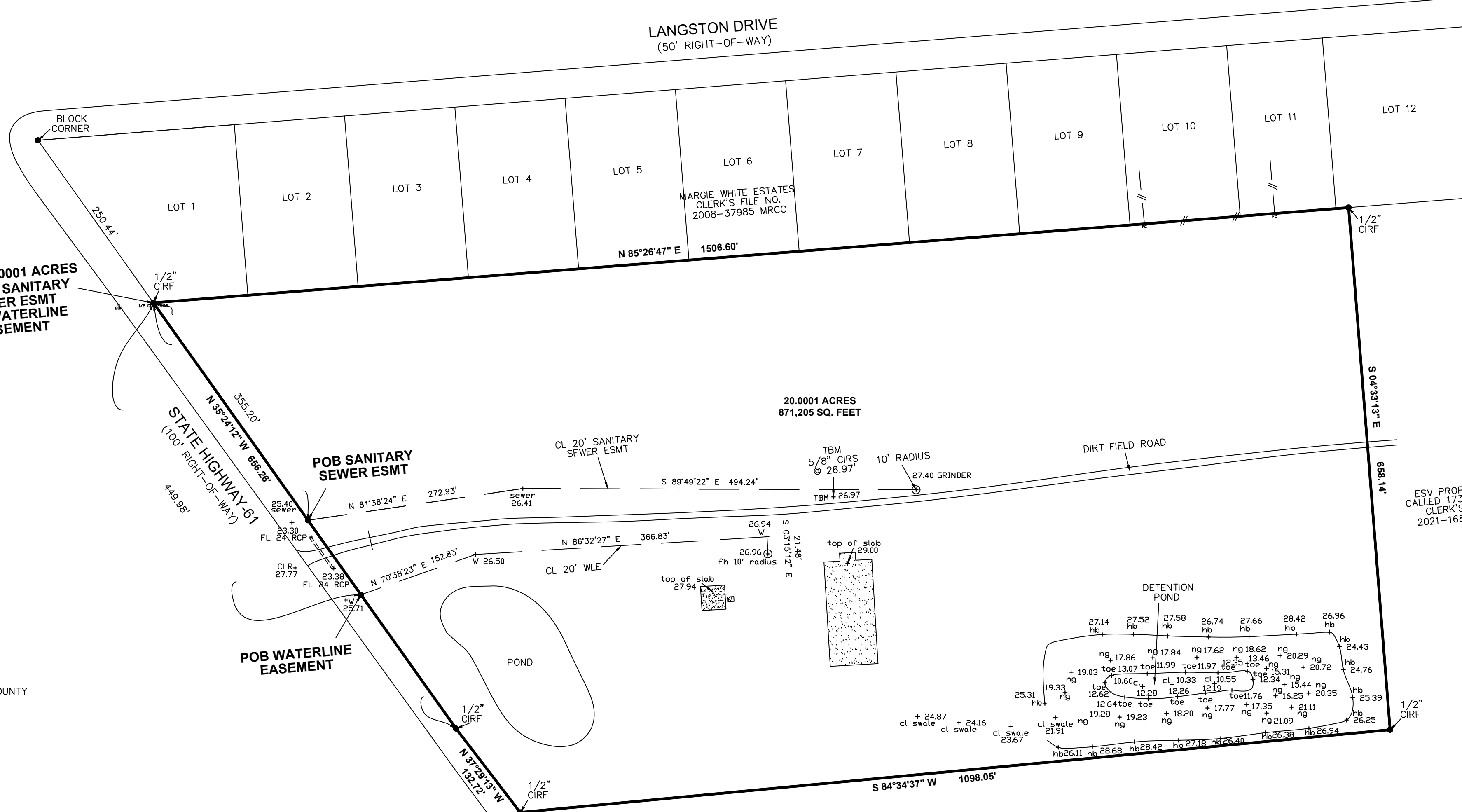


**POB 20.0001 ACRES & POC SANITARY SEWER ESMT POC WATERLINE EASEMENT**



**LEGEND:**

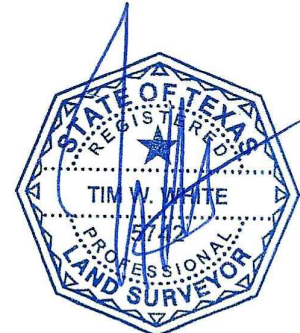
- MRCC - MAP RECORDS CHAMBERS COUNTY
- POB - POINT OF BEGINNING
- POC - POINT OF COMMENCING
- CONCRETE
- TBM - TEMPORARY BENCHMARK
- CC - CORNER CONCRETE
- FF - FINISHED FLOOR
- FH - FIRE HYDRANT
- CLR - CENTERLINE ROAD
- FL - FLOW LINE
- RCP - REINFORCED CONCRETE PIPE
- NG - NATURAL GRADE
- HB - HIGH BANK
- CIRF - CAPPED IRON ROD FOUND
- F.I.R.M. - FLOOD INSURANCE RATE MAP
- OPRCC - OFFICIAL PUBLIC RECORDS OF CHAMBERS COUNTY
- WOOD FENCE
- CIRS - CAPPED IRON ROD SET
- WLE - WATERLINE EASEMENT

**NOTES:**

1. THE BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD 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 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 OR REPRODUCTION. COPYRIGHT 2022. ALL RIGHTS RESERVED.

**SURVEYOR'S CERTIFICATION**

TO: CHASE MITCHELL, EXCLUSIVELY;  
I, TIM WELLS WHITE, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAN REPRESENTS A SURVEY MADE ON THE GROUND UNDER MY DIRECT SUPERVISION ON JUNE 22, 2022 AT THE TIME OF THIS SURVEY THERE WERE NO APPARENT DISCREPANCIES, SHORTAGES IN AREA, BOUNDARY LINE CONFLICTS, ENCROACHMENTS, OVERLAPPING OF IMPROVEMENTS, EASEMENTS OR RIGHTS OF WAY, THAT I AM AWARE OF EXCEPT AS SHOWN HEREON, AND THAT SAID PROPERTY HAS ACCESS TO AND FROM A DEDICATED ROADWAY, 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

