

MCBRIDE ST.
(60' RIGHT-OF-WAY)

NORTH 135'
OF LOT 7
193/57 DRCC

N 87°24'27" E 132.00'

SOUTH 165'
OF LOT 7

FCB
14°56' W
0.36'

LOT 6

BLOCK 2

LOT 5

S 02°35'33" E 165.00'

1 STORY
BRICK/FRAME
RESIDENCE

AC

31.4'

68.9'

59.8'

24.0'

N 02°35'33" W 165.00'

LOT 8

X

11.4'

4.0'

26.0'

74.9'

36.0'

5.3'

132.00'

5/8" CIRF

5/8" CIRF

264.00'

66.42'

FREEMAN ST.
(60' RIGHT-OF-WAY)

S 87°24'27" W 132.00'

THE EILEEN MCBRIDE FAMILY, LP.
CALLED 20.00 ACRES
439/232 OPRCC

5/8" IRF

END OF STREET
PER PLAT

LOT 5
BLOCK 3

LEGEND:

- x- BARBED WIRE FENCE
- o- CHAIN LINK FENCE
- E- OVERHEAD ELECTRIC LINES
- ⊖ GUY WIRE
- COVERED CONCRETE
- CONCRETE
- △ PIPELINE MARKER
- ⊙ UTILITY POLE
- IRF - IRON ROD FOUND
- CIRF - CAPPED IRON ROD FOUND
- IPF - IRON PIPE FOUND
- PFB - PORTABLE FRAME BUILDING
- FCB - FENCE CORNER BEARS
- F.I.R.M. - FLOOD INSURANCE RATE MAP
- AC - AIR CONDITIONER
- OPRCC - OFFICIAL PUBLIC RECORDS OF CHAMBERS COUNTY
- DRCC - DEED RECORDS CHAMBERS COUNTY
- BIRF - BENT IRON ROD FOUND
- CIRS - CAPPED IRON ROD SET

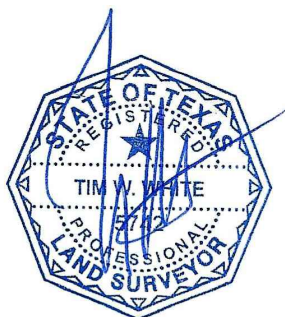
NOTES:

1. THE BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD 83.
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 2022. ALL RIGHTS RESERVED.
7. ACCESS TO PROPERTY IS THROUGH LOT 6 AND MCBRIDE CALLED 20 ACRE TRACT.

PROPERTY LIES WITHIN FLOOD ZONE 'X', ACCORDING TO F.I.R.M. NO. 48071C0270E, DATED MAY 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: TAYLOR MCBRIDE, 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 OCTOBER 15, 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. 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

SURVEY OF

THE SOUTH 165 FEET OF LOT 7, OF MCBRIDE SUBDIVISION, SECTION 2, A SUBDIVISION IN CHAMBERS COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 2, PAGE 38, OF THE MAP RECORDS OF CHAMBERS COUNTY, TEXAS.

ADDRESS: 312 FREEMAN ST. WINNIE, TX 77665		SURVEYED FOR: TAYLOR MCBRIDE	
		TBPLS LICENSE # 10193909	
		712 F.M. 562 ANAHUAC, TX 77514 (409) 267-3002	
www.wellslandsurvey.com			
JOB NO: 783-22		DATE: 10-15-22	
DRAWN BY: AL		SCALE: 1" = 30'	