

SCALE: 1"=100'

OLS WALLISVILLE-TURTLE BAYOU RD.
(60' RIGHT-OF-WAY)

PATSY PENICK
1.921 ACRES
1558/581 OPRCC

TOCCARA & BEAU GREENE
11.524 ACRES
CLERK'S FILE NO.
2017-126724

16' UE
354/189 DRCC
& 20' UE
32/274 OPRCC

CYNTHIA MAYES
6.760 ACRES
487/581 OPRCC

EDWIN MILES
21.58 ACRES
1337/341 OPRCC

31.0240 Acres
1,351,406 Sq. Feet

LEGAL DESCRIPTION 31.0240 ACRES
E. H. R. WALLACE SURVEY, ABSTRACT NO. 305
CHAMBERS COUNTY, TEXAS

BEING A TRACT OR PARCEL CONTAINING 31.0240 ACRES (1,351,406 SQUARE FEET) OF LAND IN THE E. H. R. WALLACE SURVEY, ABSTRACT NO. 305, IN CHAMBERS COUNTY, TEXAS, BEING ALL OF A CALLED 13.53 ACRE TRACT CONVEYED TO ELLA MAE MAYES DESCRIBED IN VOLUME 936, PAGE 352 OF THE OFFICIAL PUBLIC RECORDS OF CHAMBERS COUNTY, AND THE RESIDUE OF A CALLED 27.08 ACRE TRACT CALLED TRACT NO. 1 PARTITIONED TO G. C. MAYES JR. IN THE PARTITION OF THE G. C. MAYES ESTATE OF 108.32 ACRES OF LAND, RECORDED IN VOLUME 344, PAGE 98 OF THE DEED RECORDS OF CHAMBERS COUNTY, SAID 31.0240 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 SOUTH LINE OF OLD WALLISVILLE - TURTLE BAYOU ROAD (60 FOOT RIGHT OF WAY), BEING THE NORTHEAST CORNER OF THE TOCCARA AND BEAU GREENE CALLED 11.524 ACRE TRACT DESCRIBED IN CLERK'S FILE NUMBER 2017-126724 OF THE OFFICIAL PUBLIC RECORDS OF CHAMBERS COUNTY AND BEING THE NORTHWEST CORNER OF SAID 13.53 ACRE TRACT CONVEYED TO ELLA MAE MAYES AND BEING THE NORTHERLY NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 80 DEGREES 24 MINUTES 44 SECONDS EAST, ALONG THE SOUTH LINE OF SAID OLD WALLISVILLE-TURTLE BAYOU ROAD, WITH THE NORTH LINE OF SAID 13.53 ACRE TRACT, A DISTANCE OF 235.82 FEET TO A 2 INCH IRON PIPE FOUND FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 09 DEGREES 49 MINUTES 06 SECONDS EAST, ALONG THE WEST LINE OF THE CYNTHIA MAYES CALLED 6.760 ACRE TRACT DESCRIBED IN VOLUME 487, PAGE 581 OF THE OFFICIAL PUBLIC RECORDS OF CHAMBERS COUNTY, A DISTANCE OF 2488.69 FEET TO A 2 INCH IRON PIPE FOUND FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 80 DEGREES 07 MINUTES 44 SECONDS WEST, ALONG THE SOUTH LINE OF SAID 13.53 ACRES, PASS AT 235.23 FEET A 2 INCH IRON PIPE FOUND FOR THE SOUTHWEST CORNER OF SAID 13.53 ACRE TRACT, BEING THE SOUTHWEST CORNER OF THE RESIDUE OF SAID 27.08 ACRES, IN ALL A DISTANCE OF 708.84 FEET TO A 2 INCH IRON PIPE FOUND FOR THE SOUTHWEST CORNER OF SAID RESIDUE OF 27.08 ACRES AND BEING THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 09 DEGREES 49 MINUTES 18 SECONDS WEST, ALONG THE EAST LINE OF THE EDWIN MILES CALLED 21.58 ACRE TRACT DESCRIBED IN VOLUME 1337, PAGE 341 OF THE OFFICIAL PUBLIC RECORDS OF CHAMBERS COUNTY, A DISTANCE OF 1600.89 FEET TO A 5/8 INCH CAPPED IRON ROD FOUND FOR THE SOUTHERLY SOUTHWEST CORNER OF SAID 11.524 ACRE TRACT AND BEING THE WESTERLY NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 76 DEGREES 23 MINUTES 56 SECONDS EAST, ALONG A SOUTHERLY LINE OF SAID 11.524 ACRE TRACT, A DISTANCE OF 203.31 FEET TO A 5/8 INCH CAPPED IRON ROD FOUND FOR AN INTERIOR CORNER OF HEREIN DESCRIBED TRACT;

