

LEGAL DESCRIPTION 1.0000 ACRES  
T. & N. O. RR. CO. SECTION NO. 53, ABSTRACT NO.  
276  
CHAMBERS COUNTY, TEXAS.

BEING A TRACT OR PARCEL CONTAINING 1.0000 ACRES  
(43,560 SQUARE FEET) OF LAND, SITUATED IN THE T. &  
N. O. RR. CO. SECTION NO. 53, ABSTRACT NO. 276,  
CHAMBERS COUNTY, TEXAS, BEING OUT OF AND A PART  
OF LOT 10 OF ROEDENBECK SUBDIVISION ACCORDING TO  
THE MAP OR PLAT THEREOF RECORDED IN VOLUME W,  
PAGE 522 OF THE DEED RECORDS OF CHAMBERS  
COUNTY, BEING THE WEST ONE (1) ACRE OF A CALLED  
1.95 ACRE TRACT CONVEYED FROM ELISA RODRIGUEZ TO  
ABIGAIL GODOY AND RAUL CAMPUZANO DESCRIBED IN  
CLERK'S FILE NO. 2022-184268 OF THE OFFICIAL PUBLIC  
RECORDS OF CHAMBERS COUNTY, SAID 1.0000 ACRE  
TRACT 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 POINT IN THE APPROXIMATE  
CENTERLINE OF HAYES ROAD (60 FOOT RIGHT OF WAY)  
FOR THE NORTHEAST CORNER OF THE ELLIS E. RENE  
CALLED 5.010 ACRE TRACT DESCRIBED IN CLERK'S FILE  
NO. 2019-144954 OF THE OFFICIAL PUBLIC RECORDS OF  
CHAMBERS COUNTY, AND BEING THE SOUTHEAST CORNER  
OF SAID LOT 10;

THENCE SOUTH 87 DEGREES 12 MINUTES 17 SECONDS  
WEST, ALONG THE SOUTH LINE OF SAID LOT 10, PASS AT  
30.0 FEET A 1/2 INCH CAPPED IRON ROD STAMPED  
HENRY FOUND FOR REFERENCE IN THE WEST RIGHT OF  
WAY LINE OF SAID HAYES ROAD, PASS AT 825.45 FEET  
THE SOUTHEAST CORNER OF SAID 1.95 ACRE TRACT AND  
THE ARNULFO NIETO CALLED 0.95 ACRE TRACT  
DESCRIBED IN CLERK'S FILE NO. 2012-72626 OF THE  
OFFICIAL PUBLIC RECORDS OF CHAMBERS COUNTY, IN  
ALL A DISTANCE OF 981.00 FEET TO A 5/8 INCH  
CAPPED IRON ROD STAMPED WELLS 5742 SET FOR THE  
SOUTHWEST CORNER OF SAID ARNULFO NIETO CALLED  
0.95 ACRE TRACT, AND BEING THE SOUTHEAST CORNER  
AND POINT OF BEGINNING OF THE HEREIN DESCRIBED  
TRACT;

THENCE SOUTH 87 DEGREES 12 MINUTES 17 SECONDS  
WEST, CONTINUING ALONG THE SOUTH LINE OF SAID LOT  
10, AND SAID 1.95 ACRE TRACT, WITH THE NORTH LINE  
OF THE ARNULFO NIETO RESIDUE OF A CALLED 5.081  
ACRE TRACT DESCRIBED IN CLERK'S FILE NO.  
2012-72625 OF THE OFFICIAL PUBLIC RECORDS OF  
CHAMBERS COUNTY AND THE JUAN GABRIEL CARDENAS  
AND MARIA GUADALUPE CARDENAS CALLED 1.00 ACRE  
TRACT DESCRIBED IN VOLUME 576, PAGE 391 OF THE  
OFFICIAL PUBLIC RECORDS OF CHAMBERS COUNTY, A  
DISTANCE OF 164.16 FEET TO A 5/8 INCH CAPPED IRON  
ROD STAMPED WELLS 5742 SET FOR THE SOUTHEAST  
CORNER OF THE SILVESTER G. PADIERNA AND  
ESPERANZA PADIERNA RESIDUE OF A CALLED 5.97 ACRE  
TRACT DESCRIBED IN VOLUME 467, PAGE 226 OF THE  
OFFICIAL PUBLIC RECORDS OF CHAMBERS COUNTY, AND  
BEING THE SOUTHWEST CORNER OF SAID 1.95 ACRE  
TRACT AND THE HEREIN DESCRIBED TRACT;

