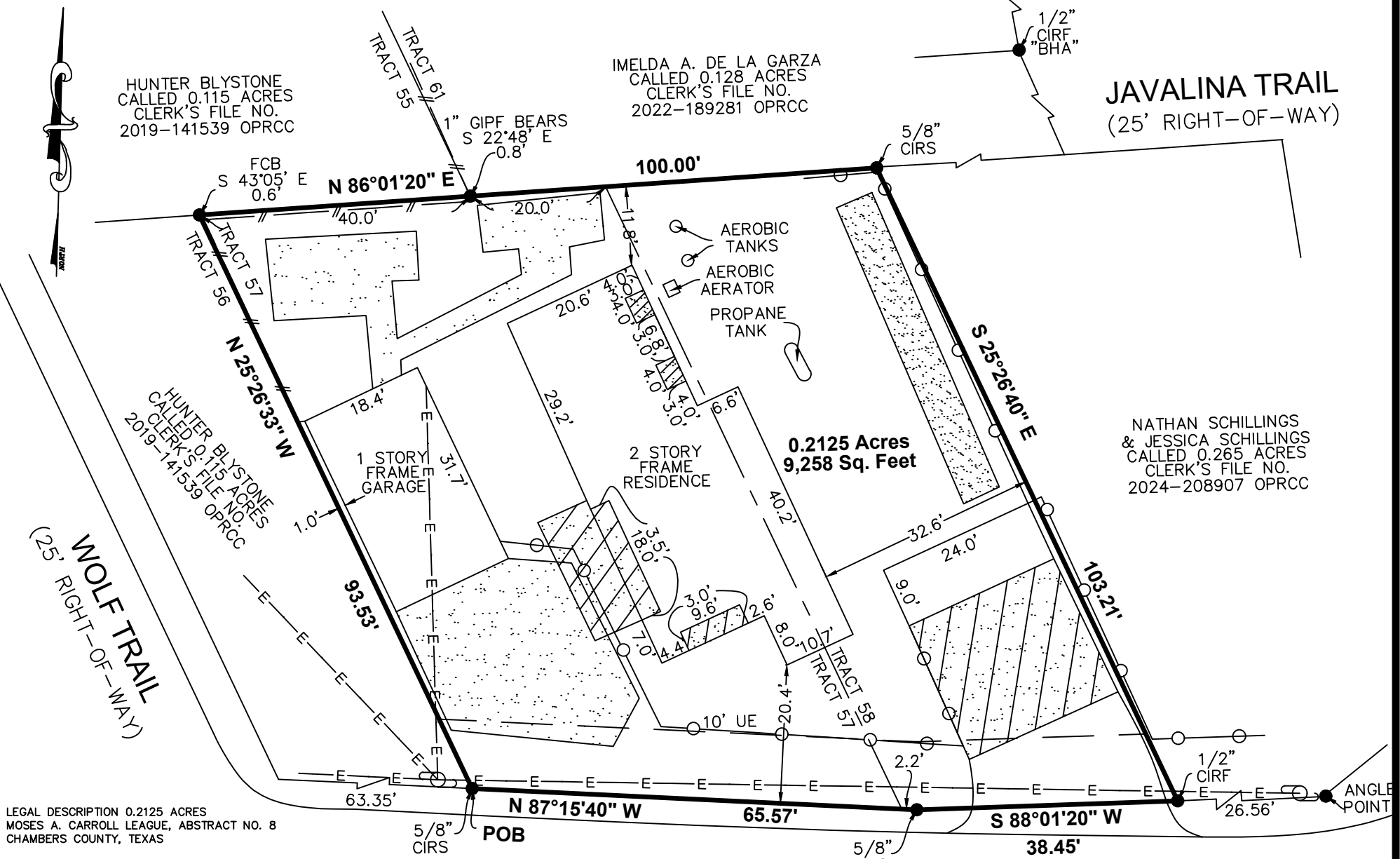


SCALE: 1" = 20'



