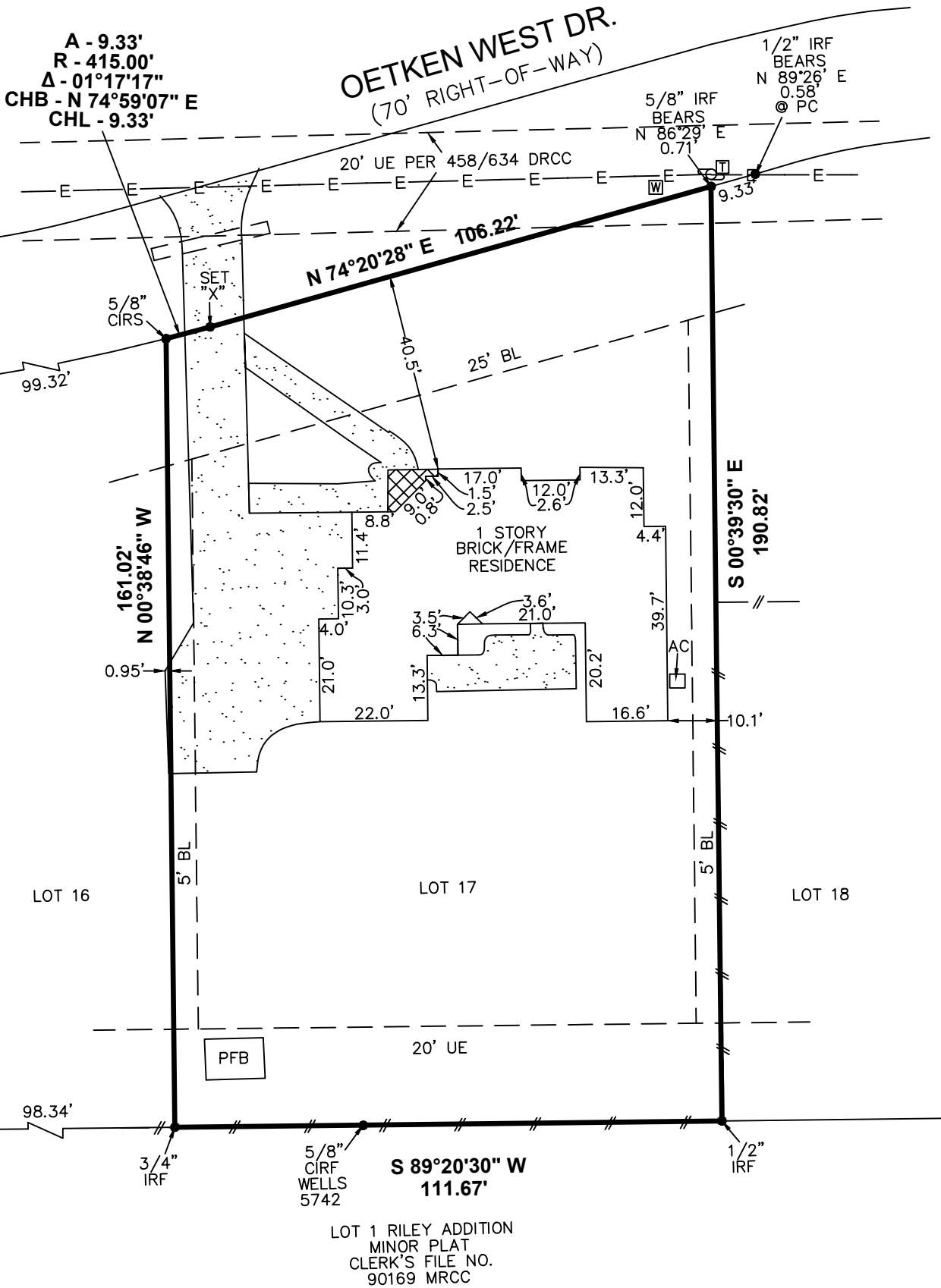


SCALE 1" = 30'