THENCE NORTH 02 DEGREES 47 MINUTES 43 SECONDS  
WEST, ALONG THE WEST LINE OF SAID 1.95 ACRE TRACT,  
WITH THE EAST LINE OF SAID SILVESTER G. PADIERNA  
AND ESPERANZA PADIERNA RESIDUE OF A CALLED 5.97  
ACRE TRACT, A DISTANCE OF 265.35 FEET TO A 5/8  
INCH CAPPED IRON ROD STAMPED WELLS 5742 SET IN  
THE SOUTH LINE OF THOMAS ROAD (RIGHT OF WAY  
WIDTH VARIES) AND BEING THE NORTHWEST CORNER OF  
SAID 1.95 ACRE TRACT AND THE HEREIN DESCRIBED  
TRACT, FROM WHICH A 1/2 INCH CAPPED IRON ROD  
FOUND BEARS SOUTH 41 DEGREES 27 MINUTES EAST,  
2.53 FEET;

THENCE NORTH 87 DEGREES 12 MINUTES 17 SECONDS  
EAST, ALONG THE NORTH LINE OF SAID 1.95 ACRE  
TRACT, WITH THE SOUTH LINE OF SAID THOMAS ROAD, A  
DISTANCE OF 164.16 FEET TO A 5/8 INCH CAPPED IRON  
ROD STAMPED WELLS 5742 SET FOR THE NORTHWEST  
CORNER OF SAID ARNULFO NIETO CALLED 0.95 ACRE  
TRACT, AND BEING THE NORTHEAST CORNER OF THE  
HEREIN DESCRIBED TRACT, FROM WHICH A 1/2 INCH  
CAPPED IRON ROD FOUND BEARS SOUTH 34 DEGREES 29  
MINUTES EAST, 1.75 FEET;

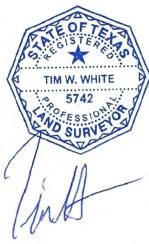
THENCE SOUTH 02 DEGREES 47 MINUTES 43 SECONDS  
EAST, ACROSS SAID 1.95 ACRE TRACT, WITH THE WEST  
LINE OF SAID ARNULFO NIETO CALLED 0.95 ACRE TRACT,  
A DISTANCE OF 265.35 FEET TO THE POINT OF  
BEGINNING AND CONTAINING 1.0000 ACRE OF LAND,  
MORE OR LESS.