LEGAL DESCRIPTION 0.2125 ACRES
MOSES A. CARROLL LEAGUE, ABSTRACT NO. 8
CHAMBERS COUNTY, TEXAS

BEING A TRACT OR PARCEL CONTAINING 0.2125 OF AN ACRE (9,258 SQUARE FEET) OF LAND, SITUATED IN THE MOSES A. CARROLL LEAGUE, ABSTRACT NO. 8, CHAMBERS COUNTY, TEXAS, BEING ALL OF A CALLED TRACT 57 AND THE WEST 40 FEET OF TRACT 58 OF THE JOE LOUGHRIDGE CALLED 16.03 ACRE TRACT AS SHOWN OF THE PLAT PREPARED BY R. C. MCCULLEY DATED FEBRUARY 22, 1965, BEING THAT SAME CALLED 0.213 ACRE TRACT CONVEYED FROM IMELDA DE LA GARZA, INDEPENDENT EXECUTRIX OF THE ESTATE OF LUIS DE LA GARZA TO SHAWNIE DE LA GARZA DESCRIBED IN CLERK'S FILE NO. 2025-220680 OF THE OFFICIAL PUBLIC RECORDS OF CHAMBERS COUNTY, SAID 0.2125 ACRE TRACT 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 5/8 INCH CAPPED IRON ROD STAMPED WELLS 5742 SET IN THE NORTH LINE OF CAROLINE TRAIL (25 FOOT RIGHT OF WAY) FOR THE SOUTHEAST CORNER OF TRACT 56 AND THE HUNTER BLYSTONE CALLED 0.115 ACRE TRACT DESCRIBED IN CLERK'S FILE NO. 2019-141539 OF THE OFFICIAL PUBLIC RECORDS OF CHAMBERS COUNTY, AND BEING THE SOUTHWEST CORNER OF SAID TRACT 57, SAID 0.213 ACRE TRACT AND THE HEREIN DESCRIBED TRACT;

THENCE NORTH 25 DEGREES 26 MINUTES 33 SECONDS WEST, ALONG THE WEST LINE OF SAID TRACT 57, WITH THE EAST LINE OF SAID TRACT 56 AND SAID HUNTER BLYSTONE CALLED 0.115 ACRE TRACT, A DISTANCE OF 93.53 FEET TO THE SOUTH LINE OF TRACT 55, AND THE HUNTER BLYSTONE CALLED 0.115 ACRE TRACT DESCRIBED IN CLERK'S FILE NO. 2019-141539 OF THE OFFICIAL PUBLIC RECORDS OF CHAMBERS COUNTY, FOR THE NORTHEAST CORNER OF SAID TRACT 56, AND BEING THE NORTHWEST CORNER OF SAID TRACT 57 AND THE HEREIN DESCRIBED TRACT, FROM WHICH A FENCE CORNER BEARS SOUTH 43 DEGREES 05 MINUTES EAST, 0.6 FEET;

THENCE NORTH 86 DEGREES 01 MINUTES 20 SECONDS EAST, ALONG THE NORTH LINE OF SAID TRACTS 57 AND 58, WITH THE SOUTH LINE OF SAID TRACT 55, SAID HUNTER BLYSTONE CALLED 0.115 ACRE TRACT, TRACT 61 AND THE IMELDA A. DE LA GARZA CALLED 0.128 ACRE TRACT DESCRIBED IN CLERK'S FILE NO. 2022-189281 OF THE OFFICIAL PUBLIC RECORDS OF CHAMBERS COUNTY, PASS AT 40.00 FEET THE COMMON SOUTH CORNER OF SAID TRACTS 55 AND 61, PASS AT 60.00 FEET THE COMMON NORTH CORNER OF SAID TRACTS 57 AND 58, IN ALL A DISTANCE OF 100.00 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED WELLS 5742 SET FOR THE NORTHWEST CORNER OF THE NATHAN SCHILLINGS AND JESSICA SCHILLINGS CALLED 0.265 ACRE TRACT DESCRIBED IN CLERK'S FILE NO. 2024-208907 OF THE OFFICIAL PUBLIC RECORDS OF CHAMBERS COUNTY, AND BEING THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 25 DEGREES 26 MINUTES 40 SECONDS EAST, ACROSS SAID TRACT 58, WITH THE WEST LINE OF SAID NATHAN SCHILLINGS AND JESSICA SCHILLINGS CALLED 0.265 ACRE TRACT, A DISTANCE OF 103.21 FEET TO A 1/2 INCH CAPPED IRON ROD FOUND IN THE NORTH RIGHT OF WAY LINE OF SAID CAROLINE TRAIL, FOR THE SOUTHWEST CORNER OF SAID NATHAN SCHILLINGS AND JESSICA SCHILLINGS CALLED 0.265 ACRE TRACT, AND BEING THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 88 DEGREES 01 MINUTES 20 SECONDS WEST, ALONG THE SOUTH LINE OF SAID TRACT 58, WITH THE NORTH RIGHT OF WAY LINE OF SAID CAROLINE TRAIL, A DISTANCE OF 38.45 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED WELLS 5742 SET FOR THE COMMON SOUTH CORNER OF SAID TRACTS 58 AND 57, AND BEING AN ANGLE POINT IN THE SOUTH LINE OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 87 DEGREES 15 MINUTES 40 SECONDS WEST, ALONG THE SOUTH LINE OF SAID TRACT 57, WITH THE NORTH RIGHT OF WAY LINE OF SAID CAROLINE TRAIL, A DISTANCE OF 65.57 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.2125 OF AN ACRE OF LAND, MORE OR LESS.

