

WALLACE
3.66 ACRES
549/161 OPRCC

HUNTERS CHASE
SECTION 1
B/172 CCMR

LOT 59 LOT 58

150.00'
N 77°37'59" E

FENCE CORNER

5/8" CIRS

1" IPF

194.9'

10' UE 5'X20' AE

33,122.8 Sq. Feet
0.8 Acres

1" IPF

N 12°37'30" W

5'X20' AE
LOT 58
5'X20' AE
LOT 59

S 12°37'31" E

LOT 57

BINGHAM
0.737 ACRES
350/775 OPRCC
REMAINDER
WEST 1/2
OF LOT 59

FOUND 221.03'

METAL BUILDING

10' UE

40.0'
1.2'

GRAVEL

AC

75.6'
1 STORY
BRICK & FRAME
RESIDENCE

FOUND 220.61'

30.0'

59.5'

17.2'

12.3'

16.0'

34.2'

60.9'

30.6'

19.5'

15.0'

30' BL

150.00'

S 77°28'31" W

100.00'

300.2'

1/2" IPF

1/2" IPF

5/8" CIRS

ASPHALT

ASPHALT

MARYON STREET
60' RIGHT-OF-WAY

LEGEND:

- AE - AERIAL EASEMENT
- BL - BUILDING LINE
- UE - UTILITY EASEMENT
- x- BARBED WIRE FENCE
- o- CHAIN LINK FENCE
- [diagonal lines] CONCRETE
- [cross-hatch] COVERED CONCRETE
- E- OVERHEAD ELECTRIC LINES
- /// WOOD FENCE
- [square with cross] GAS METER
- [circle with cross] UTILITY POLE
- [square with W] WATER METER
- CIRS - CAPPED IRON ROD SET
- IPF - IRON PIPE FOUND
- OPRCC - OFFICIAL PUBLIC RECORDS OF CHAMBERS COUNTY
- CCMR - CHAMBERS COUNTY MAP RECORDS

NOTES:

1. THE BEARINGS SHOWN HEREON ARE BASED ON THE MAP OR PLAT OF ABBE, SECTION 2, RECORDED IN VOLUME A, PAGE 45, MAP RECORDS, CHAMBERS COUNTY, TEXAS.
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. 26198-GAT71 OF GREAT AMERICAN TITLE COMPANY.
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.

PROPERTY LIES WITHIN FLOOD ZONE 'X', ACCORDING TO F.I.R.M. MAP NO. 48201C0770L, DATED JUNE 18, 2007, 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 ENGINEERS SHOULD BE CONSULTED.