**LEGAL DESCRIPTION 20.0001 ACRES**  
LUKE BRYAN SURVEY, ABSTRACT NO. 41  
CHAMBERS COUNTY, TEXAS

BEING A TRACT OR PARCEL CONTAINING 20.0001 ACRES (871,205 SQUARE FEET) OF LAND SITUATED IN THE LUKE BRYAN SURVEY, ABSTRACT NO. 41, CHAMBERS COUNTY, TEXAS, BEING OUT OF AND A PART OF A CALLED 173.4 ACRE TRACT CALLED TRACT "E" CONVEYED TO CECIL WILLIAM PARKER JR. AND TAMMY GAYLE PARKER RECORDED IN VOLUME 1378, PAGE 682 OF THE OFFICIAL PUBLIC RECORDS OF CHAMBERS COUNTY, AND BEING THAT SAME CALLED 20.00 ACRE TRACT CONVEYED FROM CECIL WILLIAM PARKER JR. TO YBARRA-MICHELL PROPERTY GROUP, LLC, RECORDED IN CLERKS FILE NO. 2018-129523 OF THE OFFICIAL PUBLIC RECORDS OF CHAMBERS COUNTY, SAID 20.0001 ACRES 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, NAD 83:

BEGINNING AT A 1/2 INCH CAPPED IRON ROD FOUND IN THE EAST LINE OF STATE HIGHWAY 61 (100 FOOT RIGHT OF WAY) FOR THE SOUTHWEST CORNER OF LOT 1 OF MARGIE WHITE ESTATES SUBDIVISION RECORDED IN CLERKS FILE NO. 2008-37985 OF THE MAP RECORDS OF CHAMBERS COUNTY, AND BEING THE NORTHWEST CORNER OF SAID 173.4 ACRE TRACT AND THE HEREIN DESCRIBED TRACT;

