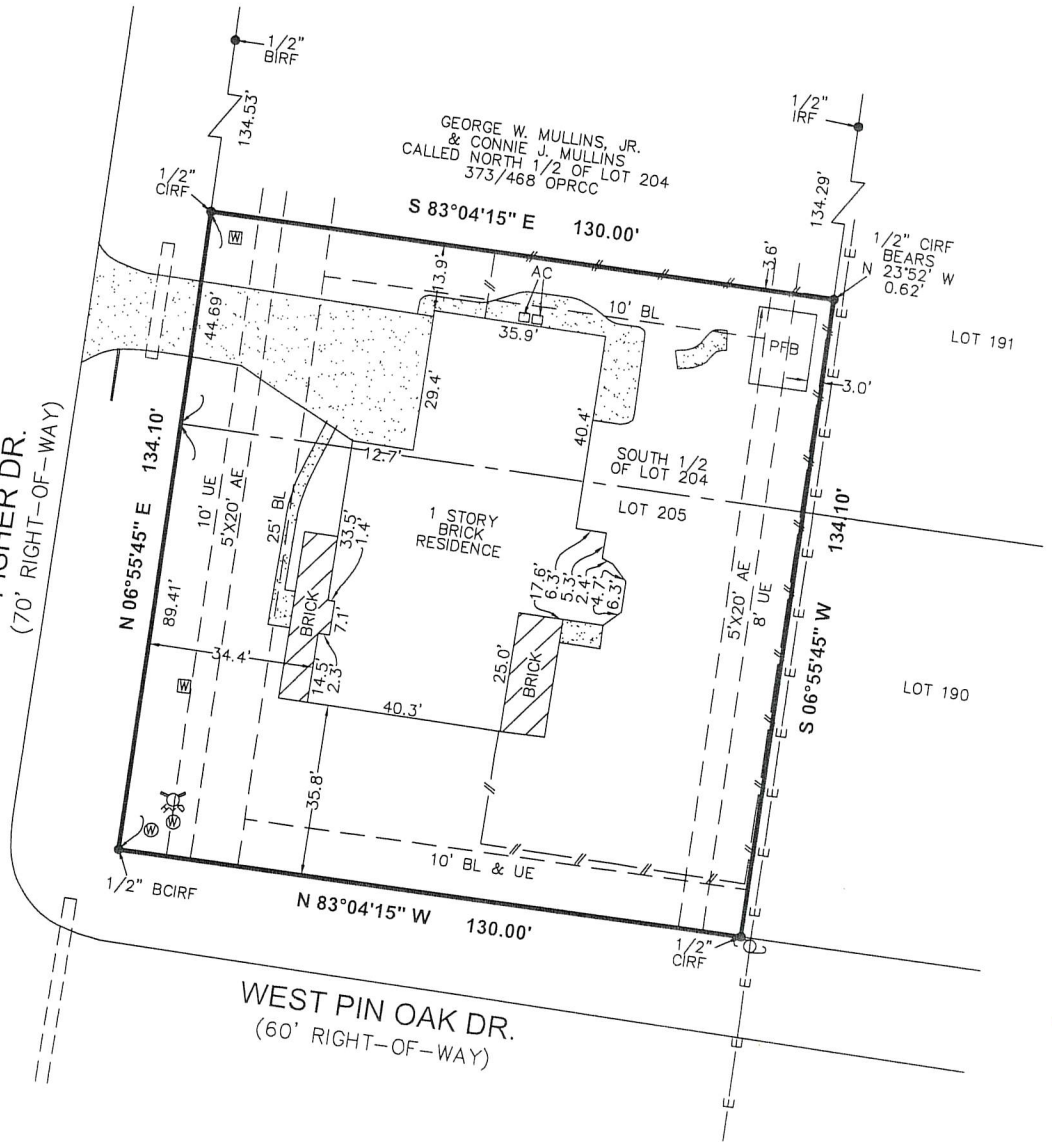


FISHER DR.
(70' RIGHT-OF-WAY)



WEST PIN OAK DR.
(60' RIGHT-OF-WAY)

LEGEND:

- AE - AERIAL EASEMENT
- BL - BUILDING LINE
- UE - UTILITY EASEMENT
- E- OVERHEAD ELECTRIC LINES
- W- WOOD FENCE
- COVERED AREA
- CONCRETE
- FIRE HYDRANT
- UTILITY POLE
- WATER METER
- WATER VALVE
- CIRF - CAPPED IRON ROD FOUND
- BIRF - BENT IRON ROD FOUND
- PFB - PORTABLE FRAME BUILDING
- F.I.R.M. - FLOOD INSURANCE RATE MAP
- AC - AIR CONDITIONER
- OPRCC - OFFICIAL PUBLIC RECORDS OF CHAMBERS COUNTY
- BCIRF - BENT CAPPED IRON ROD FOUND
- IRF - IRON ROD FOUND

NOTES:

1. THE BEARINGS SHOWN HEREON ARE BASED ON THE MAP OR PLAT OF FISHER'S LANDING, SECTION 2, RECORDED IN VOLUME "A", PAGE 113, 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. CTH-BTF-CTT22757547 OF CHICAGO 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 2022. ALL RIGHTS RESERVED.
7. EASEMENT RECORDED IN VOLUME 27, PAGE 597 OF THE DEED RECORDS OF CHAMBERS COUNTY, TEXAS. (BLANKET NOT PLOTABLE)
8. EASEMENT FOR UTILITY GRANTED TO HOUSTON LIGHTING AND POWER COMPANY RECORDED IN VOLUME 42, PAGE 642 OF THE OFFICIAL PUBLIC RECORDS OF CHAMBERS COUNTY, TEXAS (DOES NOT PERTAIN TO SUBJECT TRACT)
9. EASEMENT GRANTED TO ENTEX RECORDED IN VOLUME 200, PAGE 426 OF THE OFFICIAL PUBLIC RECORDS OF CHAMBERS COUNTY, TEXAS. (DOES NOT PERTAIN TO SUBJECT TRACT)

SCHEDULE B ITEM

SURVEYOR'S CERTIFICATION

TO: CHICAGO TITLE, MICHAEL L. RUCKA AND JUDITH A. RUCKA, 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 11, 2022. 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 JAN. 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 205 AND THE SOUTH 1/2 OF LOT 204, OF FISHER'S LANDING SECTION 2, A SUBDIVISION IN CHAMBERS COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME "A", PAGE 113, OF THE PLAT RECORDS OF CHAMBERS COUNTY, TEXAS.

ADDRESS: 12402 FISHER DR. BUYER: MICHAEL L. RUCKA & JUDITH A. RUCKA BAYTOWN, TX 77523



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ANAHUAC, TX 77514
(409) 267-3002

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JOB NO: 339-22	DATE: 04-11-22
DRAWN BY: AL	SCALE: 1" = 30'