



- NOTES:**
- THE BEARINGS SHOWN HEREON ARE BASED ON THE MAP OR PLAT OF WALNUT CREEK II, RECORDED IN VOLUME 9, PAGE 102, MAP RECORDS, LIBERTY COUNTY, TEXAS.
 - 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. 2740186-H044 OF FIRST AMERICAN TITLE.
 - 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 OR REPRODUCTION. COPYRIGHT 2022. ALL RIGHTS RESERVED.
 - EASEMENT FOR POWER LINE WIRES RECORDED IN VOLUME 614, PAGE 405, OF THE DEED RECORDS, LIBERTY COUNTY, TEXAS. (DOES NOT PERTAIN TO SUBJECT TRACT)

SURVEYOR'S CERTIFICATION
 TO: FIRST AMERICAN TITLE AND IAN BRANDON PATTON, 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 24, 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

- LEGEND:**
- BL - BUILDING LINE
 - UE - UTILITY EASEMENT
 - CL - CHAIN LINK FENCE
 - OE - OVERHEAD ELECTRIC LINES
 - WF - WOOD FENCE
 - CA - COVERED AREA
 - CON - CONCRETE
 - UP - UTILITY POLE
 - SP - SERVICE POLE
 - SS - SEPTIC SPRAY HEAD
 - IRF - IRON ROD FOUND
 - CIRF - CAPPED IRON ROD FOUND
 - CIRS - CAPPED IRON ROD SET
 - BIRF - BENT IRON ROD FOUND
 - PFB - PORTABLE FRAME BUILDING
 - F.I.R.M. - FLOOD INSURANCE RATE MAP
 - W.D. - WOOD DECK
 - AC - AIR CONDITIONER
 - AE - AERIAL EASEMENT
 - PC - POINT OF CURVATURE

PROPERTY LIES WITHIN FLOOD ZONE 'X', ACCORDING TO F.I.R.M. NO. 48291C0600D, 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 7, BLOCK 7, WALNUT CREEK II, A SUBDIVISION IN LIBERTY COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 9, PAGE 102, OF THE MAP AND/OR PLAT RECORDS OF LIBERTY COUNTY, TEXAS.

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JOB NO: 446-22		DATE: 05-24-22	
DRAWN BY: AL		SCALE: 1"= 30'	