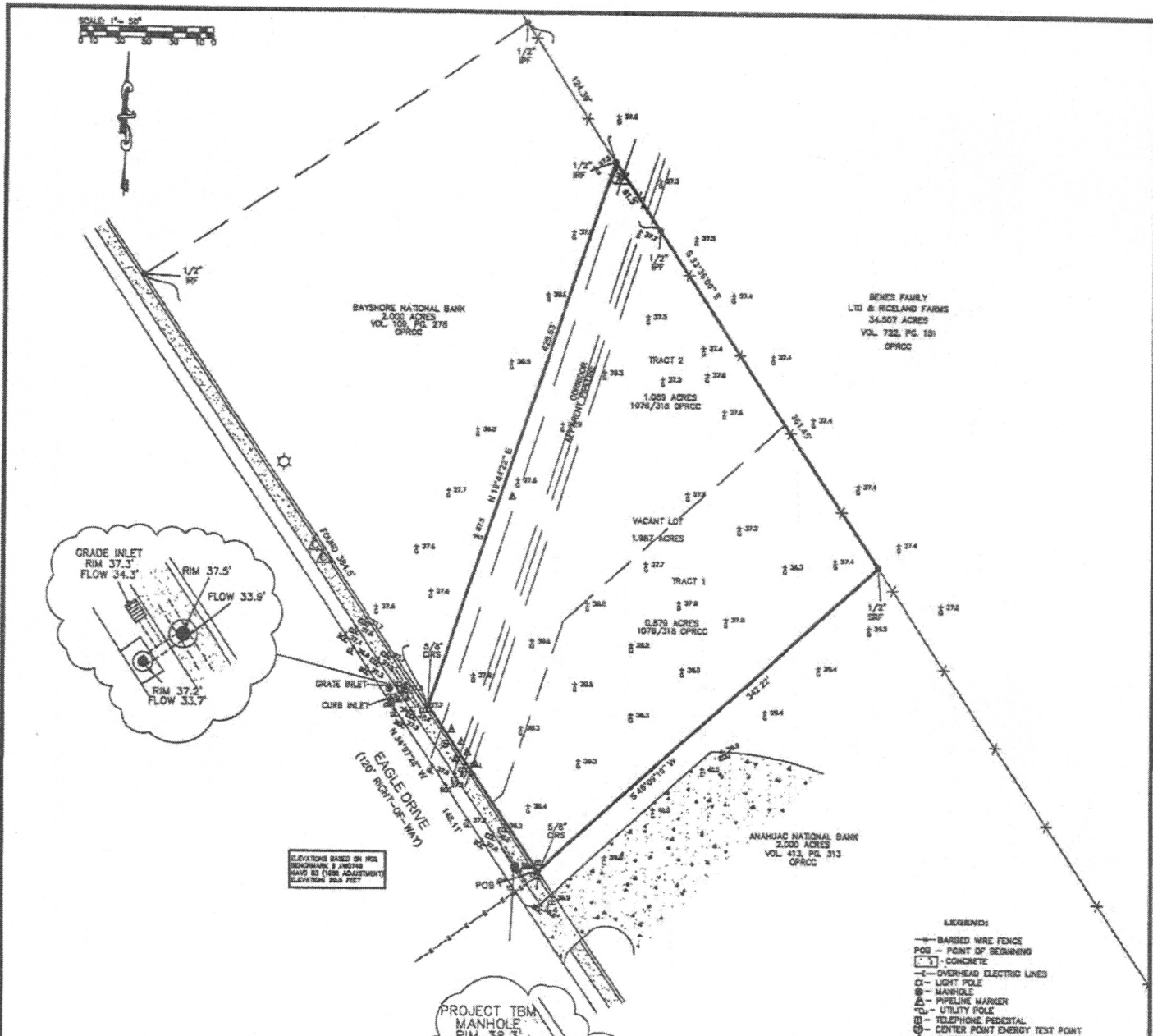
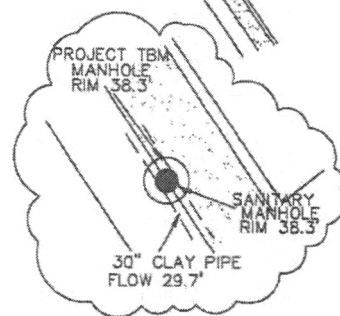
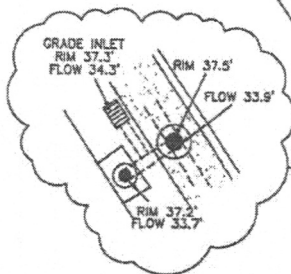


