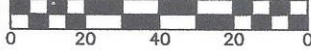
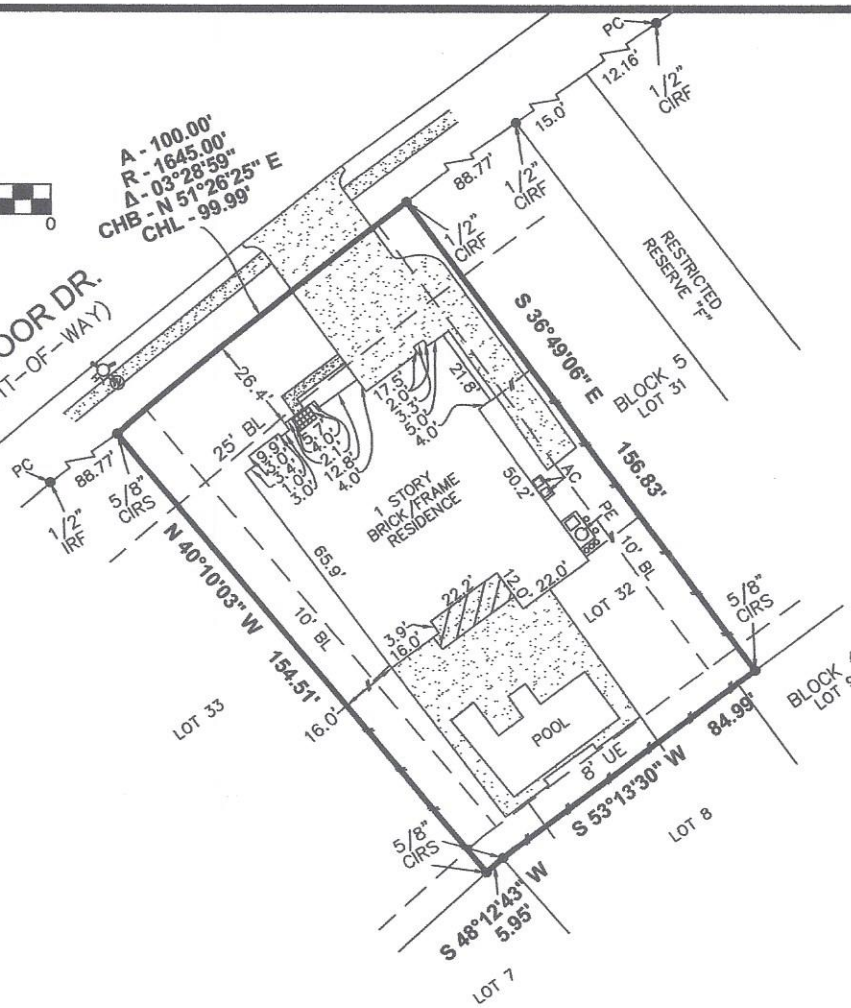


SCALE: 1" = 40'



BROADMOOR DR.
(60' RIGHT-OF-WAY)

A - 100.00'
R - 1645.00'
Δ - 03°28'59"
CHB - N 51°26'25" E
CHL - 99.99'



LEGEND:

- PC - POINT OF CURVATURE
- UE - UTILITY EASEMENT
- BL - BUILDING LINE
- COVERED CONCRETE
- CONCRETE
- WOOD FENCE
- CIRF - CAPPED IRON ROD FOUND
- F.I.R.M. - FLOOD INSURANCE RATE MAP
- IRF - IRON ROD FOUND
- CIRS - CAPPED IRON ROD SET
- AC - AIR CONDITIONER
- CONCRETE BLOCKS
- FIRE HYDRANT
- WATER VALVE
- P.E. - POOL EQUIPMENT

NOTES:

1. THE BEARINGS SHOWN HEREON ARE BASED ON THE MAP OR PLAT OF WILBURN RANCH, RECORDED IN CLERK'S FILE NO. 86775, MAP RECORDS, CHAMBERS COUNTY, TEXAS.
2. THIS SURVEY WAS PERFORMED WITHOUT BENEFIT OF A TITLE REPORT, CERTAIN EASEMENTS AND/OR BUILDING LINES MAY HAVE BEEN GRANTED WHICH ARE NOT REFLECTED HEREON. THIS SURVEY IS SUBJECT TO ANY FACTS THAT MAY BE DISCLOSED BY A FULL AND ACCURATE TITLE SEARCH.
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 2019. ALL RIGHTS RESERVED.

