

LEGEND

CM	CONTROLLING MONUMENT
CONC	CONCRETE
FND.	FOUND
IP	IRON PIPE
IR	IRON ROD
INST	INSTRUMENT NO.
C.C.D.R.	CHAMBERS COUNTY DEED RECORDS
C.C.M.R.	CHAMBERS COUNTY MAP RECORDS
C.C.C.F.	CHAMBERS COUNTY CLERK'S FILE NO.
O.P.R.C.C.T.	OFFICIAL PUBLIC RECORDS CHAMBER COUNTY TEXAS
MON.	MONUMENT
P.O.B.	POINT OF BEGINNING
P.R.C.C.T.	PROBATE RECORDS CHAMBER COUNTY TEXAS
R.O.W.	RIGHT-OF-WAY
STM SE	STORM SEWER EASEMENT
VOL./PG.	VOLUME/PAGE

METES AND BOUNDS OF 21.389 ACRES OF LAND SITUATED IN THE CHAMBERS COUNTY SCHOOL LAND LEAGUE ABSTRACT NO. 321 CHAMBERS COUNTY, TEXAS

Being 21.389 acres (931,705 square feet) of land situated in the Chambers County School Land League, Abstract No. 321, Chambers County, Texas and being all of Lot 10 and Lot 11 of the Partition of F.H. Stubbs called 117.59 acre tract as recorded under Volume 65, Page 331 Chambers County Deed Records, said 21.389 acre tract being more particularly described by metes and bounds as follows (bearing basis based on Texas Coordinate System of 1983, South Central Zone No. 4204 (NAD 1983)):

COMMENCING at a found 5/8-inch iron rod on the southerly right-of-way line of Interstate Highway 10 (290 foot width) and being the northwest corner of a called 4.964 acre tract of land conveyed to WOWCO Properties, LLC as recorded under Clerk File No. 2016-00115410 of the Official Public Records of Chambers County, Texas (O.P.R.C.C.T.) and the north east corner of a called 0.6614 acre tract of land conveyed to McClanahan Investments, LLC as recorded under Clerk File No. 2022-182905 (O.P.R.C.C.T.) and being on the west line of Lot 9 of said the Partition of F.H. Stubbs:

THENCE, South 02°16'24" East, a distance of 328.61 feet along the west line of said 4.964 acre tract and the east line of said 0.6614 acre tract and the east line of a called 5.797 acre tract as conveyed to David Speer and Kevin L. Speer as recorded under Clerk File No.'s 2015-102386 and 2019-147884 O.P.R.C.C.T., to a found 3/4-inch iron rod with cap stamped "Jones & Carter" and being the southwest corner of said Lot 10 and the herein described tract;

THENCE, North 87°29'25" East (called N89°05' East), along the south line of said 4.964 acre tract and Lot 9, and the north line of Lot 10, pass at a distance of 626.86 feet, a found 5/8-inch iron rod and being the southeast corner of said 4.964 acre tract and the southwest corner of a called 5.7270 acre tract conveyed to Americus Holdings, Ltd as recorded under Clerk File No. 2018-138549 O.P.R.C.C.T., and continuing for a total distance of 1213.82 feet (called 437.1 varas) to a found 5/8-inch iron rod on the east line of a called remainder 154.072 acre tract as conveyed to Americus Holdings, Ltd as recorded under Clerk File No. 2019-141206 O.P.R.C.C.T. and being the southeast corner of said 5.7270 acre tract and the northwest corner of said Lot 10 and the northwest corner of the herein described tract;

THENCE, South 02°29'31" East, along west line of said remainder 154.072 acre tract and the east line of Lot 10 and Lot 11 passed at a distance of 706.47 feet a found 3/4-inch iron rod with cap stamped "Jones & Carter" and being the northwest corner of a called 0.1171 acre tract as conveyed to Adam Kupstas as recorded under Clerk File No. 2020-156695 O.P.R.C.C.T., and continuing for a total distance of 766.66 feet (called 275.92 varas) to a set "X" in concrete and being on the north line of Restricted Reserve B of Heights of Baytown Sec 1 Final Plat as recorded under Document No. 2023-191204 of the Chamber County Map Records and being the southwest corner of said 0.1171 acre tract and the southeast corner of said Lot 11 and the herein described tract;