THENCE NORTH 85 DEGREES 26 MINUTES 47 SECONDS EAST, ALONG THE SOUTH LINE OF LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11 AND 12 OF SAID MARGIE WHITE ESTATES SUBDIVISION, AND WITH THE NORTH LINE OF SAID 173.4 ACRE TRACT, A DISTANCE OF 1506.60 FEET TO A 1/2 INCH CAPPED IRON ROD FOUND IN THE SOUTH LINE OF LOT 12 OF SAID MARGIE WHITE ESTATES SUBDIVISION, THE NORTHERLY NORTHWEST CORNER OF THE EVS PROPERTIES, LP, CALLED 173.4538 ACRE TRACT DESCRIBED IN CLERKS FILE NO. 2021-168855 OF THE OFFICIAL PUBLIC RECORDS OF CHAMBERS COUNTY, AND BEING THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 04 DEGREES 33 MINUTES 13 SECONDS EAST, ACROSS SAID 173.4 ACRE TRACT, AND WITH THE NORTHERLY WEST LINE OF SAID EVS PROPERTIES, LP, CALLED 173.4538 ACRE TRACT, A DISTANCE OF 658.14 FEET TO A 1/2 INCH CAPPED IRON ROD FOUND FOR AN INTERIOR CORNER OF SAID EVS PROPERTIES, LP, CALLED 173.4538 ACRE TRACT, AND BEING THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 84 DEGREES 34 MINUTES 37 SECONDS WEST, ALONG THE WESTERLY NORTH LINE OF SAID EVS PROPERTIES, LP, CALLED 173.4538 ACRE TRACT, A DISTANCE OF 1098.05 FEET TO A 1/2 INCH CAPPED IRON ROD FOUND IN THE EAST LINE OF SAID STATE HIGHWAY 61 AND IN THE WEST LINE OF SAID 173.4 ACRE TRACT FOR THE WESTERLY NORTHWEST CORNER OF SAID EVS PROPERTIES, LP, CALLED 173.4538 ACRE TRACT, AND BEING THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 37 DEGREES 29 MINUTES 13 SECONDS WEST, ALONG THE EAST LINE OF SAID STATE HIGHWAY 61, A DISTANCE OF 132.72 FEET TO A 1/2 INCH CAPPED IRON ROD FOUND FOR AN ANGLE POINT IN THE WEST LINE OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 35 DEGREES 24 MINUTES 12 SECONDS WEST, CONTINUING ALONG THE EAST LINE OF SAID STATE HIGHWAY 61, A DISTANCE OF 658.26 FEET TO THE POINT OF BEGINNING AND CONTAINING 20.0001 ACRES OF LAND, MORE OR LESS.

**CENTERLINE DESCRIPTION 20 FOOT SANITARY SEWER EASEMENT**  
LUKE BRYAN SURVEY, ABSTRACT NO. 41  
CHAMBERS COUNTY, TEXAS

BEING A CENTERLINE DESCRIPTION OF A 20 FOOT SANITARY SEWER EASEMENT IN THE LUKE BRYAN SURVEY, ABSTRACT NO. 41, CHAMBERS COUNTY, TEXAS, BEING OUT OF AND A PART OF A CALLED 173.4 ACRE TRACT CALLED TRACT "E" CONVEYED TO CECIL WILLIAM PARKER JR. AND TAMMY GAYLE PARKER RECORDED IN VOLUME 1378, PAGE 682 OF THE OFFICIAL PUBLIC RECORDS OF CHAMBERS COUNTY, AND BEING THAT SAME CALLED 20.00 ACRE TRACT CONVEYED FROM CECIL WILLIAM PARKER JR. TO YBARRA-MICHELL PROPERTY GROUP, LLC, RECORDED IN CLERKS FILE NO. 2018-129523 OF THE OFFICIAL PUBLIC RECORDS OF CHAMBERS COUNTY, THE BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD 83:

COMMENCING AT A 1/2 INCH CAPPED IRON ROD FOUND IN THE EAST LINE OF STATE HIGHWAY 61 (100 FOOT RIGHT OF WAY) FOR THE SOUTHWEST CORNER OF LOT 1 OF MARGIE WHITE ESTATES SUBDIVISION RECORDED IN CLERKS FILE NO. 2008-37985 OF THE MAP RECORDS OF CHAMBERS COUNTY, AND BEING THE NORTHWEST CORNER OF SAID 173.4 ACRE TRACT AND A 20.0001 ACRE TRACT SURVEYED THIS DAY;

THENCE SOUTH 35 DEGREES 24 MINUTES 12 SECONDS EAST, ALONG THE EAST LINE OF SAID STATE HIGHWAY 61, AND WITH THE WEST LINE OF SAID 20.0001 ACRE TRACT SURVEYED THIS DAY, A DISTANCE OF 355.20 FEET TO THE POINT OF BEGINNING FOR THE CENTERLINE OF THE HEREIN DESCRIBED 20 FOOT SANITARY SEWER EASEMENT;

THENCE ACROSS SAID 20.0001 ACRE TRACT SURVEYED THIS DAY THE FOLLOWING COURSES AND DISTANCE:

NORTH 81 DEGREES 36 MINUTES 24 SECONDS EAST, A DISTANCE OF 272.93 FEET;  
NORTH 86 DEGREES 49 MINUTES 22 SECONDS EAST, A DISTANCE OF 494.24 FEET TO THE POINT OF TERMINUS OF THE HEREIN DESCRIBED TRACT;

**CENTERLINE DESCRIPTION 20 FOOT WATERLINE EASEMENT**  
LUKE BRYAN SURVEY, ABSTRACT NO. 41  
CHAMBERS COUNTY, TEXAS

BEING A CENTERLINE DESCRIPTION OF A 20 FOOT WATERLINE EASEMENT IN THE LUKE BRYAN SURVEY, ABSTRACT NO. 41, CHAMBERS COUNTY, TEXAS, BEING OUT OF AND A PART OF A CALLED 173.4 ACRE TRACT CALLED TRACT "E" CONVEYED TO CECIL WILLIAM PARKER JR. AND TAMMY GAYLE PARKER RECORDED IN VOLUME 1378, PAGE 682 OF THE OFFICIAL PUBLIC RECORDS OF CHAMBERS COUNTY, AND BEING THAT SAME CALLED 20.00 ACRE TRACT CONVEYED FROM CECIL WILLIAM PARKER JR. TO YBARRA-MICHELL PROPERTY GROUP, LLC, RECORDED IN CLERKS FILE NO. 2018-129523 OF THE OFFICIAL PUBLIC RECORDS OF CHAMBERS COUNTY, THE BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD 83:

COMMENCING AT A 1/2 INCH CAPPED IRON ROD FOUND IN THE EAST LINE OF STATE HIGHWAY 61 (100 FOOT RIGHT OF WAY) FOR THE SOUTHWEST CORNER OF LOT 1 OF MARGIE WHITE ESTATES SUBDIVISION RECORDED IN CLERKS FILE NO. 2008-37985 OF THE MAP RECORDS OF CHAMBERS COUNTY, AND BEING THE NORTHWEST CORNER OF SAID 173.4 ACRE TRACT AND A 20.0001 ACRE TRACT SURVEYED THIS DAY;

THENCE SOUTH 35 DEGREES 24 MINUTES 12 SECONDS EAST, ALONG THE EAST LINE OF SAID STATE HIGHWAY 61, AND WITH THE WEST LINE OF SAID 20.0001 ACRE TRACT SURVEYED THIS DAY, A DISTANCE OF 449.98 FEET TO THE POINT OF BEGINNING FOR THE CENTERLINE OF THE HEREIN DESCRIBED 20 FOOT WATERLINE EASEMENT;

THENCE ACROSS SAID 20.0001 ACRE TRACT SURVEYED THIS DAY THE FOLLOWING COURSES AND DISTANCE:

NORTH 70 DEGREES 38 MINUTES 25 SECONDS EAST, A DISTANCE OF 152.83 FEET;  
NORTH 86 DEGREES 32 MINUTES 27 SECONDS EAST, A DISTANCE OF 366.83 FEET;  
SOUTH 03 DEGREES 15 MINUTES 12 SECONDS EAST, A DISTANCE OF 21.48 FEET TO THE POINT OF TERMINUS OF THE HEREIN DESCRIBED TRACT;

PROPERTY LIES WITHIN FLOOD ZONE "X", ACCORDING TO F.I.R.M. NO. 4807100210F, DATED JAN. 19, 2018, 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 PLAIN AND FLOODWAY RESTRICTIONS THAN SHOWN BY THE F.I.R.M. THAT MAY AFFECT DEVELOPMENT.

**PARTIAL TOPOGRAPHIC SURVEY OF**

BEING A TRACT OR PARCEL CONTAINING 20.0001 ACRES (871,205 SQUARE FEET) OF LAND SITUATED IN THE LUKE BRYAN SURVEY, ABSTRACT NO. 41, CHAMBERS COUNTY, TEXAS, BEING OUT OF AND A PART OF A CALLED 173.4 ACRE TRACT CALLED TRACT "E" CONVEYED TO CECIL WILLIAM PARKER JR. AND TAMMY GAYLE PARKER RECORDED IN VOLUME 1378, PAGE 682 OF THE OFFICIAL PUBLIC RECORDS OF CHAMBERS COUNTY, AND BEING THAT SAME CALLED 20.00 ACRE TRACT CONVEYED FROM CECIL WILLIAM PARKER JR. TO YBARRA-MICHELL PROPERTY GROUP, LLC, RECORDED IN CLERKS FILE NO. 2018-129523 OF THE OFFICIAL PUBLIC RECORDS OF CHAMBERS COUNTY.

BEING A CENTERLINE DESCRIPTION OF A 20 FOOT SANITARY SEWER EASEMENT IN THE LUKE BRYAN SURVEY, ABSTRACT NO. 41, CHAMBERS COUNTY, TEXAS, BEING OUT OF AND A PART OF A CALLED 173.4 ACRE TRACT CALLED TRACT "E" CONVEYED TO CECIL WILLIAM PARKER JR. AND TAMMY GAYLE PARKER RECORDED IN VOLUME 1378, PAGE 682 OF THE OFFICIAL PUBLIC RECORDS OF CHAMBERS COUNTY, AND BEING THAT SAME CALLED 20.00 ACRE TRACT CONVEYED FROM CECIL WILLIAM PARKER JR. TO YBARRA-MICHELL PROPERTY GROUP, LLC, RECORDED IN CLERKS FILE NO. 2018-129523 OF THE OFFICIAL PUBLIC RECORDS OF CHAMBERS COUNTY.

BEING A CENTERLINE DESCRIPTION OF A 20 FOOT WATERLINE EASEMENT IN THE LUKE BRYAN SURVEY, ABSTRACT NO. 41, CHAMBERS COUNTY, TEXAS, BEING OUT OF AND A PART OF A CALLED 173.4 ACRE TRACT CALLED TRACT "E" CONVEYED TO CECIL WILLIAM PARKER JR. AND TAMMY GAYLE PARKER RECORDED IN VOLUME 1378, PAGE 682 OF THE OFFICIAL PUBLIC RECORDS OF CHAMBERS COUNTY, AND BEING THAT SAME CALLED 20.00 ACRE TRACT CONVEYED FROM CECIL WILLIAM PARKER JR. TO YBARRA-MICHELL PROPERTY GROUP, LLC, RECORDED IN CLERKS FILE NO. 2018-129523 OF THE OFFICIAL PUBLIC RECORDS OF CHAMBERS COUNTY.

ADDRESS: 0 HWY-61 ANAHUAC, TX 77514  
SURVEYED FOR: CHASE MITCHELL  
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712 F.M. 562 ANAHUAC, TX 77514  
(409) 267-3002  
www.wellslandsurvey.com  
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JOB NO: 822-21 DATE: 06-22-22  
REVISED: 07-13-22 "RADIUS" SCALE: 1"= 100'