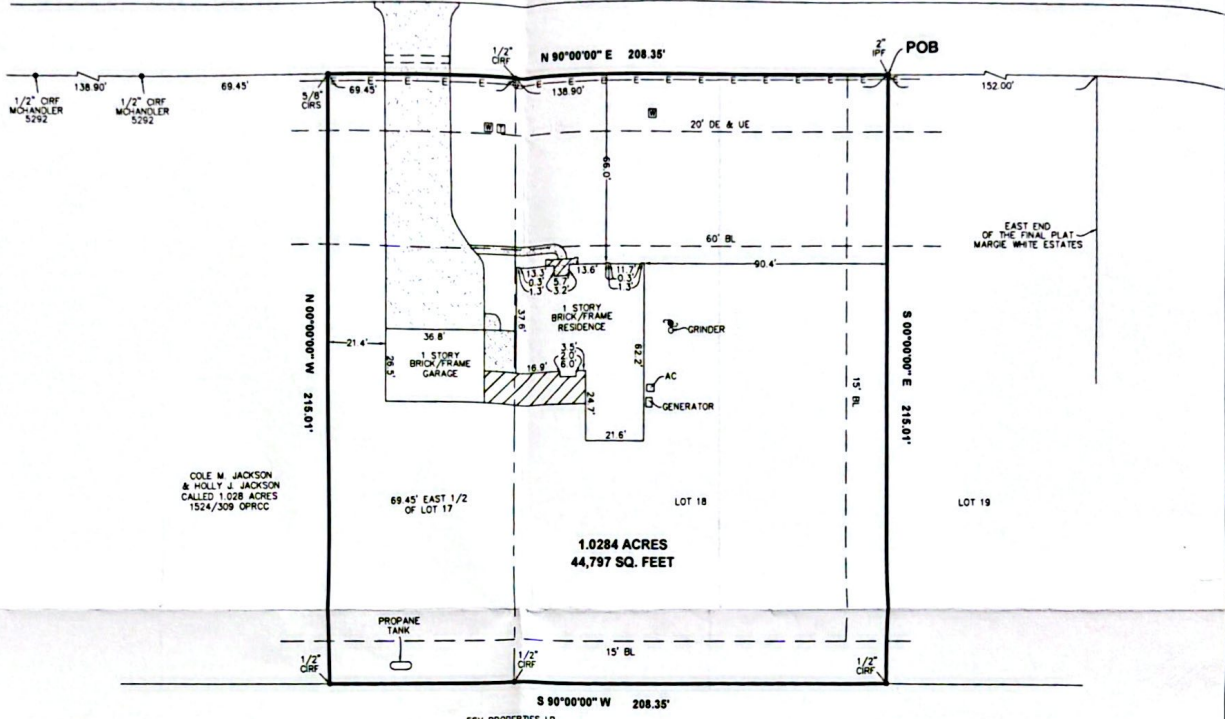


PINCHBACK DR. (70' RIGHT-OF-WAY)