SCALE: 1" = 50'



LEGAL DESCRIPTION
1.967 ACRES

A TRACT OR PARCEL CONTAINING 1.967 ACRES (86,580 SQUARE FEET) OF LAND IN THE WILLIAM HODGES LEASAL, ABSTRACT NO. 13, IN CHAMBERS COUNTY, TEXAS, BEING THE COMBINATION OF A 5/8 ACRES TRACT CALLED TRACT 1 AND 1.089 ACRES TRACT CALLED TRACT 2 CONVEYED FROM WILLIAM S. JOHNSON, JR., ELLA JOHNSON, KELLY BROADWAY AND CHARITY BROADWAY, AS TO TRACT (ONE) 1 AND PATRICK THOMAS WILLIAMS, AS TO TRACT (TWO) 2 TO BROWARD MARSH RECREATION WELLS, 1974, PAGE 218, OF THE OFFICIAL PUBLIC RECORDS OF CHAMBERS COUNTY, SAID 1.967 ACRES TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: THE BEGINNING SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, 1443 43.

BEGINNING AT A 5/8 INCH CAPRED IRON ROD SET IN THE EAST LINE OF EAGLE DRIVE (120 FEET RIGHT-OF-WAY) FOR THE SOUTHWEST CORNER OF SAID TRACT 1, BEING THE SOUTHWEST CORNER OF THE ANAHUAC NATIONAL BANK 2,000 ACRES TRACT DESCRIBED IN VOLUME 413, PAGE 313, OF THE OFFICIAL PUBLIC RECORDS OF CHAMBERS COUNTY, AND BEING THE SOUTHWEST CORNER OF THE MERRIS DESCRIBED TRACT;

THENCE NORTH 34 DEGREES 28 MINUTES 28 SECONDS WEST, ALONG THE EAST LINE OF SAID EAGLE DRIVE, AT 60.48 FEET FROM THE COMMON NORTHEAST CORNER OF SAID TRACTS 1 AND 2, BY A DISTANCE OF 124.11 FEET TO A 5/8 INCH CAPRED IRON ROD SET FOR THE SOUTHWEST CORNER OF THE BAYSASHORE NATIONAL BANK 2,000 ACRES TRACT DESCRIBED IN VOLUME 109, PAGE 151, OF THE OFFICIAL PUBLIC RECORDS OF CHAMBERS COUNTY, THE NORTHEAST CORNER OF SAID TRACT 2, BEING THE NORTHEAST CORNER OF THE MERRIS DESCRIBED TRACT;

THENCE NORTH 19 DEGREES 44 MINUTES 22 SECONDS EAST, ALONG THE SOUTHEAST LINE OF SAID BAYSASHORE NATIONAL BANK 2,000 ACRES TRACT AND THE NORTH LINE OF SAID TRACT 1, A DISTANCE OF 381.48 FEET TO A 1/2 INCH IRON ROD FOUND IN THE WEST LINE OF THE BENE FAMILY LTD AND RICELAND FARMS 34.007 ACRES TRACT DESCRIBED IN VOLUME 722, PAGE 151, OF THE OFFICIAL PUBLIC RECORDS OF CHAMBERS COUNTY, THE SOUTHWEST CORNER OF SAID TRACT 1, AND BEING THE SOUTHWEST CORNER OF THE MERRIS DESCRIBED TRACT;

THENCE SOUTH 33 DEGREES 38 MINUTES 50 SECONDS EAST, ALONG THE EAST LINE OF SAID BENE FAMILY LTD AND RICELAND FARMS 34.007 ACRES, PAST AT 61.80 FEET A 1/2 INCH IRON PIPE FOUND, PAST AT 323.42 FEET THE COMMON SOUTHWEST CORNER OF SAID TRACTS 1 AND 2, BY A DISTANCE OF 381.48 FEET TO A 1/2 INCH IRON BAZON ROD FOUND FOR THE NORTHEAST CORNER OF SAID ANAHUAC NATIONAL BANK 2,000 ACRES TRACT, THE SOUTHWEST CORNER OF SAID TRACT 1, AND BEING THE SOUTHWEST CORNER OF THE MERRIS DESCRIBED TRACT;

