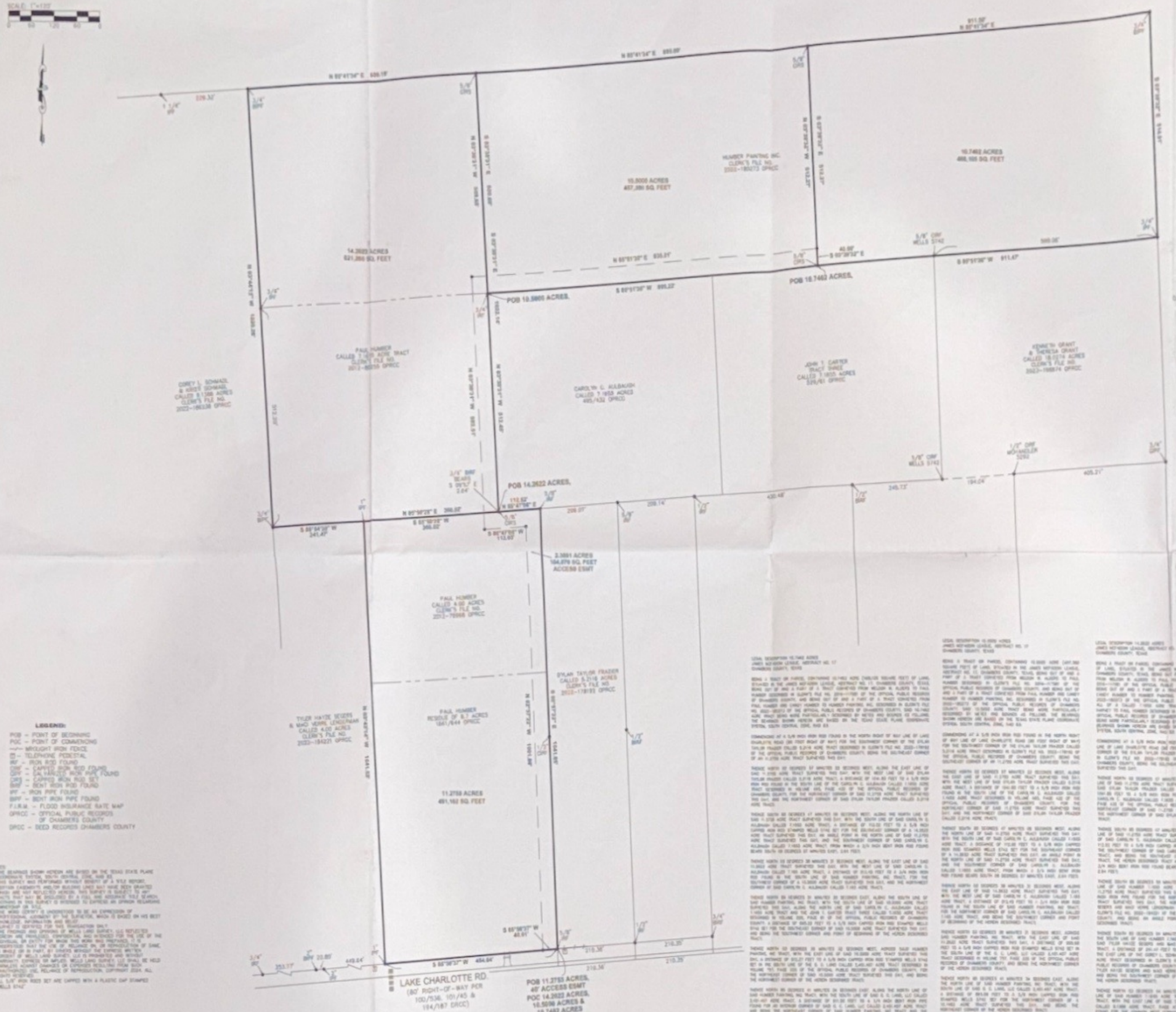

LEGEND:

