



THIS SURVEY IS CERTIFIED FOR THIS TRANSACTION ONLY.

Tim Wells White, Registered Professional Land Surveyor No. 5742

LEGEND:

TBM – TEMPORARY BENCHMARK
IRF – IRON ROD FOUND
CIRF – 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
POC – POINT OF COMMENCING
CIRS – CAPPED IRON ROD SET
—x— BARBED WIRE FENCE
—E— OVERHEAD ELECTRIC LINES
—E— WOOD FENCE
— GUY WIRE
 COVERED CONCRETE
 CONCRETE
 UTILITY POLE
 SERVICE POLE
AC – AIR CONDITIONER
AGP – ABOVE GROUND POOL

THENCE NORTH 02 DEGREES 27 MINUTES 36 SECONDS WEST, ALONG THE EAST RIGHT OF WAY LINE OF SAID STATE HIGHWAY 61, A DISTANCE OF 220.29 FEET TO THE POINT OF BEGINNING AND CONTAINING 4.0000 ACRES OF LAND, MORE OR LESS.

THENCE SOUTH 87 DEGREES 54 MINUTES 02 SECONDS WEST, ALONG THE NORTH LINE OF SAID LASSETTER FAMILY LLC, CALLED 3.118 ACRE TRACT, A DISTANCE OF 774.26 FEET TO A 5/8 INCH IRON ROD SET FOR THE SOUTHEAST CORNER OF SAID 4.0000 ACRE TRACT SURVEYED THIS DAY, AND BEING THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 02 DEGREES 27 MINUTES 36 SECONDS WEST, ACROSS SAID CALLED 8.1035 ACRE TRACT, ACROSS SAID 6.1038 ACRE TRACT, AND WITH THE EAST LINE OF SAID 4.0000 ACRE TRACT SURVEYED THIS DAY, A DISTANCE OF 220.29 FEET TO THE POINT OF BEGINNING AND CONTAINING 4.1038 ACRES OF LAND, MORE OR LESS.

BEING A TRACT OR PARCEL CONTAINING 4.1038 ACRES (178,761 SQUARE FEET) OF LAND SITUATED IN THE FREDERICK BANLEY SURVEY, ABSTRACT NO. 52, CHAMBERS COUNTY, TEXAS, BEING OUT OF AND A PART OF A CALLED "103.8 ACRES, MORE OR LESS, FREDERICK BANLEY SURVEY, ABSTRACT NO. 52, CHAMBERS COUNTY, TEXAS," BEING THE FIRST OF TWO PARTS OF A TRACT OF LAND KNOWN AS LASKOSKIE TO COLTON LANE LASKOSKIE RECORDED IN CLERKS FILE NO. 19-139766 OF THE OFFICIAL PUBLIC RECORDS OF CHAMBERS COUNTY, AND BEING OUT OF AND A PART OF 8.1035 ACRE TRACT CONVEYED FROM COLTON LANE LASKOSKIE TO JESSICA LASKOSKIE, JR., AND JESSICA LASKOSKIE AND RECORDED IN VOLUME 247, PAGE 51 OF THE OFFICIAL PUBLIC RECORDS OF CHAMBERS COUNTY.

WELLS
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DATE: 01-06-23

SCALE: 1" = 80'