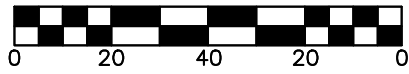
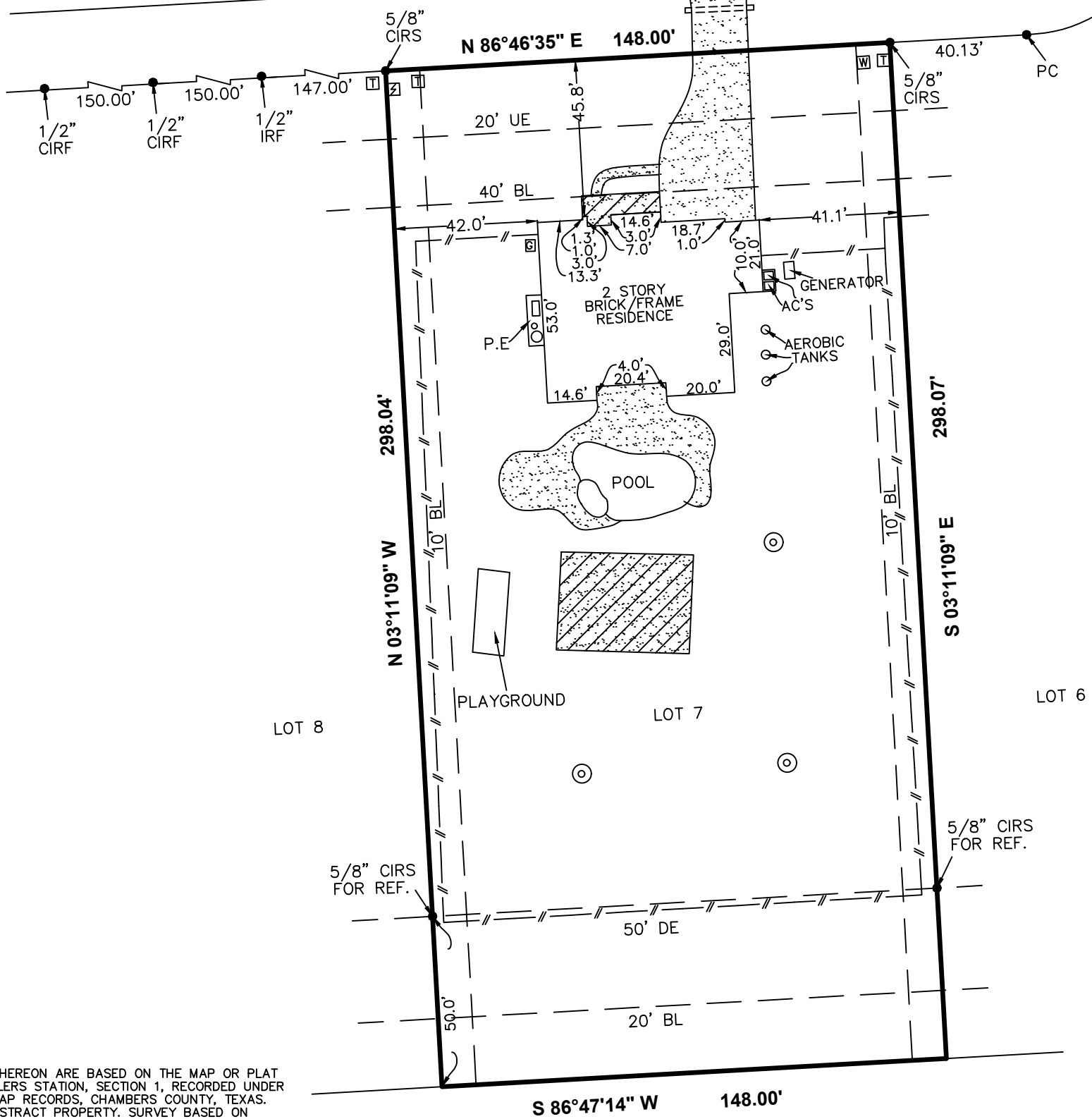


SCALE: 1" = 40'



