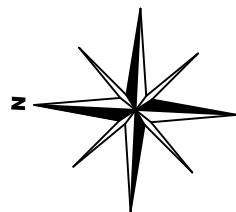


SURVEY LEGEND

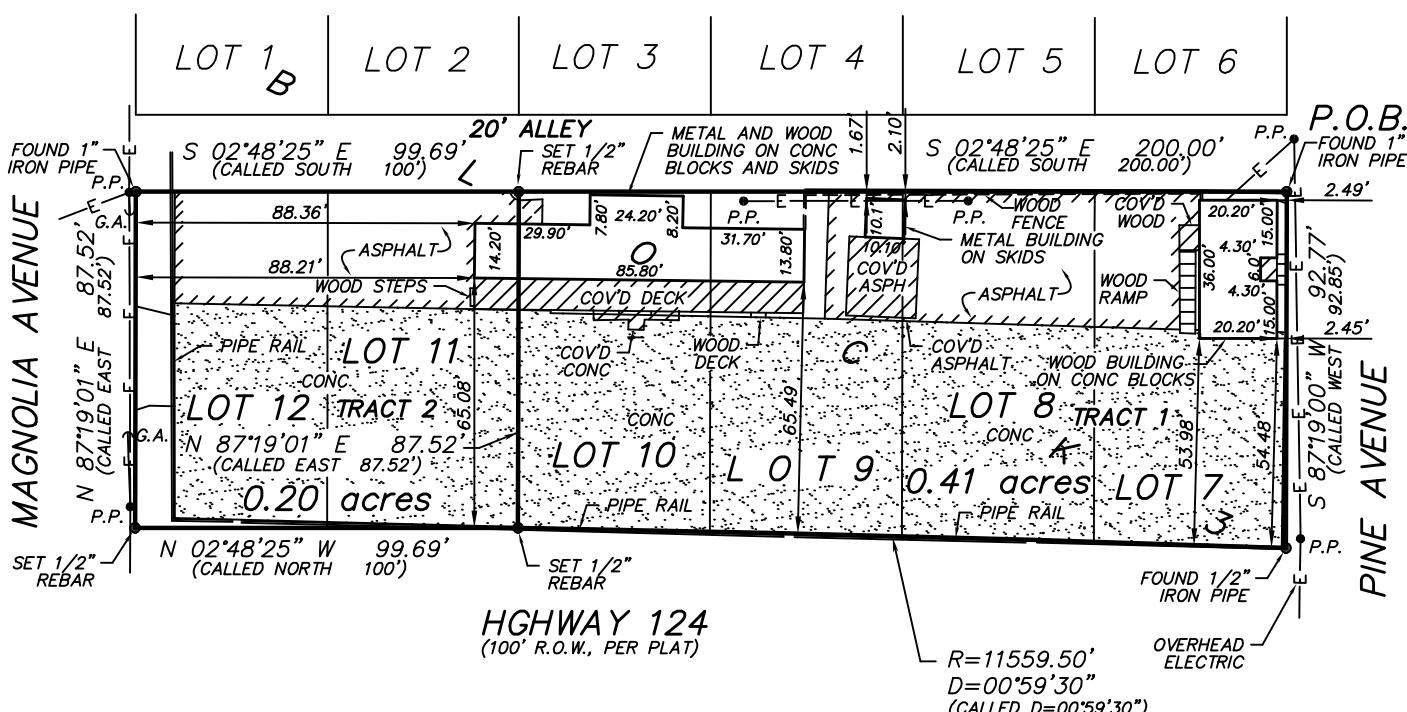
—E—E— ELECTRIC LINE  CONCRETE SURFACE  SWIMMING POOL A.C. AIR CONDITIONING UNIT = = = = WOOD FENCE
 —PL—PL— PIPELINE  COVERED AREA  DITCH • P.P. POWER POLE —//— CHAIN LINK FENCE
 —T—T— TELEPHONE LINE  ROCK OR GRAVEL  LAWN ☺ STREETLIGHT —X— BARBED WIRE FENCE

CLIENT: HALLEY RAY MOOR JR. AND ABBY RENEE BARROW

GF#: 1986298-KW



SCALE: 1" = 50'



THE FOLLOWING ITEMS ARE LISTED WITHIN SCHEDULE "B" OF THE TITLE COMMITMENT ISSUED ON APRIL 21, 2023, AND ARE REFERENCED AS FOLLOWS:

ITEM 10.d) RIGHT OF WAY EASEMENT AS
RECORDED IN VOLUME 1762, PAGE 324 C.C.O.P.R.;
DOES NOT AFFECT THIS TRACT.

SURVEYOR'S CERTIFICATE:

TO THE LIEN HOLDERS AND THE OWNERS OF THE PREMISES SURVEYED AND TO STEWART TITLE INSURANCE COMPANY:

The undersigned does hereby certify that this survey was made on the ground of the property legally described hereon and is correct, and that there are no discrepancies conflicts, shortages in area, boundary line conflicts, encroachments, overlapping of improvements, easements or rights-of-way, except as shown hereon, and that the property has access to and from a dedicated roadway as of **JUNE 5, 2023**.

