

STATE HWY 65

SCALE: 1" = 150'



TRACT C
LEGAL DESCRIPTION 10.0001 ACRES
F. P. STERLING SURVEY, ABSTRACT NO. 477
CHAMBERS COUNTY, TEXAS

A TRACT OR PARCEL CONTAINING 10.0001 ACRES (439,956 SQUARE FEET) OF LAND IN THE F. P. STERLING SURVEY, ABSTRACT NO. 477, IN CHAMBERS COUNTY, TEXAS, BEING OUT OF AND A PART OF BLOCKS 18 AND 23 OF THE R. L. WHITE SUBDIVISION RECORDED IN VOLUME 1, PAGE 19 OF THE CHAMBERS COUNTY MAP RECORDS, AND BEING OUT OF AND PART OF THAT SAME 422.319 ACRE TRACT OF LAND CONVEYED FROM JOHN H. WHITE, JR., JOSEPH W. BITTER, AND ETHEL THOMSON RUNION, JOINT TRUSTEES OF THE R. L. WHITE CO. DISSOLUTION TRUST TO LARRY W. WELLS, AND CYNTHIA J. HOVERSON DESCRIBED IN VOLUME 441, PAGE 720, OF THE OFFICIAL PUBLIC RECORDS OF CHAMBERS COUNTY, SAID 10.0001 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 THE COMMON SOUTH CORNER OF THE CALLED 20.26 ACRE FARMERS CANAL CO. TRACT ACCORDING TO SAID R. L. WHITE SUBDIVISION AND BLOCK 21 OF SAID R. L. WHITE SUBDIVISION, BEING THE SOUTHWEST CORNER THE RAUNEL OLIVARES CALLED 10.00 ACRE TRACT RECORDED IN VOLUME 12306, PAGE 133 OF THE OFFICIAL PUBLIC RECORDS OF CHAMBERS COUNTY;

THENCE NORTH 02 DEGREES 50 MINUTES 31 SECONDS WEST, ALONG THE COMMON BOUNDARY LINE OF SAID CALLED 20.26 ACRE FARMERS CANAL CO. TRACT, SAID BLOCK 21, SAID BLOCK 22 AND BLOCK 23, PASS AT A DISTANCE OF 349.3 FEET THE NORTHWEST CORNER OF SAID RAUNEL OLIVARES CALLED 10.00 ACRE TRACT, PASS AT 869.66 FEET TO THE SOUTHWEST CORNER OF A 10.0001 ACRE TRACT CALLED TRACT A SURVEYED THIS DAY AND, PASS AT 1217.59 FEET THE SOUTHWEST CORNER OF SAID 10.0001 ACRE TRACT CALLED TRACT B SURVEYED THIS DAY, IN ALL A TOTAL DISTANCE OF 1465.52 FEET TO THE NORTHWEST CORNER OF SAID 10.0001 ACRE TRACT CALLED TRACT B SURVEYED THIS DAY, AND BEING THE SOUTHWEST CORNER OF THE HERIN DESCRIBED TRACT AND POINT OF BEGINNING;

THENCE NORTH 02 DEGREES 50 MINUTES 31 SECONDS WEST, CONTINUING ALONG THE COMMON BOUNDARY LINE OF SAID CALLED 20.26 ACRE FARMERS CANAL CO. TRACT AND BLOCK 23, A DISTANCE OF 247.91 FEET TO THE SOUTHWEST CORNER OF A 10.0001 ACRE TRACT CALLED TRACT D SURVEYED THIS DAY, AND BEING THE NORTHWEST CORNER OF THE HERIN DESCRIBED TRACT;

THENCE NORTH 87 DEGREES 40 MINUTES 57 SECONDS EAST, ALONG THE SOUTH LINE OF SAID 10.0001 ACRE TRACT CALLED TRACT D, OVER AND ACROSS SAID BLOCK 23, AND ACROSS SAID LOT 18, PASS AT 25.00 FEET A 5/8 INCH CAPPED IRON ROD SET FOR REFERENCE, PASS AT 1754.79 FEET A 5/8 INCH CAPPED IRON ROD SET FOR REFERENCE, IN ALL A TOTAL DISTANCE OF 1774.79 FEET TO A POINT IN AN IRRIGATION CANAL FOR THE SOUTHEAST CORNER OF SAID 10.0001 ACRE TRACT CALLED TRACT D SURVEYED THIS DAY, AND BEING THE NORTHEAST CORNER OF THE HERIN DESCRIBED TRACT;

THENCE SOUTH 02 DEGREES 49 MINUTES 10 SECONDS EAST, OVER AND ACROSS SAID BLOCK 18, ALONG THE APPROXIMATE CENTERLINE OF SAID IRRIGATION CANAL, A DISTANCE OF 247.91 FEET TO THE NORTHEAST CORNER OF SAID 10.0001 ACRE TRACT CALLED TRACT B SURVEYED THIS DAY, AND BEING THE SOUTHEAST CORNER OF THE HERIN DESCRIBED TRACT;

THENCE SOUTH 87 DEGREES 40 MINUTES 57 SECONDS WEST, ALONG THE NORTH LINE OF SAID 10.0001 ACRE TRACT CALLED TRACT B SURVEYED THIS DAY, OVER AND ACROSS SAID BLOCKS 23 AND 18, PASS AT 20.00 FEET A 5/8 INCH CAPPED IRON ROD SET FOR REFERENCE, PASS AT 1749.69 FEET A 5/8 INCH CAPPED IRON ROD SET FOR REFERENCE, IN ALL A TOTAL DISTANCE OF 1774.69 FEET TO THE POINT OF BEGINNING AND CONTAINING 10.0001 ACRES OF LAND, MORE OR LESS.