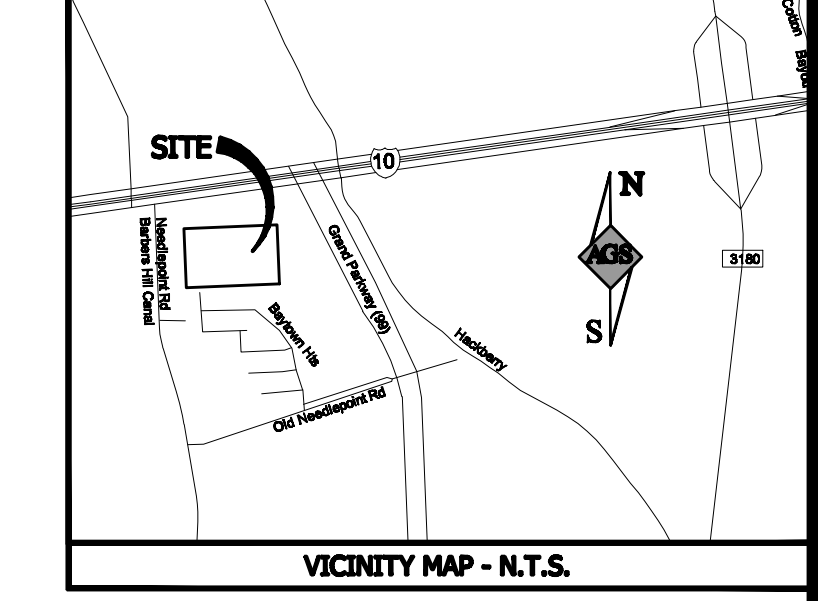
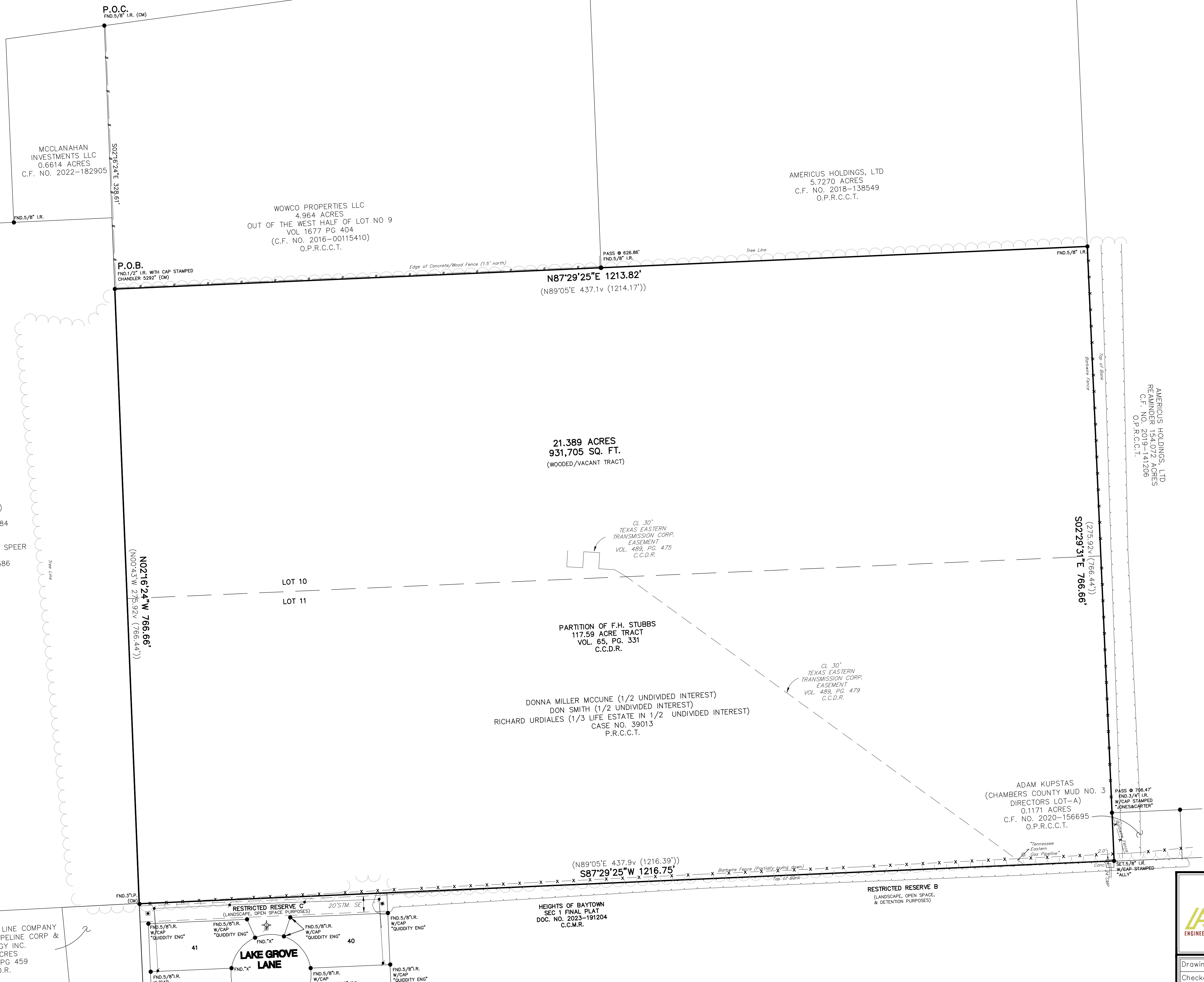
THENCE, South 87°29'25" West (called North 89°05' East), a distance of 1216.75 (called 437.9 varas) along the south line of Lot 11 and the north line of Heights of Baytown Sec 1 Final Plat to a found 3-inch iron pipe and being the southeast corner of said 5.797 acre tract and the northeast corner of a called 1.49 acre tract conveyed to United Gas Pipe Line Company (Midcon Texas Pipeline Corp. and KN Energy Inc.) as recorded under Volume 163, Page 459 Chambers County Deed Records and the northwest corner of Heights of Baytown Sec 1 Final Plat and the southwest corner of Lot 11 and the herein described tract;

