



13.5014 ACRES
588,120 SQ. FEET
WITH 66,393 SQ. FEET IN ALLEYS AND AVENUE G & E
LEAVING 11,977.2 NET ACRES

AVENUE F (60' UNIMPROVED RIGHT-OF-WAY
CLOSED PER TX DOT MAP
& 61/536 DRCC)

AVENUE E (60' UNIMPROVED RIGHT-OF-WAY
CLOSED PER TX DOT MAP
& 61/536 DRCC)

MAIN ST.
(60' RIGHT-OF-WAY)

LEGAL DESCRIPTION 13.5014 GROSS ACRES
T. & N. O. RR. CO. SECTION NO. 54, ABSTRACT NO. 641
CHAMBERS COUNTY, TEXAS

BEGINNING AT A 1/2" BENT IRON ROD FOUND IN THE EAST RIGHT OF WAY LINE OF STATE HIGHWAY 124 (RIGHT OF WAY WIDTH VARIES), BEING THE SOUTHWEST CORNER OF THE ROUGHNECK RENTALS LP, BEING 2.614 ACRE TRACT DESCRIBED IN CLERK'S FILE NO. 2023-198346 OF THE OFFICIAL PUBLIC RECORDS OF CHAMBERS COUNTY, AND BEING THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 87 DEGREES 08 MINUTES 44 SECONDS EAST, ACROSS BLOCKS 72 AND 57, WITH THE SOUTH LINE OF SAID ROUGHNECK RENTALS LP CALLED 2.614 ACRE TRACT, A DISTANCE OF 548.09 FEET TO A POINT IN THE EAST LINE OF LOT 4, BLOCK 57, IN THE WEST RIGHT OF WAY LINE OF 3RD STREET (60 FOOT UNIMPROVED RIGHT OF WAY) FOR THE SOUTHWEST CORNER OF SAID ROUGHNECK RENTALS LP CALLED 2.614 ACRE TRACT, AND BEING THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 02 DEGREES 51 MINUTES 43 SECONDS EAST, ALONG THE EAST LINE OF BLOCKS 57, 58 AND 59, WITH THE WEST RIGHT OF WAY LINE OF SAID AVENUE E, A DISTANCE OF 789.34 FEET TO A 5/8" IRON CAPPED IRON ROD STAMPED WELLS 5742 SET IN THE NORTH RIGHT OF WAY LINE OF SAID AVENUE E, AND BEING THE EASTERLY SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 87 DEGREES 08 MINUTES 17 SECONDS WEST, ALONG THE NORTH RIGHT OF WAY LINE OF SAID AVENUE E, WITH THE SOUTH LINE OF SAID LOT 10, BLOCK 59, A DISTANCE OF 300.00 FEET TO A 5/8" IRON CAPPED IRON ROD STAMPED WELLS 5742 SET FOR AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 02 DEGREES 51 MINUTES 43 SECONDS EAST, ACROSS SAID 20 FOOT ALLEY, WITH THE WEST LINE OF LOT 5, BLOCK 60, AND THE EAST LINE OF SAID LOT 6, BLOCK 60, A DISTANCE OF 160.00 FEET TO A 5/8" IRON CAPPED IRON ROD STAMPED WELLS 5742 SET IN THE NORTH RIGHT OF WAY LINE OF MAIN STREET (60 FOOT RIGHT OF WAY), FOR THE SOUTHWEST CORNER OF SAID LOT 5, BLOCK 60, AND BEING THE SOUTHWEST CORNER OF LOT 6, BLOCK 60, AND THE SOUTHERLY SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 87 DEGREES 08 MINUTES 17 SECONDS WEST, ALONG THE NORTH RIGHT OF WAY LINE OF SAID MAIN STREET, WITH THE SOUTH LINE OF THE RESIDUE OF SAID BLOCK 60, SAID 4TH STREET, AND THE RESIDUE OF SAID BLOCK 69, A DISTANCE OF 398.37 FEET TO A 5/8" IRON CAPPED IRON ROD STAMPED WELLS 5742 SET AT THE INTERSECTION OF THE NORTH RIGHT OF WAY LINE OF SAID MAIN STREET, AND THE EAST RIGHT OF WAY LINE OF SAID STATE HIGHWAY 124, AND BEING THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 02 DEGREES 50 MINUTES 53 SECONDS WEST, ALONG THE EAST RIGHT OF WAY LINE OF SAID STATE HIGHWAY 124, ACROSS SAID BLOCKS 69, 70, 71 AND 72 OF SAID TOWNSHIP, A DISTANCE OF 1149.41 FEET THE POINT OF BEGINNING AND CONTAINING 13,501.4 GROSS ACRES OF LAND, MORE OR LESS, THERE BEING 66,393 SQUARE FEET WITHIN SAID ALLEYS AND AVENUE G AND E, LEAVING A NET AREA OF 11,977.2 ACRES.