THENCE NORTH 07 DEGREES 22 MINUTES 15 SECONDS WEST, ALONG AN INTERIOR LINE OF SAID 11.524 ACRE TRACT, A DISTANCE OF 7.50 FEET TO A 5/8 INCH CAPPED IRON ROD FOUND FOR AN INTERIOR NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 83 DEGREES 44 MINUTES 04 SECONDS EAST, ALONG THE EASTERLY SOUTH LINE OF SAID 11.524 ACRE TRACT, A DISTANCE OF 270.30 FEET TO A 5/8 INCH CAPPED IRON ROD FOUND FOR THE SOUTHWEST CORNER OF SAID 11.524 ACRE TRACT AND BEING AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 09 DEGREES 48 MINUTES 32 SECONDS WEST, ALONG THE EAST LINE OF SAID 11.524 ACRE TRACT, A DISTANCE OF 895.25 FEET TO THE POINT OF BEGINNING CONTAINING 31.0240 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. SURVEYOR DID NOT ABSTRACT PROPERTY, SURVEY BASED ON LEGAL DESCRIPTIONS SUPPLIED BY TITLE COMPANY, EASEMENTS, BUILDING LINES, ETC., SHOWN ARE AS IDENTIFIED BY NO. 202004050552 OF CHAMBERS COUNTY ABSTRACT COMPANY.
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 OR REPRODUCTION. COPYRIGHT 2020. ALL RIGHTS RESERVED.
7. EASEMENT DATED FEBRUARY 21, 1953, RECORDED IN VOLUME 149, PAGE 274 OF THE DEED RECORDS OF CHAMBERS COUNTY, TEXAS, FROM G.C. MAYES, ET AL TO CHAMBERS-LIBERTY COUNTIES NAVIGATION DISTRICT, DOES NOT PERTAIN TO SUBJECT TRACT.
8. RIGHT OF WAY DATED APRIL 13, 1950, RECORDED IN VOLUME 171, PAGE 349 OF THE DEED RECORDS OF CHAMBERS COUNTY, TEXAS, FROM G. C. MAYES, ET UX TO THE STATE OF TEXAS, (DOES NOT PERTAIN TO SUBJECT TRACT).
9. RIGHT OF WAY DATED SEPTEMBER 13, 1965, RECORDED IN VOLUME 269, PAGE 182 OF THE DEED RECORDS OF CHAMBERS COUNTY, TEXAS, FROM LOUISE SHERMAN, ET AL TO SINGLAR PIPE LINE CO., AS AMENDED BY INSTRUMENT DATED SEPTEMBER 26, 1965, RECORDED IN VOLUME 279, PAGE 273 OF THE DEED RECORDS OF CHAMBERS COUNTY, TEXAS, (DOES NOT PERTAIN TO SUBJECT TRACT).

SURVEYOR'S CERTIFICATION

TO: CHAMBERS COUNTY ABSTRACT COMPANY, BEAU GREENE AND TOCCARA GREENE, 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 OCTOBER 08, 2020. 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:**
—x— BARBED WIRE FENCE
—E— OVERHEAD ELECTRIC LINES
▲ PIPELINE MARKER
● SERVICE POLE
○ UTILITY POLE
● CAPPED IRON ROD FOUND
IPF IRON PIPE FOUND
F.I.R.M. FLOOD INSURANCE RATE MAP
OPRCC OFFICIAL PUBLIC RECORDS OF CHAMBERS COUNTY
POB POINT OF BEGINNING
UE UTILITY EASEMENT
DRCC DEED RECORDS CHAMBERS COUNTY

PROPERTY LIES WITHIN FLOOD ZONE "VE" ACCORDING TO F.I.R.M. NO. 1807100005, DATED MAY 04, 2016. BY GRAPHIC PLOTTING ONLY, WELLS LAND SURVEY DOES NOT ASSUME RESPONSIBILITY FOR EXACT DETERMINATION. BEFORE ANY DEVELOPMENT PLANNING, DESIGN, OR CONSTRUCTION IS STARTED, THE OFFICIAL PUBLIC RECORDS OF CHAMBERS COUNTY, AND THE RESIDUE OF A CALLED 27.08 ACRE TRACT CALLED TRACT NO. 1 PARTITIONED TO G. C. MAYES JR. IN THE PARTITION OF THE G. C. MAYES ESTATE OF 108.32 ACRES OF LAND, RECORDED IN VOLUME 344, PAGE 98 OF THE DEED RECORDS OF CHAMBERS COUNTY, SHOULD BE CONTACTED. SAID ENTITIES MAY IMPOSE GREATER FLOOD PLANNING AND FLOODWAY RESTRICTIONS THAN SHOWN BY THE F.I.R.M. THAT MAY AFFECT DEVELOPMENT.

SURVEY OF

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ADDRESS: 780 WALLISVILLE-TURTLE BAYOU RD. WALLISVILLE, TX 77597
BUYER: BEAU GREENE & TOCCARA GREENE

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JOB NO: 614-20 DATE: 10-08-20
DRAWN BY: AL SCALE: 1"= 100'