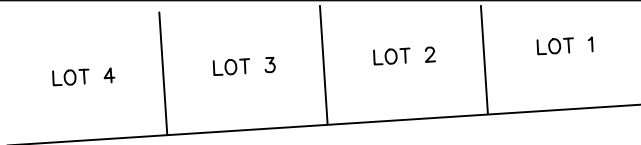


SCALE 1" = 30'



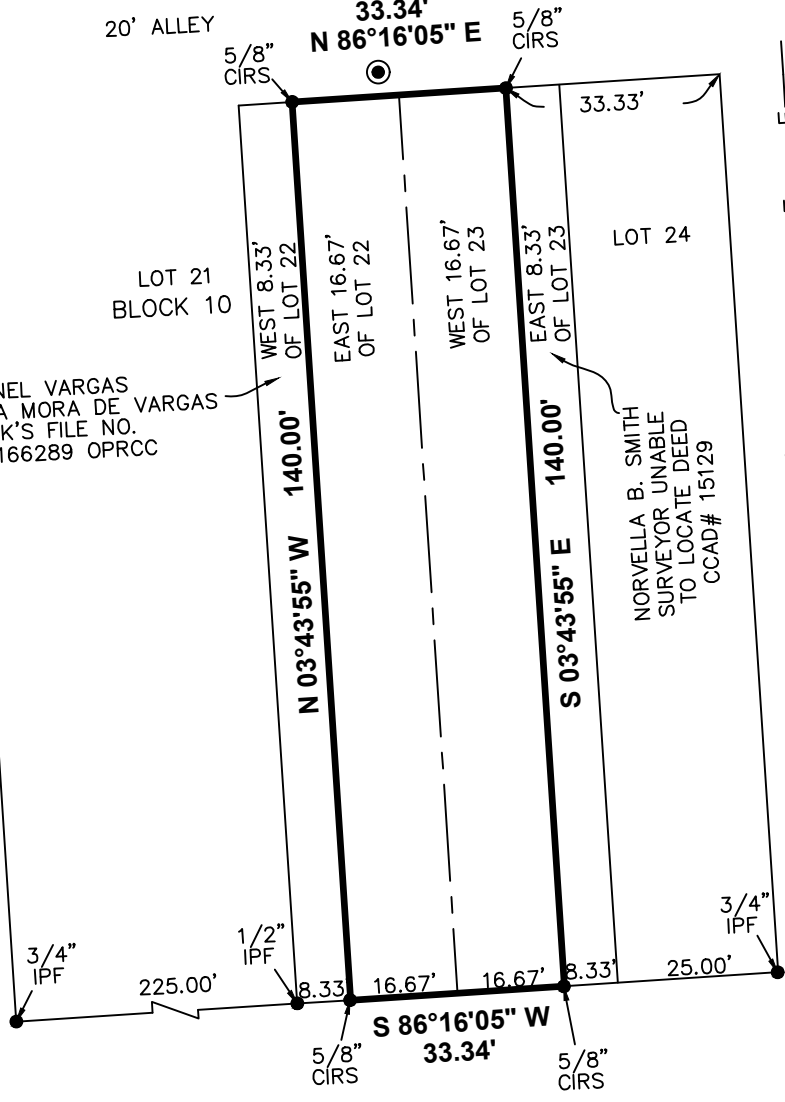
ED HOPKINS ST.  
(70' RIGHT-OF-WAY)

LEONEL VARGAS  
& JUVENTINA MORA DE VARGAS  
CLERK'S FILE NO.  
2021-166289 OPRCC

LOT 24

NORVELLA B. SMITH  
SURVEYOR UNABLE  
TO LOCATE DEED  
CCAD# 15129

LONE STAR AVE.  
(70' RIGHT-OF-WAY)



**LEGEND:**

- CIRS - CAPPED IRON ROD SET
- IPF - IRON PIPE FOUND
- F.I.R.M. - FLOOD INSURANCE RATE MAP
- E- OVERHEAD ELECTRIC LINES
- ⊕ - UTILITY POLE
- OPRCC - OFFICIAL PUBLIC RECORDS OF CHAMBERS COUNTY

**NOTES:**

- THE BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD 83.
- 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. RSG2202803 OF SOUTH LAND TITLE, LLC.
- NOTHING IN THIS SURVEY IS INTENDED TO EXPRESS AN OPINION REGARDING OWNERSHIP OR TITLE.
- 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.
- SURVEY IS CERTIFIED FOR THIS TRANSACTION ONLY.
- 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.

**SURVEYOR'S CERTIFICATION**

TO: SOUTH LAND TITLE, LLC, HENRY LEE FOSTER AND CENNAH FOSTER, 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 DECEMBER 22, 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

HOUSTON ST.  
(80' RIGHT-OF-WAY)

MAIN ST.  
(80' RIGHT-OF-WAY)

PROPERTY LIES WITHIN FLOOD ZONE 'X', ACCORDING TO F.I.R.M. NO. 48071C0220F, 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**

THE EASTERLY 16.67 FEET OF LOT TWENTY-TWO (22) AND THE WESTERLY 16.67 FEET OF TWENTY-THREE (23), IN BLOCK TEN (10), OF ORIGINAL TOWNSITE OF ANAHUAC, A SUBDIVISION IN CHAMBERS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME B, PAGE 23 OF THE PLAT RECORDS OF CHAMBERS COUNTY, TEXAS.

ADDRESS: HOUSTON ST. ANAHUAC, TX 77514 BUYER: HENRY LEE FOSTER & CENNAH FOSTER



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

Copyright 2022

www.wellslandsurvey.com

JOB NO: 898-22

DATE: 12-22-22

DRAWN BY: AL

SCALE: 1" = 30'