SURVEYOR'S CERTIFICATION

TO: GREAT AMERICAN TITLE COMPANY, AND AMBER DANIELLE FRANKLIN, EXCLUSIVELY: 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 MAY 28, 2026. 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. 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

CAROLINE TRAIL
(25' RIGHT-OF-WAY)

- LEGEND:**
- CHAIN LINK FENCE
 - E- OVERHEAD ELECTRIC LINES
 - WOOD FENCE
 - ▨ COVERED CONCRETE
 - ▩ CONCRETE
 - UTILITY POLE
 - CIRF - CAPPED IRON ROD FOUND
 - CIRS - CAPPED IRON ROD SET
 - FCB - FENCE CORNER BEARS
 - F.I.R.M. - FLOOD INSURANCE RATE MAP
 - OPRCC - OFFICIAL PUBLIC RECORDS OF CHAMBERS COUNTY
 - POB - POINT OF BEGINNING
 - UE - UTILITY EASEMENT
 - GIPF - GALVANIZED IRON PIPE FOUND
 - IRF - IRON ROD FOUND

NOTES:

- THE BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD 83.
- SURVEYOR DID NOT ABSTRACT PROPERTY. SURVEY BASED ON LEGAL DESCRIPTIONS SUPPLIED BY TITLE COMPANY. EASEMENTS, BUILDING LINES, ETC., SHOWN ARE AS IDENTIFIED BY GF NO. 2912364 OF GREAT AMERICAN TITLE COMPANY.
- 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 2026. ALL RIGHTS RESERVED.
- ALL 5/8" IRON RODS SET ARE CAPPED WITH A PLASTIC CAP STAMPED "WELLS 5742".

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

BEING A TRACT OR PARCEL CONTAINING 0.2125 OF AN ACRE (9,258 SQUARE FEET) OF LAND, SITUATED IN THE MOSES A. CARROLL LEAGUE, ABSTRACT NO. 8, CHAMBERS COUNTY, TEXAS, BEING ALL OF A CALLED TRACT 57 AND THE WEST 40 FEET OF TRACT 58 OF THE JOE LOUGHRIDGE CALLED 16.03 ACRE TRACT AS SHOWN OF THE PLAT PREPARED BY R. C. MCCULLEY DATED FEBRUARY 22, 1965, BEING THAT SAME CALLED 0.213 ACRE TRACT CONVEYED FROM IMELDA DE LA GARZA, INDEPENDENT EXECUTRIX OF THE ESTATE OF LUIS DE LA GARZA TO SHAWNIE DE LA GARZA DESCRIBED IN CLERK'S FILE NO. 2025-220680 OF THE OFFICIAL PUBLIC RECORDS OF CHAMBERS COUNTY.

ADDRESS: 221 CAROLINE TRAIL ANAHUAC, TX 77514	BUYER: AMBER DANIELLE FRANKLIN
TBPLS LICENSE # 10193909	
712 F.M. 562 ANAHUAC, TX 77514 (409) 267-3002	
www.wellslandsurvey.com	
JOB NO: 314-26	DATE: 05-28-26
DRAWN BY: AM	SCALE: 1" = 20'