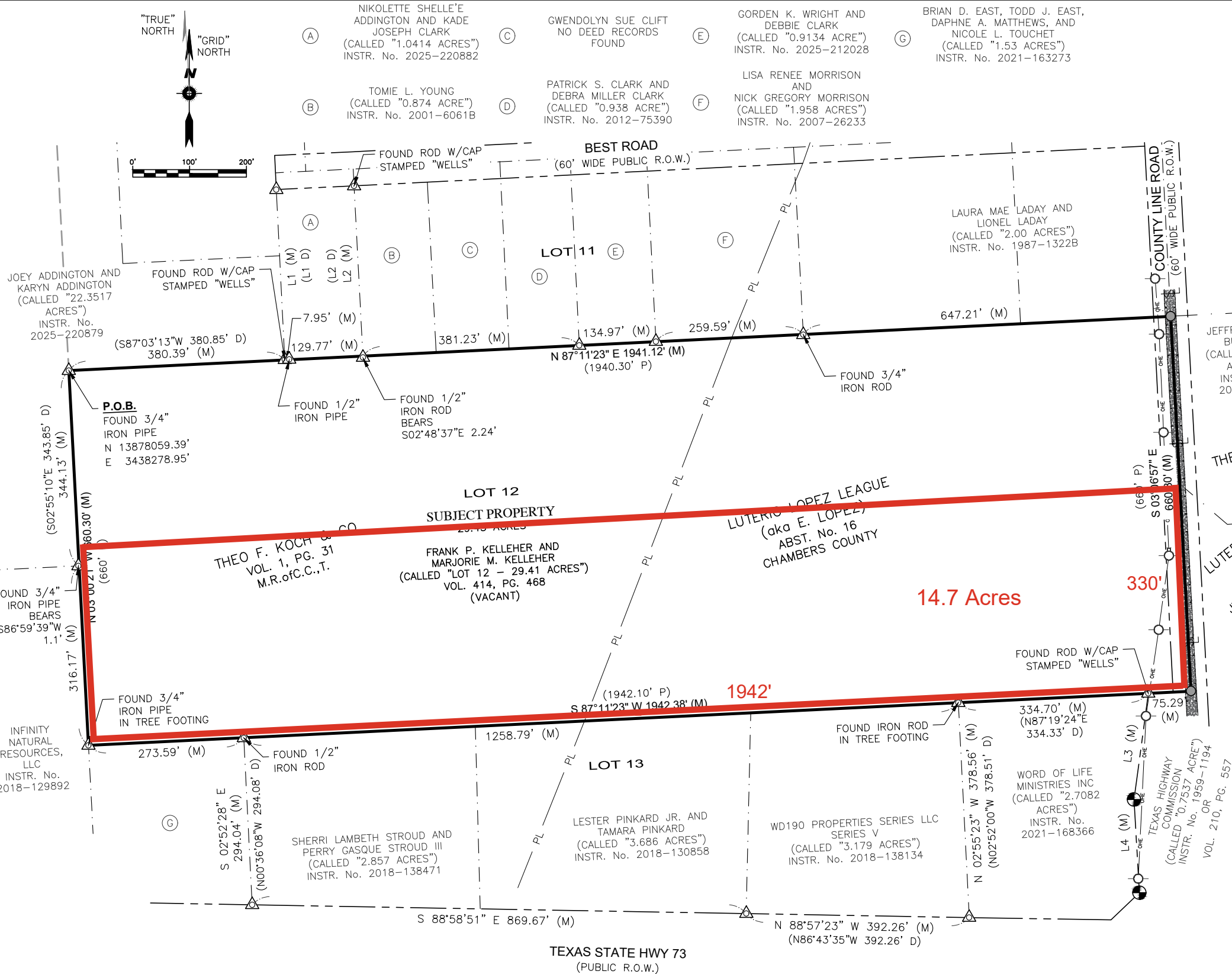


FROM: I:\Pegasus\law\2-SURVEYING\1-PROJECTS\2026\LS26-097 County Line Road Winnie, Texas (Nicholas Hubbard)\Deliverable\Drawings\LS26-097 MLC-LSS.dwg
LAST PRINTED: Thursday, June 4, 2026 12:39:01 PM



CERTIFICATION OF SURVEYOR:

I, LANCE S. SIMMONS, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE SURVEY REPRESENTED BY THIS PLAT OR MAP WAS MADE ON THE GROUND UNDER MY DIRECT SUPERVISION, AND THAT IT ACCURATELY REPRESENTS SAID SURVEY, TO THE BEST OF MY KNOWLEDGE AND BELIEF. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY ME OR ARCENEUX WILSON AND COLE TO DETERMINE OWNERSHIP. THE FIELD WORK WAS COMPLETED ON MAY 28, 2026.