#### SURVEYOR'S CERTIFICATION

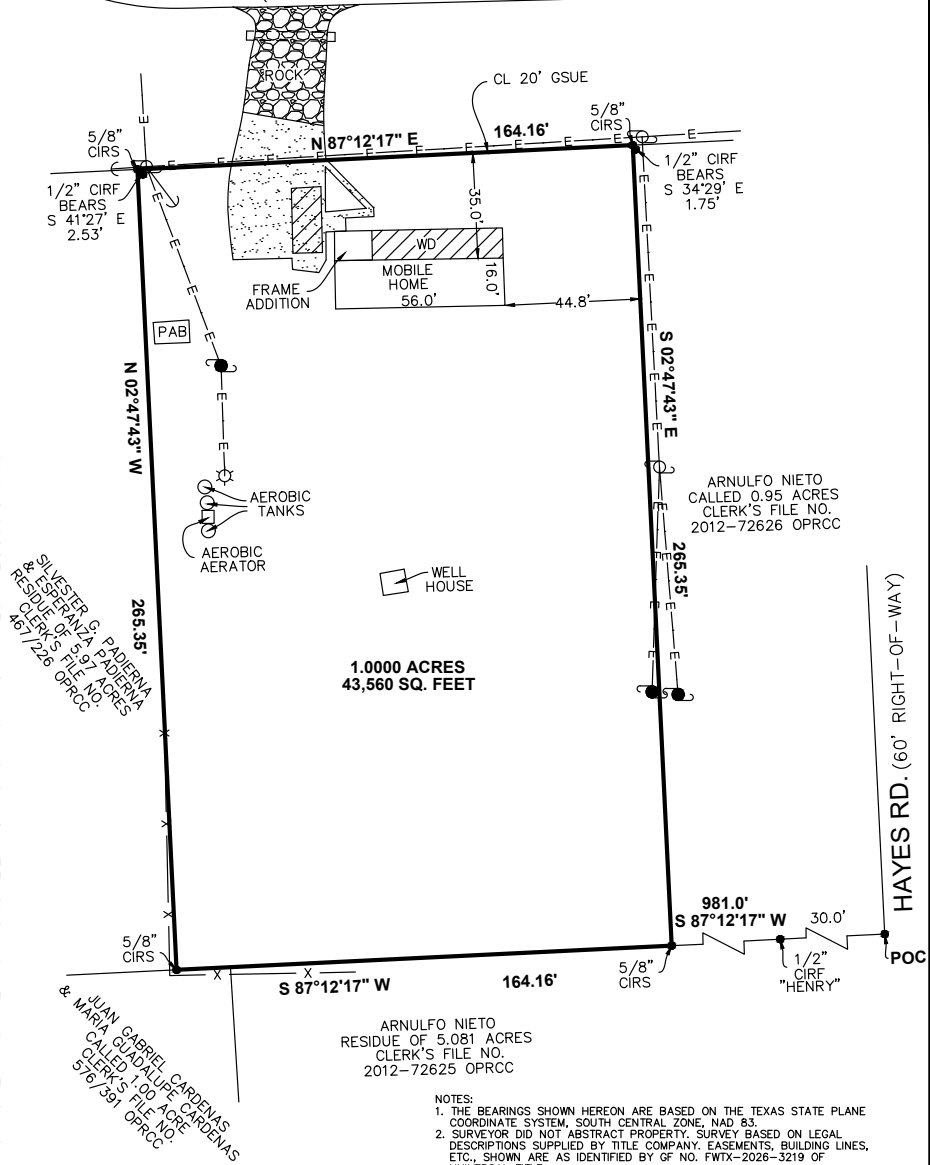
TO: UNIVERSAL TITLE, AND EIDER DIEGO  
MUSTELIER HERNANDEZ, EXCLUSIVELY:  
I, TIM WELLS WHITE, A REGISTERED  
PROFESSIONAL LAND SURVEYOR IN THE  
STATE OF TEXAS, HEREBY CERTIFY THAT  
THIS PLAT REPRESENTS A SURVEY MADE  
ON THE GROUND UNDER MY DIRECT  
SUPERVISION ON APRIL 07, 2026. AT THE  
TIME OF 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. 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



## THOMAS RD. (RIGHT-OF-WAY VARIES)



- NOTES:
1. THE BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD 83.
  2. 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. FWTX-2026-3219 OF UNIVERSAL TITLE.
  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 OF REPRODUCTION. COPYRIGHT 2026. ALL RIGHTS RESERVED.
  7. ALL 5/8" IRON RODS SET ARE CAPPED WITH A PLASTIC CAP STAMPED "WELLS 5742".

PROPERTY LIES WITHIN FLOOD ZONE "X", ACCORDING TO F.I.R.M. NO. 4807100300E, 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 1.0000 ACRES (43,560 SQUARE FEET) OF LAND, SITUATED IN THE T. & N. O. RR. CO. SECTION NO. 53, ABSTRACT NO. 276, CHAMBERS COUNTY, TEXAS, BEING OUT OF AND A PART OF LOT 10 OF ROEDENBECK SUBDIVISION ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME W, PAGE 522 OF THE DEED RECORDS OF CHAMBERS COUNTY, BEING THE WEST ONE (1) ACRE OF A CALLED 1.95 ACRE TRACT CONVEYED FROM ELISA RODRIGUEZ TO ABIGAIL GODOY AND RAUL CAMPUZANO DESCRIBED IN CLERK'S FILE NO. 2022-184268 OF THE OFFICIAL PUBLIC RECORDS OF CHAMBERS COUNTY.

ADDRESS: 2130 HAYES RD.  
WINNIE, TX 77665

BUYER: EIDER DIEGO  
MUSTELIER HERNANDEZ

TBPLS LICENSE # 10193909  
712 F.M. 562  
ANAHUAC, TX 77514  
(409) 267-3002  
www.wellslandsurvey.com

JOB NO: 191-26

DATE: 04-07-26

DRAWN BY: AM

SCALE: 1"= 40'