COLE M. JACKSON & HOLLY J. JACKSON
CALLED 1.028 ACRES
1524/309 OPRCC

ESV PROPERTIES LP
CALLED 173.4538 ACRES
CLERK'S FILE NO.
2021-168855 OPRCC

- NOTES**
- THE BEARINGS SHOWN HEREON ARE BASED ON THE MAP OR PLAT OF THE MARGE WHITE ESTATES, RECORDED IN CLERK'S FILE NO. 37985, MAP RECORDS, CHAMBERS COUNTY, TEXAS.
 - SURVEYOR DID NOT ABSTRACT PROPERTY SURVEY BASED ON LEGAL DESCRIPTIONS SUPPLIED BY TITLE COMPANY. EXHIBITS, BUILDING LINES, ETC., SHOWN ARE AS IDENTIFIED BY NO. C74-BY-CIT25783726 OF CHAMBERS TITLE.
 - NOTHING IN THIS SURVEY IS INTENDED TO EXPRESS AN OPINION REGARDING OWNERSHIP OF TITLE.
 - THE SURVEYOR CERTIFIES THAT THIS SURVEY IS BASED ON HIS BEST KNOWLEDGE, INFORMATION AND BELIEF.
 - SURVEY IS CONFINED TO 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 OF REPRODUCTION, COPYRIGHT 2023. ALL RIGHTS RESERVED.
 - ALL 5/8" IRON RODS SET ARE CAPPED WITH A PLASTIC CAP STAMPED "WELLS 5742".
 - SCHEDULE B ITEMS
 - DRAINAGE EASEMENT 25 FEET IN WIDTH ON EACH SIDE OF THE CENTER LINES OF ALL NATURAL DRAINAGE COURSES AS SHOWN BY THE RECORDED PLAT OF SAID SUBDIVISION.
 - THERE SHALL EXIST ON AND ACROSS EACH LOT A BLANKET 10 FOOT WIDE UNDERGROUND EASEMENT TO INSTALL AND MAINTAIN ELECTRICAL SERVICE TO EACH RESIDENCE AS SHOWN BY THE RECORDED BY THE PLAT OF SAID SUBDIVISION.
 - GRINDER PUMP EASEMENT GRANTED TO TRINITY BAPTIST CONGREGATION DISTRICT AS SET FORTH IN INSTRUMENT RECORDED IN/UNDER CLERK'S FILE NO. 202318918 OF THE OFFICIAL PUBLIC RECORDS OF CHAMBERS COUNTY, TEXAS. (BLANKET NOT PLOTTABLE)
 - AN UNLOCATED PIPELINE EASEMENT GRANTED TO HAMBLE OIL & REFINING COMPANY AS SET FORTH IN INSTRUMENT RECORDED IN/UNDER VOLUME 80, PAGE 286, OF THE DEED RECORDS OF CHAMBERS COUNTY, TEXAS. (BLANKET NOT PLOTTABLE)
 - AN UNLOCATED PIPELINE EASEMENT GRANTED TO UNITED GAS PIPE LINE COMPANY AS SET FORTH IN INSTRUMENT RECORDED IN/UNDER VOLUME 187, PAGE 122, OF THE DEED RECORDS OF CHAMBERS COUNTY, TEXAS. (BLANKET NOT PLOTTABLE)

SURVEYOR'S CERTIFICATION

TO: CHAMBERS TITLE, ANTHONY STEWART AND TERRI STEWART, 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 MARCH 28, 2023, AT THE TIME OF THIS SURVEY THERE WERE NO APPARENT DISCREPANCIES, SHORTAGES IN AREA, BOUNDARY LINE CONFLICTS, ENCROACHMENTS, OVERLAPPS, IMPROVEMENTS, EASEMENTS OR RIGHTS OF WAY THAT I AM AWARE OF EXCEPT AS SHOWN HEREON. PROPERTY IS SUBJECT TO ALL CITY ORDINANCES AND SUBDIVISION CONVEYANCES, CONDITIONS AND RESTRICTIONS THAT MAY APPLY.

THIS SURVEY IS CERTIFIED FOR THIS TRANSACTION ONLY.

Tim Wells White, Registered Professional Land Surveyor No. 5742



LEGAL DESCRIPTION 1.0284 ACRES
J. T. WHITE LEAGUE, ABSTRACT NO. 300
CHAMBERS COUNTY, TEXAS

BEING A TRACT OR PARCEL CONTAINING 1.0284 ACRES (44,797 SQUARE FEET) OF LAND, SITUATED IN THE J. T. WHITE LEAGUE, ABSTRACT NO. 300, CHAMBERS COUNTY, TEXAS, BEING THE COMBINATION OF LOT 18 AND THE EAST 1/2 OF LOT 17 OF THE MARGE WHITE ESTATES ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN CLERK'S FILE NO. 37985 OF THE MAP RECORDS OF CHAMBERS COUNTY, BEING THAT SAME CALLED 1.028 ACRE TRACT CONVEYED FROM TERRY MOORE AND DONNA MOORE TO MARK A. BODY AND JENNIFER BODY DESCRIBED IN CLERK'S FILE NO. 2021-175195 OF THE OFFICIAL PUBLIC RECORDS OF CHAMBERS COUNTY, SAID 1.0284 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: THE BEARINGS SHOWN HEREON ARE BASED ON THE MAP OR PLAT OF SAID MARGE WHITE ESTATES.

