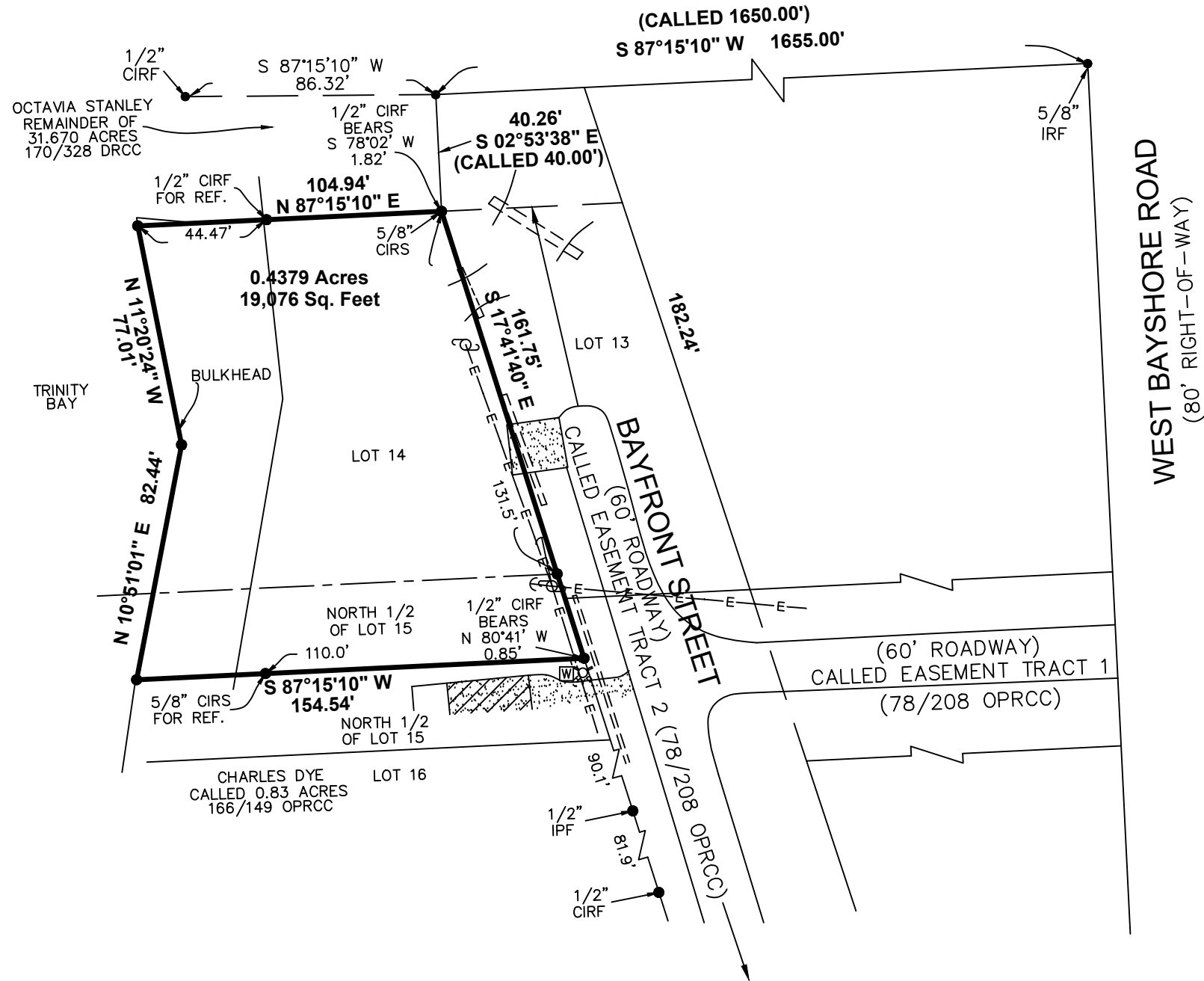


SCALE: 1" = 50'



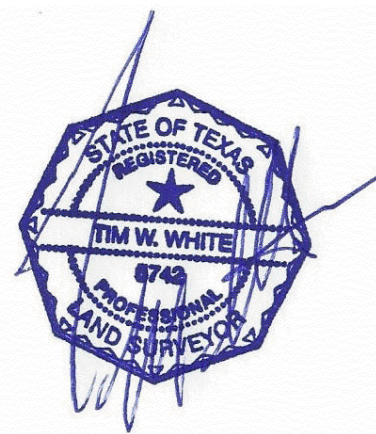
WEST BAYSHORE ROAD  
(80' RIGHT-OF-WAY)

- LEGEND:**
- DRCC - DEED RECORDS CHAMBERS COUNTY
  - POB - POINT OF BEGINNING
  - POC - POINT OF COMMENCING
  - E- OVERHEAD ELECTRIC LINES
  - GUY WIRE
  - COVERED CONCRETE
  - CONCRETE
  - FIRE HYDRANT
  - UTILITY POLE
  - WATER METER
  - IRF - IRON ROD FOUND
  - CIRF - CAPPED IRON ROD FOUND
  - CIRS - CAPPED IRON ROD SET
  - IPF - IRON PIPE FOUND
  - F.I.R.M. - FLOOD INSURANCE RATE MAP
  - OPRCC - OFFICIAL PUBLIC RECORDS OF CHAMBERS COUNTY

PROPERTY LIES WITHIN FLOOD ZONE 'X-SHADED', ACCORDING TO F.I.R.M. NO. 48071C0380E, DATED FEB. 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.

**SURVEYOR'S CERTIFICATION**

TO: GREAT AMERICAN TITLE COMPANY AND BRICE FUSELIER, EXCLUSIVELY:  
I, TIM W. 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 AUGUST 31, 2020. 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, AND THAT SAID PROPERTY HAS ACCESS TO AND FROM A DEDICATED ROADWAY. 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

- NOTES:**
1. THE BEARINGS SHOWN HEREON ARE BASED ON THE MAP OR PLAT OF CHANNELVIEW ADDITION, RECORDED IN VOLUME "B", PAGE 94, 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. 92094-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 AGAINST DAMAGES OR EXPENSES RESULTING FROM SUCH UNAUTHORIZED USE, RELIANCE OF REPRODUCTION. COPYRIGHT 2020. ALL RIGHTS RESERVED.

**SURVEY OF**

LOT 14 AND THE ADJACENT NORTH ONE-HALF (N. 1/2) OF LOT 15, OF CHANNELVIEW ADDITION, A SUBDIVISION OUT OF THE EVAN DOUTHIT SURVEY, ABSTRACT NO. 329, IN CHAMBERS COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME "B", PAGE 94, OF THE MAP/PLAT RECORDS OF CHAMBERS COUNTY, TEXAS.

ADDRESS: 0 CHANNELVIEW ANAHUAC, TX 77514		SURVEYED FOR: BRICE FUSELIER	
		TBPLS LICENSE # 10193901	
		712 F.M. 562 ANAHUAC, TX 77514 (409) 267-3002	
www.wellslandsurvey.com			
JOB NO: 494-20		DATE: 08-31-20	
DRAWN BY: AL		SCALE: 1" = 50'	