

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

LEGEND:

- PC - POINT OF CURVATURE
- BL - BUILDING LINE
- UE - UTILITY EASEMENT
- WOOD FENCE
- COVERED BRICK
- COVERED CONCRETE
- CONCRETE
- FIRE HYDRANT
- GAS METER
- LIGHT POLE
- WATER METER
- WATER VALVE
- FIBER OPTIC CABLE (FOC)
- IRF - IRON ROD FOUND
- CIRF - CAPPED IRON ROD FOUND
- F.I.R.M. - FLOOD INSURANCE RATE MAP
- AC - AIR CONDITIONER
- P.E. - POOL EQUIPMENT

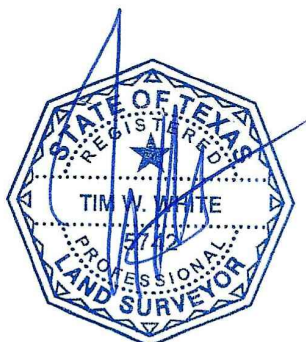
NOTES:

1. THE BEARINGS SHOWN HEREON ARE BASED ON THE MAP OR PLAT OF THE VILLAGE AT CHAMPIONS GATE, RECORDED IN CLERK'S FILE NO. 2018-135572, 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. RSG2302950 OF SOUTH LAND TITLE, LLC.
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 2023. ALL RIGHTS RESERVED.
7. CONCRETE POOL APRON EXTENDS INTO 7' UE AS SHOWN. SCHEDULE B ITEMS
8. SHORT FORM BLANKET EASEMENT FOR CERTAIN UTILITIES GRANTED TO CENTERPOINT ENERGY HOUSTON ELECTRIC, LLC, CENTERPOINT ENERGY RESOURCES CORP., D/B/A CENTERPOINT ENERGY TEXAS GAS OPERATIONS AND COMCAST OF HOUSTON, LLC AS SET FORTH IN INSTRUMENT RECORDED IN/UNDER CLERK'S FILE NO. 2018135721 AND PARTIAL RELEASE OF BLANKET EASEMENT RECORDED IN/UNDER CLERK'S FILE NO. 2019145123 OF THE OFFICIAL PUBLIC RECORDS OF CHAMBERS COUNTY, TEXAS. (BLANKET NOT PLOTTABLE)

PROPERTY LIES WITHIN FLOOD ZONE 'X', ACCORDING TO F.I.R.M. NO. 48071C0040F, 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.

SURVEYOR'S CERTIFICATION

TO: SOUTH LAND TITLE, LLC AND BRYAN BAKER, 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 MAY 02, 2023. 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

SURVEY OF

LOT 19, IN BLOCK 4, OF VILLAGES AT CHAMPIONS GATE, A SUBDIVISION IN CHAMBERS COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN CLERK'S FILE NO. 2018-135572, OF THE MAP RECORDS OF CHAMBERS COUNTY, TEXAS.

ADDRESS: 13310 VILLAGE CIRCLE DR. BUYER: BRYAN BAKER
MONT BELVIEU, TX 77523



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www.wellslandsurvey.com

JOB NO: 245-23

DATE: 05-02-23

DRAWN BY: AL

SCALE: 1" = 30'