Lance Simmons

LANCE S. SIMMONS, RPLS
TEXAS REGISTRATION NO. 7212
FOR, AND ON BEHALF OF:
ARCENEUX WILSON & COLE



TITLE COMMITMENT NOTE:

ARCENEUX WILSON & COLE RELIED UPON FIRST AMERICAN TITLE GUARANTY COMPANY COMMITMENT FOR TITLE INSURANCE GF NO. 2987059-H080 WITH AN EFFECTIVE DATE OF MARCH 27, 2026 AT 8:00 A.M. FOR ALL INFORMATION REGARDING EASEMENT, RIGHT-OF-WAY AND TITLE OF RECORD.

LEGEND

- FOUND MONUMENT 1/2" IRON ROD UNLESS OTHERWISE NOTED
- SET PK NAIL IN CENTERLINE OF ROAD
- TXDOT CONCRETE MONUMENT
- (M) MEASURED DISTANCE
- (D) DEEDED DISTANCE
- (P) PLATTED DISTANCE PER VOL. 1, PG. 31
- SUBJECT PROPERTY BOUNDARY LINE
- ADJACENT PROPERTY BOUNDARY LINE
- THEO F. KOCH SUBDIVISION BOUNDARY LINE
- RIGHT-OF-WAY LINE (AS NOTED)
- OVERHEAD ELECTRIC LINE
- KINDER MORGAN PIPELINE (NATURAL GAS)
- ASPHALT ROAD
- POWER POLE WITH TRANSFORMER
- POWER POLE
- SURVEY LINE

GENERAL NOTES:

- BEARINGS AND GRID DISTANCES INDICATED ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983 SOUTH CENTRAL ZONE (4204) AND THE NORTH AMERICAN VERTICAL DATUM OF 1988 (N.A.V.D.88) USING GEOID MODEL "GEOID 18". COORDINATE, DISTANCE AND ELEVATION UNITS ARE U.S. SURVEY FEET WITH A CONVERGENCE ANGLE OF 2' 16" 17.82634", AND A COMBINED SCALE FACTOR OF 0.999903491, FOUND AT THE POINT OF BEGINNING, THE P.O.B.
- RECORDED DOCUMENTS SHOWN AND LISTED HEREON REFERENCE THE OFFICIAL RECORDS AND MAP RECORDS OF THE COUNTY CLERKS OF CHAMBERS COUNTY, TEXAS, AND JEFFERSON COUNTY, TEXAS.
- SUBJECT PROPERTY IS LOCATED IN FLOOD ZONE: X ON FIRM 48071C0300E DATED 05-04-2015. FLOOD ZONE DETERMINED FROM FEMA MAP, AW&C DOES NOT WARRANT OR NECESSARILY SUBSCRIBE TO THE ACCURACY OF SAID FEMA MAP.
- SEE ACCOMPANYING METES AND BOUNDS LEGAL DESCRIPTION.

LEGAL DESCRIPTION PER TITLE COMMITMENT:

LEGAL DESCRIPTION OF LAND: LOT 12, OF THE THEO F. KOCH & CO, E. LOPEZ, A SUBDIVISION IN CHAMBERS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGE 31, MAP AND/OR PLAT RECORDS, CHAMBERS COUNTY, TEXAS.

Line Table		
No.	Bearing	Dist.
L1 (M)	N 2°49'33" W	299.47'
L1 (D)	N 2°51'27" W	298.93'
L2 (M)	S 2°58'13" E	302.09'
L2 (D)	S 2°55'38" E	301.81'

Line Table		
No.	Bearing	Dist.
L3 (M)	S 7°40'41" W	188.55'
L3 (D)	S 8°10'27" W	186.40'
L4 (M)	S 3°18'36" E	164.17'
L4 (D)	S 2°52'00" E	164.93'

1	NO. DATE	REVISION	APPROV.
BOUNDARY AND IMPROVEMENTS SURVEY FOR A 29.43-ACRE PARCEL OF LAND BEING LOT 12 OF THE THEO F. KOCH & CO SUBDIVISION, VOL. 1, PG. 31, IN THE THE LUTERIO LOPEZ LEAGUE, ABST. No. 16, CHAMBERS COUNTY, TEXAS			
COUNTY LINE ROAD WINNIE, CHAMBERS COUNTY, TEXAS 77665			
PREPARED FOR: ZOE PROPERTIES, LLC			
Engineering F-16194		Surveying 10194049	
		3120 Central Mall Drive Port Arthur, TX 77642 409.724.7888 awceng.com	
JOB NO.: LS26-097	SCALE: AS SHOWN	PAGE: 3 OF 3	DRAWN BY: MLC CHECKED BY: LSS