THENCE SOUTH 48 DEGREES 00 MINUTES 00 SECONDS WEST, ALONG THE NORTHERLY LINE OF SAID ANAHUAC NATIONAL BANK 2,000 ACRES TRACT AND THE SOUTHWEST LINE OF SAID TRACT 1, A DISTANCE OF 342.22 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.967 ACRES OF LAND, MORE OR LESS.



The Wells White, Registered Professional Land Surveyor No. 5742

ELEVATIONS BASED ON NGS BENCHMARK 2 POINTS
RAVD 83 (TBM ADJUSTMENT)
ELEVATION 88.6 FEET

BENE FAMILY
LTD & RICELAND FARMS
34.007 ACRES
VOL. 722, PG. 151
OPRO

ANAHUAC NATIONAL BANK
2,000 ACRES
VOL. 413, PG. 313
OPRO

TRACT 2
1.089 ACRES
1078/318 OPRO

VACANT LOT
1.967 ACRES

TRACT 1
5.875 ACRES
1078/318 OPRO

LEGEND:

- BARBED WIRE FENCE
- POB — POINT OF BEGINNING
- CONCRETE
- OVERHEAD ELECTRIC LINES
- LIGHT POLE
- MANHOLE
- PIPELINE MARKER
- UTILITY POLE
- TELEPHONE PEDESTAL
- CENTER POINT ENERGY TEST POINT
- UNDERGROUND CABLE MARKER
- IRON ROD FOUND
- IRON PIPE FOUND
- IRON PIPE FOUND
- OPRO — OFFICIAL PUBLIC RECORDS OF CHAMBERS COUNTY

NOTES:

- THE BAYSASHORE NATIONAL BANK ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, 1443 43.
- THE SURVEY WAS PERFORMED WITHOUT BENEFIT OF A TITLE REPORT. CUSTOMER ASSUMES LIABILITY FOR ANY UNDISCOVERED ENCLAVES OR OTHER FACTS THAT MAY BE DISCOVERED BY A TITLE AND ACCURATE TITLE SEARCH.
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- PROFESSIONAL ASSURANCE TO BE AN EXPRESSION OF THE SURVEYOR'S BELIEF IN THE ACCURACY OF HIS BEST INFORMATION AND BELIEF.
- SURVEY IS CONFINED TO THE SUBSTANTION ONLY.
- THE PLANES AND SECTIONS OF THE SURVEY ARE BASED ON THE SURVEY OF THE MERRIS ARE PROVIDED CONSTRUCTION AND PROVIDED FOR THE USE OF THE SURVEYOR OR SURVEYOR'S EMPLOYEES ONLY.
- NO OTHER SURVEY IS INTENDED TO EXPRESS AN OPINION REGARDING THE ACCURACY OF THIS SURVEY.
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TOPOGRAPHIC SURVEY OF

A TRACT OR PARCEL CONTAINING 1.967 ACRES (86,580 SQUARE FEET) OF LAND IN THE WILLIAM HODGES LEASAL, ABSTRACT NO. 13, IN CHAMBERS COUNTY, TEXAS, BEING THE COMBINATION OF A 5/8 ACRES TRACT CALLED TRACT 1 AND 1.089 ACRES TRACT CALLED TRACT 2 CONVEYED FROM WILLIAM S. JOHNSON, JR., ELLA JOHNSON, KELLY BROADWAY AND CHARITY BROADWAY, AS TO TRACT (ONE) 1 AND PATRICK THOMAS WILLIAMS, AS TO TRACT (TWO) 2 TO BROWARD MARSH RECREATION WELLS, 1974, PAGE 218, OF THE OFFICIAL PUBLIC RECORDS OF CHAMBERS COUNTY.

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MCKEY, TEXAS, TX 77858

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DATE: 08-28-17
SCALE: 1" = 50'