- LEGEND:
- BARBED WIRE FENCE
- OVERHEAD ELECTRIC LINES
- WROUGHT IRON FENCE
- GUY WIRE
- COVERED AREA
- CONCRETE
- ELECTRIC BOX
- GAS METER
- LIGHT POLE
- MANHOLE
- SERVICE POLE
- TELEPHONE PEDESTAL
- WATER METER
- WATER VALVE
- IRON ROD FOUND
- CAPPED IRON ROD FOUND
- CAPPED IRON ROD SET
- BENT IRON ROD FOUND
- IRON PIPE FOUND
- PORTABLE METAL BUILDING
- FLOOD INSURANCE RATE MAP
- CONCRETE MONUMENT FOUND
- OFFICIAL PUBLIC RECORDS OF CHAMBERS COUNTY
- POINT OF BEGINNING
- DRCC - DEED RECORDS CHAMBERS COUNTY

NOTES:
1. THE BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM SOUTH CENTRAL ZONE, AND 83.
2. 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.
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 PROVIDED 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 OF REPRODUCTION, COPYRIGHT 2025, ALL RIGHTS RESERVED.
7. ALL 5/8" IRON RODS SET ARE CAPPED WITH A PLASTIC CAP STAMPED WELLS 5742.

SURVEYOR'S CERTIFICATION
TO: GEORGE R. WAY, 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 FEBRUARY 17, 2025. AT THE TIME OF THIS SURVEY THERE WERE NO APPARENT DISCREPANCIES, SHORTAGES IN AREA, BOUNDARY LINE CONFLICTS, ENCROACHMENTS, OVERLAPPING 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

PROPERTY LIES WITHIN FLOOD ZONE 'X', ACCORDING TO F.I.R.M. NO. 48070202E 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 TALEN AND FLOODWAY RESTRICTIONS THAN SHOWN BY THE F.I.R.M. THAT MAY AFFECT DEVELOPMENT.

SURVEY OF
BEGING A TRACT OR PARCEL, CONTAINING 13.5014 GROSS ACRES (588,120 SQUARE FEET) OF LAND, SITUATED IN THE T. & N. O. RR. CO. SECTION NO. 54, ABSTRACT NO. 641, CHAMBERS COUNTY, TEXAS, BEING LOTS 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, BLOCK 60, LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, BLOCK 71, LOT 5 AND A PORTION OF LOTS 4, 6, AND 7, BLOCK 72, LOTS 5, 6, AND A PORTION OF LOTS 4 AND 7, BLOCK 57, ALL OF BLOCKS 58 AND 59 OF THE TOWNSHIP OF STOWELL ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGE 63 OF THE MAP RECORDS OF CHAMBERS COUNTY, BEING THOSE PORTIONS OF AVENUE E, AVENUE F, AND 4TH STREET AS CONVEYED FROM GUY C. JACKSON, JR. COUNTY JUDGE TO J. T. WHITE, JR. DESCRIBED IN VOLUME 61, PAGE 536 OF THE DEED RECORDS OF CHAMBERS COUNTY, SAVE AND EXCEPT AVENUE G, THAT PORTION OF AVENUE E AS FENCED BY E. L. KAHLA AND STATED IN VOLUME 61, PAGE 536 OF THE DEED RECORDS OF CHAMBERS COUNTY, AND THE ALLEYS BETWEEN BLOCKS AS DEDICATED BY SAID STOWELL TOWNSHIP, SAID 13.5014 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, AND 83.

**ADDRESS: HWY-124 & MAIN ST.
STOWELL, TX 77661**

**SURVEYED FOR:
GEORGE R. WAY**

**712 P.M. 562
ANAHUAC, TX 77514
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Job No: 028-25 DATE: 02-17-25
DRAWN BY: AL SCALE: 1" = 60'