

LEGEND:

- PC -- POINT OF CURVATURE
- BL -- BUILDING LINE
- UE -- UTILITY EASEMENT
- WOOD FENCE
- [Hatched Box] COVERED AREA
- [Dotted Box] COVERED CONCRETE
- [Stippled Box] CONCRETE
- ⊗ -- LIGHT POLE
- [Water Meter Symbol] -- WATER METER
- [Iron Rod Symbol] -- IRON ROD FOUND
- [Circled X] -- CAPPED IRON ROD SET
- F.I.R.M. -- FLOOD INSURANCE RATE MAP
- W.D. -- WOOD DECK
- AC -- AIR CONDITIONER
- OPRCC -- OFFICIAL PUBLIC RECORDS OF CHAMBERS COUNTY
- SLE -- SEWER LINE EASEMENT
- FCB -- FENCE CORNER BEARS

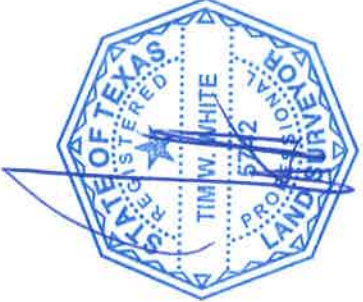
- NOTES:**
- THE BEARINGS SHOWN HEREON ARE BASED ON THE MAP OR PLAT OF OLD RIVER COUNTRY, SECTION III, RECORDED IN VOLUME "B", PAGE 65, MAP RECORDS, CHAMBERS COUNTY, TEXAS.
 - SURVEYOR DID NOT ABSTRACT PROPERTY. SURVEY BASED ON LEGAL DESCRIPTIONS SUPPLIED BY TITLE COMPANY. EASEMENTS, BUILDING LINES, ETC., SHOWN ARE AS IDENTIFIED BY GF NO. CTH-BIF-CIT22756655 OF CHICAGO 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 OF REPRODUCTION. COPYRIGHT 2022. ALL RIGHTS RESERVED.

7. SUBJECT TO TERMS, CONDITIONS AND STIPULATIONS OF THAT CERTAIN AGREEMENT FOR UNDERGROUND ELECTRIC SERVICE RECORDED IN VOLUME 354, PAGE 238 (7400681), OF THE DEED RECORDS, CHAMBERS COUNTY, TEXAS.

SURVEYOR'S CERTIFICATION

TO: CHICAGO TITLE AND JAMI HERBERT-GARRETT, 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 MARCH 29, 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.



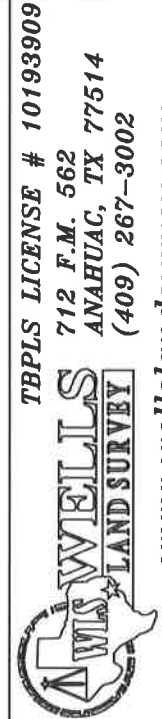
PROPERTY LIES WITHIN FLOOD ZONE "X", ACCORDING TO F.I.R.M. NO. 48071C0180E DATED JAN. 19, 2018. BY GRAPHIC PLOTTING ONLY, WELLS LAND SURVEY DOES NOT ASSUME RESPONSIBILITY FOR EXACT DETERMINATION. BEFORE ANY DEVELOPMENT PLANNING, DESIGN, OR CONSTRUCTION IS STARTED, THE COMMUNITY, CITY, AND COUNTY IN WHICH 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 TEN (10), IN BLOCK ELEVEN (11), OF OLD RIVER COUNTRY, SECTION III, A SUBDIVISION IN CHAMBERS COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME "B", PAGE 65, OF THE PLAT RECORDS OF CHAMBERS COUNTY, TEXAS.

ADDRESS: 12906 RIVER BEND DR. MONT BELVIEU, TX 77523

BUYER: JAMI HERBERT-GARRETT



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JOB NO: 227-22	DATE: 03-29-22
DRAWN BY: AL	SCALE: 1" = 30'