THENCE, North 02°16'24" West (called North 00°43' West), a distance of 766.66 feet (called 275.92 varas) with the east line of said 5.797 acre tract and the west line of Lot 10 and Lot 11 to the to the POINT OF BEGINNING and containing 21.389 acres (931,705 square feet) of land.

DAVID SPEER (50%)
5.797 ACRES
C.F. NO. 2019-147884
O.P.R.C.C.T.

KEVIN L. SPEER & DAVIE SPEER
5.797 ACRES
C.F. NO. 2015-102386
O.P.R.C.C.T.

UNITED GAS PIPE LINE COMPANY
(MIDCON TEXAS PIPELINE CORP & KN ENERGY INC.)
1.49 ACRES
VOL 163 PG 459
C.C.D.R.



- GENERAL NOTES:**
1. BEARINGS BASIS ARE BASED BASIS BASED ON TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE NO. 4204 (NAD 1983):
 2. SQUARE FOOTAGE TOTALS SHOWN HEREON OR REFERENCED HEREIN ARE BASED ON MATHEMATICAL CLOSURES AND DO NOT NECESSARILY REPRESENT THE POSITIONAL ACCURACY OF THE BOUNDARY MONUMENTS.
 3. THIS SURVEY DOES NOT PROVIDE A DETERMINATION OR OPINION CONCERNING THE LOCATION OR EXISTENCE OF WETLANDS, FAULT LINES, TOXIC OR HAZARDOUS WASTE AREAS, SUBSIDENCE, OVERHEAD, SUBSURFACE AND ENVIRONMENTAL CONDITIONS OR GEOLOGICAL ISSUES. NO STATEMENT IS MADE CONCERNING THE SUITABILITY OF THE SUBJECT TRACT FOR ANY INTENDED USE, PURPOSE OR DEVELOPMENT.
 4. THE WORD "CERTIFY" OR "CERTIFICATE" AS SHOWN AND USED HEREON MEANS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THE SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED.
 5. LOT IS VACANT AND NO BUILDING ON SITE.
 6. SITE DOES NOT HAVE ACCESS TO A PUBLIC ROAD.
 7. THIS SURVEY WAS PERFORMED IN CONNECTION WITH A TITLE COMMITMENT PREPARED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, OF NO. FAH23006786 WITH AN EFFECTIVE DATE OF JULY 3, 2023 AND ISSUE DATE OF JULY 11, 2023. RELIANCE BY THE SURVEYOR HAS BEEN MADE UPON SAID TITLE COMMITMENT AS BEING ACCURATE AND COMPLETE, NO EASEMENTS, OTHER THAN THOSE REFERENCED IN TITLE COMMITMENT OR SPECIFICALLY ADDRESSED HEREON HAVE BEEN REVIEWED BY THE SURVEYOR.

THE VESTING OWNERS ARE PER SAID TITLE COMMITMENT

FLOODPLAIN NOTE:

BASED ON THE MAP INDEX FLOOD INSURANCE RATE MAP NO. 48071C0180F, MAP EFFECTIVE DATE OF JANUARY 19, 2018 INDICATES THAT TRACT LIES WITHIN AREA ZONE "X" - NO SCREENS - AREAS OF MINIMAL FLOOD HAZARD, BUT POSSIBLE. IN ADDITION THIS MAP STATES "THIS MAP IS FOR USE IN ADMINISTERING THE NATIONAL FLOOD INSURANCE PROGRAM; IT DOES NOT NECESSARILY IDENTIFY ALL AREAS SUBJECT TO FLOODING, PARTICULARLY FROM LOCAL DRAINAGE SOURCES OF SMALL SIZE, OR ALL PLANIMETRIC FEATURES OUTSIDE SPECIAL FLOOD HAZARD AREAS. CERTAIN AREAS NOT IN SPECIAL FLOOD HAZARD AREAS MAY BE PROTECTED BY FLOOD CONTROL STRUCTURES". THE APPROXIMATE LIMITS OF SAID ZONES AS DETERMINED HEREON ARE SCALED FROM SAID MAP. THIS INFORMATION IS NOT INTENDED TO IDENTIFY SPECIFIC FLOOD CONDITIONS.

CERTIFY TO: JOHN BALLIS AND FIDELTY NATIONAL TITLE INSURANCE COMPANY

I, GRACE Y. CERVIN, A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, HEREBY CERTIFY THAT THE ABOVE PLAT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF THE SURVEY MADE ON THE GROUND UNDER MY SUPERVISION. THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS' STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1A, CONDITION II, SURVEY.

Grace Y. Cervin

GRACE Y. CERVIN
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS NO. 5564



BOUNDARY SURVEY OF 21.389 ACRES OF LAND SITUATED IN THE CHAMBERS COUNTY SCHOOL LAND LEAGUE ABSTRACT NO. 321 CHAMBERS COUNTY, TEXAS

ALLY GENERAL SOLUTIONS, LLC
dba AGS Engineers & Construction LLC
7070 W. 43RD ST., STE. 203
HOUSTON, TEXAS 77092
O-(281) 888-7682
TBPELS FIRM NO. 10194392

Drawing By:	Date:	Scale:
Checked By: GYC	07/23/2023	1"=100'
Project No: 0126-003-23	Drawing Name: SHEET 1 OF 1	
	0126-003-23	SHEET 1