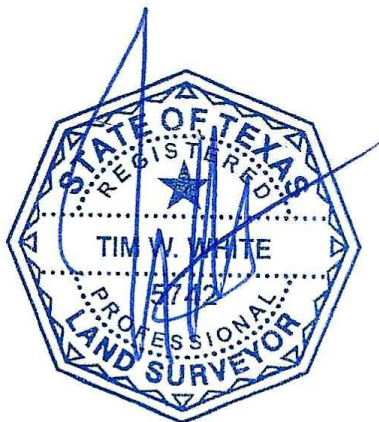
- NOTES:
- THE BEARINGS SHOWN HEREON ARE BASED ON THE MAP OR PLAT OF OETKEN WEST, RECORDED IN VOLUME "B", PAGE 77, MAP RECORDS, CHAMBERS COUNTY, TEXAS.
 - SURVEYOR DID NOT ABSTRACT PROPERTY. SURVEY BASED ON LEGAL DESCRIPTIONS SUPPLIED BY TITLE COMPANY. EASEMENTS, BUILDING LINES, ETC., SHOWN ARE AS IDENTIFIED BY GF NO. RSG2303034 OF SOUTH LAND TITLE, LLC.
 - 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 2023. ALL RIGHTS RESERVED.
 - ALL 5/8" IRON RODS SET ARE CAPPED WITH A PLASTIC CAP STAMPED "WELLS 5742".
 - SCHEDULE B ITEMS
 - AN EASEMENT GRANTED TO GULF STATES UTILITIES COMPANY AS SET FORTH IN INSTRUMENT RECORDED IN/UNDER VOLUME 32, PAGE 134 OF THE DEED RECORDS OF CHAMBERS COUNTY, TEXAS. (DOES NOT PERTAIN TO SUBJECT TRACT)
 - AN EASEMENT GRANTED TO HUMBLE OIL AND REFINING COMPANY AS SET FORTH IN INSTRUMENT RECORDED IN/UNDER VOLUME 80, PAGE 305 OF THE DEED RECORDS OF CHAMBERS COUNTY, TEXAS. (BLANKET NOT PLOTABLE)
 - AN EASEMENT GRANTED TO HUMBLE OIL AND REFINING COMPANY AS SET FORTH IN INSTRUMENT RECORDED IN/UNDER VOLUME 80, PAGE 309 OF THE DEED RECORDS OF CHAMBERS COUNTY, TEXAS. (BLANKET NOT PLOTABLE)
 - AN EASEMENT GRANTED TO UNITED GAS PIPELINE COMPANY AS SET FORTH IN INSTRUMENT RECORDED IN/UNDER VOLUME 183, PAGE 501 OF THE DEED RECORDS OF CHAMBERS COUNTY, TEXAS. (BLANKET NOT PLOTABLE)
 - AN EASEMENT GRANTED TO UNITED GAS PIPE LINE COMPANY AS SET FORTH IN INSTRUMENT RECORDED IN/UNDER VOLUME 186, PAGE 638 OF THE DEED RECORDS OF CHAMBERS COUNTY, TEXAS. (BLANKET NOT PLOTABLE)
 - AN EASEMENT GRANTED TO GULF STATES UTILITIES COMPANY AS SET FORTH IN INSTRUMENT RECORDED IN/UNDER VOLUME 214, PAGE 407 OF THE DEED RECORDS OF CHAMBERS COUNTY, TEXAS. (DOES NOT PERTAIN TO SUBJECT TRACT)
 - AN EASEMENT GRANTED TO GULF STATES UTILITIES COMPANY AND SOUTHWESTERN BELL TELEPHONE COMPANY AS SET FORTH IN INSTRUMENT RECORDED IN/UNDER VOLUME 278, PAGE 230 OF THE DEED RECORDS OF CHAMBERS COUNTY, TEXAS. (DOES NOT PERTAIN TO SUBJECT TRACT)

SURVEYOR'S CERTIFICATION

TO: SOUTH LAND TITLE, LLC, DOUGLAS FERRELL WALTERS JR AND BRANDI GRIFFIN, DOUGLAS FERRELL WALTERS SR, 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 JULY 14, 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

LEGEND:

- PC - POINT OF CURVATURE
BL - BUILDING LINE
UE - UTILITY EASEMENT
-E- OVERHEAD ELECTRIC LINES
-// WOOD FENCE
[X] COVERED BRICK
[.] CONCRETE
[P] UTILITY POLE
[T] TELEPHONE PEDESTAL
[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
PFB - PORTABLE FRAME BUILDING
MRCC - MAP RECORDS CHAMBERS COUNTY
DRCC - DEED RECORDS CHAMBERS COUNTY

PROPERTY LIES WITHIN FLOOD ZONE 'X', ACCORDING TO F.I.R.M. NO. 48071C0220F, 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 SEVENTEEN (17), OF OETKEN WEST, A SUBDIVISION IN CHAMBERS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME B, PAGE 77 OF THE MAP RECORDS OF CHAMBERS COUNTY, TEXAS.

ADDRESS:
205 OETKEN WEST DR.
ANAHUAC, TX 77514

BUYER:
DOUGLAS FERRELL WALTERS JR
& BRANDI GRIFFIN,
DOUGLAS FERRELL WALTERS SR



TBPLS LICENSE # 10193909
712 F.M. 562
ANAHUAC, TX 77514
(409) 267-3002

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www.wellslandsurvey.com

JOB NO: 406-23

DATE: 07-14-23

DRAWN BY: AL

SCALE: 1"= 30'