



LEBLANC ROAD  
(50' RIGHT-OF-WAY)

9TH STREET  
(60' RIGHT-OF-WAY)

**LEGEND:**

- CCDD - CHAMBERS COUNTY DEED RECORDS
- [Symbol] CONCRETE
- [Symbol] COVERED CONCRETE
- E- OVERHEAD ELECTRIC LINES
- [Symbol] GAS METER
- [Symbol] GAS VALVE
- [Symbol] UTILITY POLE
- [Symbol] TELEPHONE PEDESTAL
- [Symbol] WATER METER
- IRF - IRON ROD FOUND
- CIRS - CAPPED IRON ROD SET
- IPF - IRON PIPE FOUND

- NOTES:
- THE BEARINGS SHOWN HEREON ARE BASED ON THE MAP OR PLAT OF LEBLANC SUBDIVISION, RECORDED IN VOLUME "B", PAGE 21, MAP RECORDS, CHAMBERS COUNTY, TEXAS.
  - EASEMENTS, BUILDING LINES, ETC., SHOWN ARE AS IDENTIFIED BY GF NO. 201441565 OF CHAMBERS COUNTY ABSTRACT COMPANY.
  - 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 2014. ALL RIGHTS RESERVED.

PROPERTY LIES WITHIN FLOOD ZONE 'C', ACCORDING TO F.I.R.M. MAP NO. 4801190250B, DATED JUNE 15, 1983, 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 LARGER FLOOD PLAIN AND FLOODWAY RESTRICTIONS THAN SHOWN BY F.I.R.M. MAPS THAT MAY AFFECT DEVELOPMENT.

**SURVEY OF**

LOT EIGHT (8) OF LEBLANC SUBDIVISION, AN UNRECORDED SUBDIVISION OF THE SOUTH ONE-HALF (SOUTH 1/2) OF LOT TEN (10), BLOCK SIXTEEN (16) OF WINNIE SUBURBS, A SUBDIVISION IN CHAMBERS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME "B", PAGE 21 OF THE PLAT RECORDS OF CHAMBERS COUNTY, TEXAS.

**SURVEYOR'S CERTIFICATION**  
PROPERTY SUBJECT TO CITY ORDINANCES AND SUBDIVISION COVENANTS, CONDITIONS AND RESTRICTIONS. I hereby certify that this survey was made on the ground and that this plat correctly represents the facts found at the time of survey showing any improvements, from legal descriptions supplied by client. There are no encroachments apparent on the ground, except as shown. This survey is only certified for boundary and this transaction only.



ADDRESS: 638 LEBLANC ROAD WINNIE, TX 77665 BUYER: DOWNSOUTH INVESTMENTS, LLC.



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JOB NO: 470-14	DATE: 09-28-14
DRAWN BY: AGS	SCALE: 1"=30'