POB – POINT OF BEGINNING
POC – POINT OF COMMENCING
–⁄⁄– WROUGHT IRON FENCE
☎ – TELEPHONE PEDESTAL
IRF – IRON ROD FOUND
CRF – CAPPED IRON ROD FOUND
GIPF – GALVANIZED IRON PIPE FOUND
CRS – CAPPED IRON ROD SET
BIRF – BENT IRON ROD FOUND
IPF – IRON PIPE FOUND
BIPF – BENT IRON PIPE FOUND
F.I.R.M. – FLOOD INSURANCE RATE MAP
OPRCC – OFFICIAL PUBLIC RECORDS
OF CHAMBERS COUNTY
DRCC – DEED RECORDS CHAMBERS COUNTY

NOTES:

1. THE BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD 83.
2. THIS SURVEY WAS PERFORMED WITHOUT BENEFIT OF A TITLE REPORT. CERTAIN EASEMENTS AND/OR BUILDING LINES MAY HAVE BEEN GRANTED WHICH ARE NOT REFLECTED HEREON. THIS SURVEY IS SUBJECT TO ANY FACTS THAT MAY BE DISCLOSED BY A FULL AND ACCURATE TITLE SEARCH.
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 OR REPRODUCTION. COPYRIGHT 2024. ALL RIGHTS RESERVED.
7. ALL 5/8" IRON RODS SET ARE CAPPED WITH A PLASTIC CAP STAMPED "WELLS 5742"

SURVEYOR'S CERTIFICATION

TO: PAUL HUMBER, 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 OCTOBER 15, 2024. 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. PROPERTY IS SUBJECT TO ALL CITY ORDINANCES AND SUBDIVISION COVENANTS, CONDITIONS AND RESTRICTIONS THAT MAY APPLY.

TIM W. WHITE
5742

THIS SURVEY IS CERTIFIED FOR THIS TRANSACTION ONLY.

Tim Wells White, Registered Professional Land Surveyor No. 5742

LEGAL DESCRIPTION 10.7462 ACRES
JAMES MCFADDIN LEAGUE, ABSTRACT NO. 17
CHAMBERS COUNTY, TEXAS

[illegible]

LEGAL DESCRIPTION 10.5000 ACRES
JAMES MCFADDIN LEAGUE, ABSTRACT NO. 17
CHAMBERS COUNTY, TEXAS

[illegible]

LEGAL DESCRIPTION 14.2622 ACRES
JAMES MCFADDIN LEAGUE, ABSTRACT NO. 17
CHAMBERS COUNTY, TEXAS

[illegible]

LEGAL DESCRIPTION 11.2750 ACRES
JAMES MCFADDIN LEAGUE, ABSTRACT NO. 17
CHAMBERS COUNTY, TEXAS

[illegible]

40 FOOT ACCESS EASEMENT
LEGAL DESCRIPTION 2.3891 ACRES
JAMES MCFADDIN LEAGUE, ABSTRACT NO. 17
CHAMBERS COUNTY, TEXAS

[illegible]

PROPERTY LIES WITHIN FLOOD ZONE "X" ACCORDING TO F.I.R.M. NO. [illegible] DATED JAN. 15, 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

BEING A TRACT OR PARCEL CONTAINING 10.7462 ACRE (468,105 SQUARE FEET) OF LAND, SITUATED IN THE JAMES MCFADDIN LEAGUE, ABSTRACT NO. 17, CHAMBERS COUNTY, TEXAS, BEING OUT OF AND A PART OF A TRACT CONVEYED FROM NELSON W. ALBERS TO PAUL HUMBER DESCRIBED IN CLERK'S FILE NO. 2016-117581 OF THE OFFICIAL PUBLIC RECORDS OF CHAMBERS COUNTY, AND BEING OUT OF AND A PART OF A TRACT CONVEYED FROM PAUL HUMBER AND CANDY HUMBER TO HUMBER PAINTING, INC. DESCRIBED IN CLERK'S FILE NO. 2022-180273 OF THE OFFICIAL PUBLIC RECORDS OF CHAMBERS COUNTY.