The above tract being located at **HIGHWAY 124, WINNIE, TEXAS 77665**

The tract being described as **TWO TRACTS TOTALING 0.61 ACRES, SITUATED IN AND BEING THE RESIDUE OF LOTS 7, 8, 9, 10, 11, & 12 OUT OF BLOCK 3, IN THE WINNIE TOWNSITE** as recorded in **VOLUME H, PAGE 474, OF THE DEED RECORDS OF CHAMBERS COUNTY, TEXAS (SEE ACCOMPANYING LEGAL DESCRIPTION FOR METES AND BOUNDS)**. In accordance with Flood Insurance Rate Map (FIRM) of the Federal Emergency Management Agency, the subject tract is located in Flood Zone noted below. The location of the property was determined by scale. Actual field elevation was not determined, unless requested. FAUST Engineering and Surveying, Inc. does not warrant or subscribe to the accuracy of said map.

BEARINGS SHOWN HEREON ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983, CENTRAL ZONE, AND ARE BASED ON THE NORTH AMERICAN DATUM OF 1983, ADJUSTMENT 2011.

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THIS SURVEY IS CERTIFIED FOR THIS TRANSACTION ONLY AND IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS. USE OF THIS SURVEY FOR ANY OTHER PURPOSE OR BY OTHER PARTIES SHALL BE AT THEIR OWN RISK AND THE UNDERSIGNED SURVEYOR IS NOT RESPONSIBLE TO OTHERS FOR ANY LOSS RESULTING THEREFROM.

RICHARD F. FAUST
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4782
ENGINEERING FIRM REGISTRATION NO. 4800
SURVEYING FIRM REGISTRATION NO. 100024-00

Part 1 - LINE 5, 2023

Date: JUNE 5, 2023

Census truct. 1940

LEMA 1000 Zone.

480119-0275 E

Panel Date: 5/4/15

Field Book No. 23

Project No. 23188

SURVEYOR'S NOTES:

The logo for Faust Engineering and Surveying. It features the word "faust" in a large, flowing, black script font. The "f" is particularly prominent, with a large loop on the left. Below the script, the words "ENGINEERING AND SURVEYING" are written in a smaller, bold, black sans-serif font. At the bottom, the address "5550 EASTEX FREEWAY, SUITE 111 * BEAUMONT, TEXAS 77708" is printed in a smaller, regular black font.



FAUST Engineering and Surveying, Inc.

Professional Engineers and Professional Surveyors
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Surveying Firm Registration No. 100024-00
Engineering Firm Registration No. 4800

Telephone (409) 813-3410
Fax (409) 813-3484

***FIELD NOTE DESCRIPTION
FOR
TWO TRACTS
TOTALING
0.61 ACRES
OUT OF
LOTS 7, 8, 9, 10, 11, & 12
OUT OF BLOCK 3
THE WINNE TOWNSITE
CHAMBERS COUNTY, TEXAS***

June 2, 2023

TRACT 1

BEING a 0.41 acre tract situated in and being the residue of Lots 7, 8, 9, and 10 out of Block 3 in the Winnie Townsite, Jas. Hoggatt Survey, Abstract No. 14, as recorded in Volume H, Page 474, of the Deed Records of Chambers County, Texas, and being more particularly described by metes and bounds as follows:

***BEARINGS SHOWN HEREON ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983,
CENTRAL ZONE, AND ARE BASED ON THE NORTH AMERICAN DATUM OF 1983, ADJUSTMENT
2011.***

BEGINNING at a 1" iron pipe found for the southeast corner of said Lot 7, on the west line of a 20' alley, and being on the north line of Pine Avenue; said pipe being the southeast corner of the herein described tract;

THENCE South 87°19'00" West (called West) along the south line of said Lot 7 and the north line of Pine Avenue, a distance of 92.77 feet (called 92.85 feet) to a 1/2" iron pipe found for the intersection of the east line of Highway 124 and the north line of Pine Avenue; said pipe being the southwest corner of the herein described tract;

THENCE with a curve turning to the left, along the east line of Highway 124 with an arc length of 200.07 feet (called 200.07 feet), a radius of 11559.50 feet, a chord bearing of North 01°18'14" West, a chord length of 200.06 feet, and a central

Field Note Description

angle of 00°59'30" (called 00°59'30") to a 1/2" rebar set and capped "FAUST" for a point on the north line of said Lot 10 and the south line of Lot 11 of said Block 3; said 1/2" rebar being the northwest corner of the herein described tract;

THENCE North 87°19'01" East (called East) along the north line of said Lot 10 and the south line of said Lot 11, a distance of 87.52 feet (called 87.52 feet) to a 1/2" rebar set and capped "FAUST" for the northeast corner of said Lot 10 and the southeast corner of said Lot 11, on the west line of a 20' alley; said rebar being the northeast corner of the herein described tract;

THENCE South 02°48'25" East (called South) along the west line of said 20' alley, and the east line of said Lots 10, 9, 8, and 7, a distance of 200.00 feet (called 200.00 feet) to the POINT OF BEGINNING and containing 0.61 acres of land, more or less.

TRACT 2

Lots 11 and 12, Block 3, in the Winnie Townsite, Jas. Hoggatt Survey, Abstract No. 14, as recorded in Volume H, Page 474, of the Deed Records of Chambers County, Texas.

SAVE AND EXCEPT that portion of said Lots 11 and 12 of Block 3 conveyed to the State of Texas by O. F. Gentz and wife, Carrie Gentz, by right-of-way deed, dated March 12, 1959, filed April 2, 1959, recorded in Volume 210, Page 384, filed July 14, 1959, and re-recorded in Volume 213, Page 608, of the Deed Records of Chambers County, Texas.

This description and the accompanying plat were prepared from a survey performed under the supervision of Richard F. Faust, P.E., on June 2, 2023.

Richard F. Faust, P.E.
Registered Professional Land Surveyor No. 4782