said 16.947 acres, and a West line of said 30.17 acres a distance of 121.45 feet to a ½ inch iron rod set for the Southeast corner of this tract of land, and the Northeast corner of said 17.51 acres.

THENCE in a Westerly direction with the South lines of this tract of land, the North lines of said 17.51 acres, over and across said 16.947 acres the following courses to ½ inch iron rods set:

Along a curve to the left, having a central angle of $46^{\circ}15'28''$, a radius of 440.00 feet, an arc length of 355.23 feet, and a chord bearing and distance of South $58^{\circ}30'27''$ West, 345.66 feet;

Along a curve to the right, having a central angle of $18^{\circ}40'10''$, a radius of 560.00 feet, an arc length of 182.47 feet, and a chord bearing an distance of South $44^{\circ}42'48''$ West, 181.67 feet to a ½ inch iron rod set for the Southeast corner of this tract of land, the Northeast corner of said 0.8846 of an acre, in the South line of said 16.947 acres, in the North line of said 16.663 acres, and in the North line of said 17.51 acres. From this corner a ½ inch iron rod found bears North $86^{\circ}47'19''$ East a distance of 412.95 feet

THENCE South $86^{\circ}47'19''$ West with the South line of this tract of land, the South line of said 16.947 acres, the North line of said 16.663 acres, and the North line of said 0.8846 of an acre a distance of 583.76 feet to the PLACE OF BEGINNING, containing within said boundaries 2.269 acres of land, more or less.

SURVEYED: June, 2021

SURVEYOR'S CERTIFICATE

I, Michael W. Chandler, Registered Professional Land Surveyor Number 5292 do hereby certify that the foregoing field notes were prepared from an actual survey made on the ground under my supervision on the date shown and that all lines, boundaries and landmarks are accurately described therein.

WITNESS my hand and seal at Mont Belvieu, Texas, this the 13th day of July, A.D., 2023.



REG. PROFESSIONAL LAND SURVEYOR NO. 5292
23-5139.FDN
REVISED: August 21, 2023