SUNRISE ROAD
(70' RIGHT-OF-WAY)

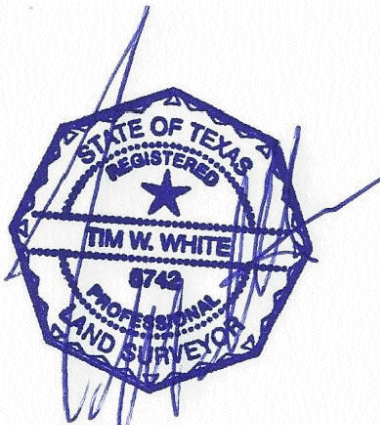


NOTES:

1. THE BEARINGS SHOWN HEREON ARE BASED ON THE MAP OR PLAT OF FINAL PLAT OF SELLERS STATION, SECTION 1, RECORDED UNDER FILE NUMBER 84008, 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. 75107-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 2019. ALL RIGHTS RESERVED.
- SCHEDULE B ITEMS
7. SUBJECT TO TERMS, CONDITIONS, AND STIPULATIONS IN THE AGREEMENT OF UNDERGROUND ELECTRIC SERVICE BY AND BETWEEN CENTERPOINT ENERGY HOUSTON ELECTRIC, LLC AND DEVELOPERS RECORDED IN COUNTY CLERK'S FILE NO. 2013086080, OF THE OFFICIAL RECORDS, OF CHAMBERS COUNTY, TEXAS.
 8. SUBJECT TO TERMS, CONDITIONS, AND STIPULATIONS IN THE AGREEMENT OF UNDERGROUND ELECTRIC SERVICE BY AND BETWEEN CENTERPOINT ENERGY HOUSTON ELECTRIC, LLC AND DEVELOPERS RECORDED IN COUNTY CLERK'S FILE NO. 2015104317, OF THE OFFICIAL RECORDS, OF CHAMBERS COUNTY, TEXAS.
 9. CERTAIN UTILITIES EASEMENT RECORDED IN COUNTY CLERK'S FILE NO. 2013087796, OF THE OFFICIAL RECORDS, CHAMBERS COUNTY, TEXAS.

SURVEYOR'S CERTIFICATION

TO: GREAT AMERICAN TITLE COMPANY,
JAMES R. GREESON AND CHRISTINE
GREESON, 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 JULY 23, 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

LEGEND:

- DE - DRAINAGE EASEMENT
- PC - POINT OF CURVATURE
- BL - BUILDING LINE
- UE - UTILITY EASEMENT
- WOOD FENCE
- [Hatched Box] COVERED CONCRETE
- [Dotted Box] CONCRETE
- [Square with X] - GAS METER
- [Square with T] - TELEPHONE PEDESTAL
- [Square with Z] - TRANSFORMER
- [Square with W] - WATER METER
- IRF - IRON ROD FOUND
- CIRF - CAPPED IRON ROD FOUND
- CIRS - CAPPED IRON ROD SET
- F.I.R.M. - FLOOD INSURANCE RATE MAP
- AC - AIR CONDITIONER
- P.E. - POOL EQUIPMENT
- ⊙ - SEPTIC SPRAY HEAD

PROPERTY LIES WITHIN FLOOD ZONE 'X', ACCORDING TO F.I.R.M. NO. 48071C0190E, 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.

SURVEY OF

LOT SEVEN (7), IN BLOCK ONE (1), OF FINAL PLAT OF SELLERS STATION, SECTION ONE (1), PHASE ONE (1), A SUBDIVISION IN CHAMBERS COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF RECORDED UNDER FILE NUMBER 84008, IN THE OFFICE OF THE COUNTY CLERK OF CHAMBERS COUNTY, TEXAS.

ADDRESS: 4518 SUNRISE RD. BUYER: JAMES R. GREESON
BAYTOWN, TX 77523 & CHRISTINE GREESON



TBPLS LICENSE # 10193901

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ANAHUAC, TX 77514
(409) 267-3002

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www.wellslandsurvey.com

JOB NO: 393-19

DATE: 07-23-19

DRAWN BY: AL

SCALE: 1" = 40'