LEGEND:

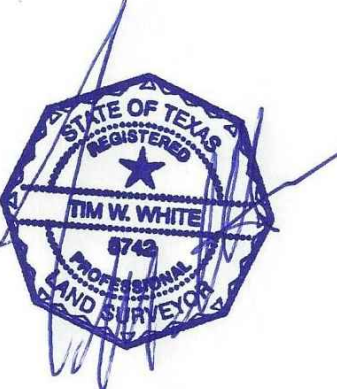
POB — POINT OF BEGINNING
POC — POINT OF COMMENCING
CIRF — CAPPED IRON ROD FOUND
CIRS — CAPPED IRON ROD SET
— BARBED WIRE FENCE

NOTES:

- THE BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD 83.
- 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.
- 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 2019. ALL RIGHTS RESERVED.

SURVEYORS CERTIFICATION

TO: LARRY WELLS, 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 FEBRUARY 19, 2019. AT THE TIME OF THIS SURVEY THERE WERE NO APPARENT DISCREPANCIES, SHORTAGES IN AREA, BOUNDARY LINE CONFLICTS, ENCROACHMENTS, OVERLAPPING OR 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

750,684 Sq. Feet
17.2333 Acres
(SURVEYOR
UNABLE TO
LOCATE DEED)

LOT 27

LOT 26

LOT 14

FCB
N 74°06' W
12.71'

BLOCK 14
BLOCK 15

BLOCK 27

BLOCK 26

BLOCK 26

BLOCK 25

CALLLED 8,586 ACRES
461/662

K

498072.2 Sq. Feet
11.4342 Acres

20'-

5/8" CIRS
FOR REF.

LOT 15

J

439956.0 Sq. Feet
10.1 Acres

626.7

718.00'

BLOCK 15
BLOCK 16

20'-

5/8" CIRS
FOR REF.

I

440102.0 Sq. Feet
10.1 Acres

626.7

BLOCK 25
BLOCK 24

20'-

5/8" CIRS
FOR REF.

LOT 16

H

439956.0 Sq. Feet
10.1 Acres

626.7

718.00'

20'-

5/8" CIRS
FOR REF.

G

439956.0 Sq. Feet
10.1 Acres

718.00'

BLOCK 16
BLOCK 17

20'-

5/8" CIRS
FOR REF.

LOT 17

F

439956.0 Sq. Feet
10.1 Acres

626.7

BLOCK 24
BLOCK 23

20'-

5/8" CIRS
FOR REF.

LOT 18

E

439956.0 Sq. Feet
10.1 Acres

626.7

718.00'

20'-

5/8" CIRS
FOR REF.

D

439956.0 Sq. Feet
10.1 Acres

626.7

718.00'

20'-

5/8" CIRS
FOR REF.

LOT 19

C

439,956 Sq. Feet
10.1000 Acres

626.7

BLOCK 23
BLOCK 22

20'-

5/8" CIRS
FOR REF.

LOT 20

B

439,956 Sq. Feet
10.1000 Acres

626.7

BLOCK 18
BLOCK 19

20'-

5/8" CIRS
FOR REF.

A

439,956 Sq. Feet
10.1000 Acres

626.7

718.00'

20'-

5/8" CIRS
FOR REF.

LOT 21

DIRT FIELD ROAD

BLOCK 22
BLOCK 21

BLOCK 19
BLOCK 20

LOT 21

LOT 20

435603.4 Sq. Feet
10.0 Acres

30" ROAD ESMT PER PLAT

POC SW CORNER
LOT 21 R.L. WHITE
SUBDIVISION

PROPERTY LIES WITHIN FLOOD ZONE X-SHADED/A, ACCORDING TO F.I.R.M. NO. 4807102702E, 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 PLAN AND FLOODWAY RESTRICTIONS THAN SHOWN BY THE F.I.R.M. THAT MAY AFFECT DEVELOPMENT.

SURVEY OF

A TRACT OR PARCEL CONTAINING 10.0001 ACRES (439,956 SQUARE FEET) OF LAND IN THE F. P. STERLING SURVEY, ABSTRACT NO. 477, IN CHAMBERS COUNTY, TEXAS, BEING OUT OF AND A PART OF BLOCKS 18 AND 23 OF THE R. L. WHITE SUBDIVISION RECORDED IN VOLUME 1, PAGE 19 OF THE CHAMBERS COUNTY MAP RECORDS, AND BEING OUT OF AND PART OF THAT SAME 422.319 ACRE TRACT OF LAND CONVEYED FROM JOHN H. WHITE, JR., JOSEPH W. BITTER, AND ETHEL THOMSON RUNION, JOINT TRUSTEES OF THE R. L. WHITE CO. DISSOLUTION TRUST TO LARRY W. WELLS, AND CYNTHIA J. HOVERSON DESCRIBED IN VOLUME 441, PAGE 720, OF THE OFFICIAL PUBLIC RECORDS OF CHAMBERS COUNTY.

ADDRESS: HWY 65
WINNIE, TX 77565

BUYER: LARRY WELLS

TBPLS LICENSE # 10193901
ANAHUAC, TX 77514
(409) 267-3002
www.wellslandsurvey.com

JOB NO: 410-16 C
DATE: 02-19-19
DRAWN BY: AL
SCALE: 1" = 150'

JOB NO: 410-18 D	DATE: 02-19-19
DRAWN BY: AL	SCALE: 1"= 150'