



**NOTES:**

- THE BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD 83.
- SURVEYOR DID NOT ABSTRACT PROPERTY. SURVEY BASED ON LEGAL DESCRIPTIONS SUPPLIED BY TITLE COMPANY. EASEMENTS, BUILDING LINES, ETC., SHOWN ARE AS IDENTIFIED BY GF NO. RSC2202581 OF SOUTH LAND TITLE, LLC.
- NOTHING IN THIS SURVEY IS INTENDED TO EXPRESS AN OPINION REGARDING OWNERSHIP OR TITLE.
- 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.
- SURVEY IS CERTIFIED FOR 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 OR REPRODUCTION. COPYRIGHT 2022. ALL RIGHTS RESERVED.
- TERMS, CONDITIONS AND STIPULATIONS CONTAINED IN THAT CERTAIN AFFIDAVIT, AS SET FORTH IN INSTRUMENT RECORDED IN/UNDER CLERK'S FILE NO. 2022179377 OF THE OFFICIAL PUBLIC RECORDS OF CHAMBERS COUNTY, TEXAS. (DOES NOT PERTAIN TO SUBJECT TRACT)

**SURVEYOR'S CERTIFICATION**

TO: SOUTH LAND TITLE, LLC, JON IRISH, SHELLIE IRISH AND ALISON R. IRISH, 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 15, 2022. AT THE TIME OF THIS SURVEY THERE WERE NO APPARENT DISCREPANCIES, SHORTAGES IN AREA, BOUNDARY LINE CONFLICTS, ENCROACHMENTS, OVERLAPPING OR 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



**TRACT II**  
 LEGAL DESCRIPTION 16.6393 ACRES  
 JESSE BENTON SURVEY, ABSTRACT NO. 57  
 C.B. GERRARD SURVEY, ABSTRACT NO. 105  
 CHAMBERS COUNTY, TEXAS

BEING A TRACT OR PARCEL CONTAINING 16.6393 ACRES (724,809 SQUARE FEET) OF LAND SITUATED IN THE JESSE BENTON SURVEY, ABSTRACT NO. 57, AND THE C.B. GERRARD SURVEY, ABSTRACT NO. 105, CHAMBERS COUNTY, TEXAS, BEING OUT OF AND A PART OF LOT 29 OF THE EARL A. WHEELER SUBDIVISION ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME A, PAGE 20 OF THE MAP RECORDS OF CHAMBERS COUNTY, BEING OUT OF AND A PART OF A CALLED 50.00 ACRE TRACT CONVEYED FROM C. M. HUDSPETH TO TRINITY BAY WATER SPORTS, INC. RECORDED IN VOLUME 1627, PAGE 106 OF THE OFFICIAL PUBLIC RECORDS OF CHAMBERS COUNTY, SAID 16.6393 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:

COMMENCING AT A 1/2 INCH CAPPED IRON ROD FOUND IN THE EAST RIGHT OF WAY LINE OF WEST BAYSHORE ROAD (80 FOOT RIGHT OF WAY) FOR THE NORTHWEST CORNER OF THE LUIS ORDAZ AND HEATHER ELAINE ORDAZ CALLED 42.000 ACRE TRACT DESCRIBED IN VOLUME 1649, PAGE 511 OF THE OFFICIAL PUBLIC RECORDS OF CHAMBERS COUNTY, THE SOUTHWEST CORNER OF SAID CALLED 50.00 ACRE TRACT, AND BEING THE SOUTHWEST CORNER OF A 16.6393 ACRE TRACT SURVEYED THIS DAY CALLED TRACT I;

THENCE NORTH 02 DEGREES 49 MINUTES 26 SECONDS WEST, ALONG THE EAST LINE OF SAID WEST BAYSHORE ROAD, A DISTANCE OF 304.03 FEET TO A 5/8 INCH CAPPED IRON ROD SET FOR THE NORTHWEST CORNER OF SAID 16.6393 ACRE TRACT SURVEYED THIS DAY CALLED TRACT I, AND BEING THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT AND POINT OF BEGINNING;