BEGINNING AT A 2 INCH IRON PIPE FOUND IN THE SOUTH RIGHT OF WAY LINE OF PINCHBACK DRIVE (70 FOOT RIGHT OF WAY) FOR THE NORTHWEST CORNER OF LOT 19 OF SAID MARGE WHITE ESTATES, AND BEING THE NORTHEAST CORNER OF SAID LOT 18, SAID 1.028 ACRE TRACT AND THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, ALONG THE EAST LINE OF SAID LOT 18, WITH THE WEST LINE OF SAID LOT 18, A DISTANCE OF 218.01 FEET TO A 1/2 INCH CAPPED IRON ROD FOUND IN THE NORTH LINE OF THE ESV PROPERTIES LP CALLED 173.4538 ACRE TRACT DESCRIBED IN CLERK'S FILE NO. 2021-168855 OF THE OFFICIAL PUBLIC RECORDS OF CHAMBERS COUNTY, FOR THE SOUTHWEST CORNER OF SAID LOT 18, AND BEING THE SOUTHEAST CORNER OF SAID LOT 18 AND THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, ALONG THE SOUTH LINE OF SAID LOTS 18 AND 17, WITH THE NORTH LINE OF SAID ESV PROPERTIES LP CALLED 173.4538 ACRE TRACT, PASS AT 138.90 FEET A 1/2 INCH CAPPED IRON ROD FOUND FOR THE COMMON SOUTH CORNER OF SAID LOTS 18 AND 17, IN ALL A DISTANCE OF 208.35 FEET TO A 1/2 INCH CAPPED IRON ROD FOUND FOR SOUTHEAST CORNER OF THE COLE M. JACKSON AND HOLLY J. JACKSON CALLED 1.028 ACRE TRACT DESCRIBED IN VOLUME 1524, PAGE 309 OF THE OFFICIAL PUBLIC RECORDS OF CHAMBERS COUNTY, AND BEING THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, ACROSS SAID LOT 17, WITH THE EAST LINE OF SAID COLE M. JACKSON AND HOLLY J. JACKSON CALLED 1.028 ACRE TRACT, A DISTANCE OF 218.01 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED WELLS 5742 SET IN THE SOUTH RIGHT OF WAY LINE OF SAID PINCHBACK DRIVE, FOR THE NORTHEAST CORNER OF SAID COLE M. JACKSON AND HOLLY J. JACKSON CALLED 1.028 ACRE TRACT, AND BEING THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, ALONG THE NORTH LINE OF SAID LOTS 17 AND 18, WITH THE SOUTH LINE OF SAID PINCHBACK DRIVE, PASS AT 88.45 FEET A 1/2 INCH CAPPED IRON ROD FOUND FOR THE COMMON NORTH CORNER OF SAID LOTS 17 AND 18, IN ALL A DISTANCE OF 208.35 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.0284 ACRES OF LAND, MORE OR LESS.

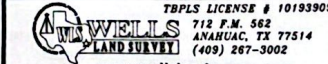
- LEGEND:**
- BL - BUILDING LINE
 - DE - DRAINAGE EASEMENT
 - UE - UTILITY EASEMENT
 - POB - POINT OF BEGINNING
 - E- OVERHEAD ELECTRICAL LINES
 - [Hatched Box] COVERED AREA
 - [Dotted Box] COVERED CONCRETE
 - [Solid Box] CONCRETE
 - [Circle with T] UTILITY POLE
 - [Circle with B] SERVICE POLE
 - [Circle with P] TELEPHONE PEDESTAL
 - [Circle with W] WATER METER
 - [Circle with IR] CAPPED IRON ROD FOUND
 - [Circle with IP] IRON PIPE FOUND
 - [Circle with FIRM] FLOOD INSURANCE RATE MAP
 - OPRCC - OFFICIAL PUBLIC RECORDS OF CHAMBERS COUNTY
 - CIRS - CAPPED IRON ROD SET

PROPERTY LIES WITHIN FLOOD ZONE "X", ACCORDING TO F.I.R.M. NO. 4807302P01, DATED JAN. 18, 2018, BY DRAWING 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 ENTRY MAY IMPOSE GREATER FLOOD PLAIN AND FLOODPLAIN RESTRICTIONS THAN SHOWN BY THE F.I.R.M. THAT MAY AFFECT DEVELOPMENT.

SURVEY OF

BEING A TRACT OR PARCEL CONTAINING 1.0284 ACRES (44,797 SQUARE FEET) OF LAND, SITUATED IN THE J. T. WHITE LEAGUE, ABSTRACT NO. 300, CHAMBERS COUNTY, TEXAS, BEING THE COMBINATION OF LOT 18 AND THE EAST 1/2 OF LOT 17 OF THE MARGE WHITE ESTATES ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN CLERK'S FILE NO. 37985 OF THE MAP RECORDS OF CHAMBERS COUNTY, BEING THAT SAME CALLED 1.028 ACRE TRACT CONVEYED FROM TERRY MOORE AND DONNA MOORE TO MARK A. BODY AND JENNIFER BODY DESCRIBED IN CLERK'S FILE NO. 2021-175195 OF THE OFFICIAL PUBLIC RECORDS OF CHAMBERS COUNTY.

ADDRESS: 572 PINCHBACK DR. ANAHUAC, TX 77814 BUYER: ANTHONY STEWART & TERRI STEWART



TBPLS LICENSE # 10193909
712 P.M. 562
ANAHUAC, TX 77814
(409) 267-3002
www.wellslandsurvey.com

JOB NO: 140-25 DATE: 03-28-25
DRAWN BY: AL SCALE: 1" = 30'