SURVEYOR'S CERTIFICATION

TO: RICHARD LAMANCE, 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 JUNE 06, 2019. 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

PROPERTY LIES WITHIN FLOOD ZONE 'X', ACCORDING TO F.I.R.M. NO. 48071C0180F, DATED JANUARY 19, 2018, 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

LOT 32, BLOCK 5, OF WILBURN RANCH IN CHAMBERS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN CLERK'S FILE NO. 86775, OF THE MAP RECORDS OF CHAMBERS COUNTY, TEXAS.

ADDRESS: 4022 BROADMOOR DR. BUYER: RICHARD LAMANCE
MONT BELVIEU, TX 77523



TBPLS LICENSE # 10193901
712 F.M. 562
ANAHUAC, TX 77514
(409) 267-3002

Copyright 2019

www.wellslandsurvey.com

JOB NO: 277-19

DATE: 06-06-19

DRAWN BY: AL

SCALE: 1" = 40'

**T-47 RESIDENTIAL REAL PROPERTY AFFIDAVIT
(MAY BE MODIFIED AS APPROPRIATE FOR COMMERCIAL TRANSACTIONS)**

Date: _____

GF No. _____

Name of Affiant(s): Richard D Lamance, Theresa L Lamance

Address of Affiant: 4002 Broadmoor Dr, Baytown, Tx 77523-4206

Description of Property: Lot 32, Blk 5, Wilburn Ranch S/D

County Chambers, Texas

"Title Company" as used herein is the Title Insurance Company whose policy of title insurance is issued in reliance upon the statements contained herein.

Before me, the undersigned notary for the State of Texas, personally appeared Affiant(s) who after by me being sworn, stated:

1. We are the owners of the Property. (Or state other basis for knowledge by Affiant(s) of the Property, such as lease, management, neighbor, etc. For example, "Affiant is the manager of the Property for the record title owners."): n/a

2. We are familiar with the property and the improvements located on the Property.

3. We are closing a transaction requiring title insurance and the proposed insured owner or lender has requested area and boundary coverage in the title insurance policy(ies) to be issued in this transaction. We understand that the Title Company may make exceptions to the coverage of the title insurance as Title Company may deem appropriate. We understand that the owner of the property, if the current transaction is a sale, may request a similar amendment to the area and boundary coverage in the Owner's Policy of Title Insurance upon payment of the promulgated premium.

4. To the best of our actual knowledge and belief, since _____ there have been no:
a. construction projects such as new structures, additional buildings, rooms, garages, swimming pools or other permanent improvements or fixtures;
b. changes in the location of boundary fences or boundary walls;
c. construction projects on immediately adjoining property(ies) which encroach on the Property;
d. conveyances, replattings, easement grants and/or easement dedications (such as a utility line) by any party affecting the Property.

EXCEPT for the following (If None, Insert "None" Below:) none

5. We understand that Title Company is relying on the truthfulness of the statements made in this affidavit to provide the area and boundary coverage and upon the evidence of the existing real property survey of the Property. This Affidavit is not made for the benefit of any other parties and this Affidavit does not constitute a warranty or guarantee of the location of improvements.

6. We understand that we have no liability to Title Company that will issue the policy(ies) should the information in this Affidavit be incorrect other than information that we personally know to be incorrect and which we do not disclose to the Title Company.



Richard D Lamance



Theresa L Lamance

SWORN AND SUBSCRIBED this _____ day of _____, _____

Notary Public