THENCE NORTH 02 DEGREES 49 MINUTES 26 SECONDS WEST, CONTINUING ALONG THE EAST LINE OF SAID WEST BAYSHORE ROAD, A DISTANCE OF 302.99 FEET TO A 5/8 INCH CAPPED IRON ROD SET FOR THE SOUTHWEST CORNER OF A 16.6393 ACRE TRACT SURVEYED THIS DAY CALLED TRACT III, AND BEING THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 87 DEGREES 12 MINUTES 34 SECONDS EAST, ALONG THE SOUTH LINE OF SAID 16.6393 ACRE TRACT SURVEYED THIS DAY CALLED TRACT III, A DISTANCE OF 2392.10 FEET TO A 5/8 INCH CAPPED IRON ROD SET IN THE EAST LINE OF SAID CALLED 50.00 ACRE TRACT AND IN THE WEST LINE OF THE JOE M. FURLOW CALLED 143.8 ACRE TRACT DESCRIBED IN 1654, PAGE 710 OF THE OFFICIAL PUBLIC RECORDS OF CHAMBERS COUNTY FOR THE SOUTHEAST CORNER OF SAID 16.6393 ACRE TRACT SURVEYED THIS DAY CALLED TRACT III, AND BEING THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 02 DEGREES 52 MINUTES 14 SECONDS EAST, ALONG THE EAST LINE OF SAID 50.00 ACRE TRACT AND WITH THE WEST LINE OF SAID JOE M. FURLOW CALLED 143.8 ACRE TRACT, A DISTANCE OF 302.99 FEET TO A 5/8 INCH CAPPED IRON ROD SET FOR THE NORTHEAST CORNER OF SAID 16.6393 ACRE TRACT SURVEYED THIS DAY CALLED TRACT I, AND BEING THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 87 DEGREES 12 MINUTES 34 SECONDS WEST, ALONG THE NORTH LINE OF SAID 16.6393 ACRE TRACT SURVEYED THIS DAY CALLED TRACT I, A DISTANCE OF 2392.34 FEET TO THE POINT OF BEGINNING AND CONTAINING 16.6393 ACRES OF LAND, MORE OR LESS.

**LEGEND:**

- POB - POINT OF BEGINNING
- DE - DRAINAGE EASEMENT
- UE - UTILITY EASEMENT
- OE - OVERHEAD ELECTRIC LINES
- UP - UTILITY POLE
- IRF - IRON ROD FOUND
- CIRF - CAPPED IRON ROD FOUND
- BIRF - BENT IRON ROD FOUND
- SRF - SUCKER ROD FOUND
- OPRCC - OFFICIAL PUBLIC RECORDS OF CHAMBERS COUNTY
- CIRS - CAPPED IRON ROD SET
- TBCD - TRINITY BAY CONSERVATION DISTRICT
- DRCC - DEED RECORDS CHAMBERS COUNTY

PROPERTY LIES WITHIN FLOOD ZONE 'AE', ACCORDING TO F.I.R.M. NO. 48071C0390E & 48071C0395E, 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 PLAIN AND FLOODWAY RESTRICTIONS THAN SHOWN BY THE F.I.R.M. THAT MAY AFFECT DEVELOPMENT.

**SURVEY OF**

BEING A TRACT OR PARCEL CONTAINING 16.6393 ACRES (724,809 SQUARE FEET) OF LAND SITUATED IN THE JESSE BENTON SURVEY, ABSTRACT NO. 57, AND THE C.B. GERRARD SURVEY, ABSTRACT NO. 105, CHAMBERS COUNTY, TEXAS, BEING OUT OF AND A PART OF LOT 29 OF THE EARL A. WHEELER SUBDIVISION ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME A, PAGE 20 OF THE MAP RECORDS OF CHAMBERS COUNTY, BEING OUT OF AND A PART OF A CALLED 50.00 ACRE TRACT CONVEYED FROM C. M. HUDSPETH TO TRINITY BAY WATER SPORTS, INC. RECORDED IN VOLUME 1627, PAGE 106 OF THE OFFICIAL PUBLIC RECORDS OF CHAMBERS COUNTY.

ADDRESS: 0 W. BAYSHORE RD. ANAHUAC, TX 77514 BUYER: JON D. IRISH, SHELLIE & ALISON R. IRISH

**TBPLS LICENSE # 10193909**

**TIM WELLS LAND SURVEY** 712 F.M. 562 ANAHUAC, TX 77514 (409) 267-3002

www.wellslandsurvey.com

JOB NO: 152-22 B DATE: 03-15-22  
 DRAWN BY: AL SCALE: 1" = 200'