



SCALE: 1 INCH = 50 FEET  
**A.B.J. WINFREE SURVEY**  
**A - 306**

**NOTES:**

1. BEARINGS ARE BASED ON DEED BEARINGS AND FOUND MONUMENTS IN THE WEST LINE OF 2.0000 ACRES CONVEYED TO ROY R. BROCKELMAN BY JERRY W. LEE, ET AL IN DEED DATED OCTOBER 30, 2012, RECORDED IN VOLUME 1372 AT PAGE 677 OF THE OFFICIAL PUBLIC RECORDS OF CHAMBERS COUNTY, TEXAS. REFERENCE IS MADE TO METES AND BOUNDS DESCRIPTION OF EVEN DATE ACCOMPANYING THIS PLAT.
2. THIS PROPERTY IS LOCATED IN ZONE "X" ACCORDING TO F.I.R.M. COMMUNITY PANEL NO. 4015100190 E DATED MAY 4, 2015.

Line	Bearing	Distance
1	S 58° 41' 00" W	53.67'
2	N 52° 48' 00" E	25.00'
3	N 49° 06' 15" E	25.05'

Residue of 3.931 Acres  
 Chessie Mann, et al  
 to  
 Betty M. Johnson  
 March 2, 1964  
 Vol. 251 Pg. 630  
 D.R.C.C.Tx.

1.801 ACRES  
 2.0000 Acres  
 Jerry W. Lee, et al  
 to  
 Roy R. Brockelman  
 October 30, 2012  
 Vol. 1372 Pg. 677  
 O.P.R.C.C.Tx.

1.455 Acres  
 Irma Estela Brockelman  
 to  
 Roy R. Brockelman  
 February 11, 2011  
 Vol. 1251 Pg. 716  
 O.P.R.C.C.Tx.

0.1989 OF AN ACRE  
 S 37° 12' 00" E 347.44'

COTTON LAKE ROAD  
 (60' R-0-W)

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 May 12, 2015 and that all lines, boundaries, and landmarks are accurately shown hereon.

WITNESS my hand and seal at MONT BELVIEU, TEXAS, this the 10th day of May, A. D. 2015:

**CHAMBERS SURVEYING & MAPPING**  
 P. O. BOX 1272 MONT BELVIEU, TEXAS 77580  
 (281) 876-8788 FAX NO. 100127-08

DRAWN BY: CGG	LOT	BLOCK	SUBDIVISION: NA
CHKD: JMM	NA	NA	SURVEY: A.B.J. WINFREE SURVEY A - 306
DATE: 5/12/15	STATE	COUNTY	ADDRESS: 5123 COTTON LAKE ROAD DAYTOWN, TX. 77523
JOB NO. 15-3009	TX	CHAMBERS	SURVEY FOR: ROY BROCKELMAN

- LEGEND**
- CM - CONTROL MONUMENT
  - ⊗ - POWER POLE
  - DP - DROP POLE
  - OP - OVERHEAD POWER
  - ▒ - COVERED AREA