BEING A TRACT OR PARCEL CONTAINING 10.5000 ACRE (457,380 SQUARE FEET) OF LAND, SITUATED IN THE JAMES MCFADDIN LEAGUE, ABSTRACT NO. 17, CHAMBERS COUNTY, TEXAS, BEING OUT OF AND A PART OF A TRACT CONVEYED FROM NELSON W. ALBERS TO PAUL HUMBER DESCRIBED IN CLERK'S FILE NO. 2016-117581 OF THE OFFICIAL PUBLIC RECORDS OF CHAMBERS COUNTY, AND BEING OUT OF AND A PART OF A TRACT CONVEYED FROM PAUL HUMBER AND CANDY HUMBER TO HUMBER PAINTING, INC. DESCRIBED IN CLERK'S FILE NO. 2022-180273 OF THE OFFICIAL PUBLIC RECORDS OF CHAMBERS COUNTY.

BEING A TRACT OR PARCEL CONTAINING 14.2622 ACRES (621,260 SQUARE FEET) OF LAND, SITUATED IN THE JAMES MCFADDIN LEAGUE, ABSTRACT NO. 17, CHAMBERS COUNTY, TEXAS, BEING OUT OF AND A PART OF A TRACT CONVEYED FROM NELSON W. ALBERS TO PAUL HUMBER DESCRIBED IN CLERK'S FILE NO. 2016-117581 OF THE OFFICIAL PUBLIC RECORDS OF CHAMBERS COUNTY, AND BEING OUT OF AND A PART OF A TRACT CONVEYED FROM PAUL HUMBER AND CANDY HUMBER TO HUMBER PAINTING, INC. DESCRIBED IN CLERK'S FILE NO. 2022-180273 OF THE OFFICIAL PUBLIC RECORDS OF CHAMBERS COUNTY, AND ALL OF A CALLED 7.1455 ACRE TRACT CONVEYED FROM JANELLE CARTER HARVEY TO PAUL HUMBER DESCRIBED IN CLERK'S FILE NO. 2013-85235 OF THE OFFICIAL PUBLIC RECORDS OF CHAMBERS COUNTY.

BEING A TRACT OR PARCEL CONTAINING 11.2750 ACRES (491,162 SQUARE FEET) OF LAND, SITUATED IN THE JAMES MCFADDIN LEAGUE, ABSTRACT NO. 17, CHAMBERS COUNTY, TEXAS, BEING THE COMBINATION OF A CALLED 4 ACRE TRACT CONVEYED FROM ROBERT MICHAEL LOONEY TO PAUL HUMBER DESCRIBED IN CLERK'S FILE NO. 2012-79968 OF THE OFFICIAL PUBLIC RECORDS OF CHAMBERS COUNTY AND A CALLED 8.7 ACRE TRACT CONVEYED FROM ROBERT EWING BRUCE, BUSH HUNTER BRUCE AND RUSSELL PAUL BRUCE TO PAUL HUMBER DESCRIBED IN VOLUME 1861, PAGE 644 OF THE OFFICIAL PUBLIC RECORDS OF CHAMBERS COUNTY.

BEING A 40 FOOT ACCESS EASEMENT CONTAINING 2.3891 ACRES (104,079 SQUARE FEET) OF LAND, SITUATED IN THE JAMES MCFADDIN LEAGUE, ABSTRACT NO. 17, CHAMBERS COUNTY, TEXAS, BEING OUT OF AND A PART OF A CALLED 8.7 ACRE TRACT CONVEYED FROM ROBERT EWING BRUCE, BUSH HUNTER BRUCE AND RUSSELL PAUL BRUCE TO PAUL HUMBER DESCRIBED IN VOLUME 1861, PAGE 644 OF THE OFFICIAL PUBLIC RECORDS OF CHAMBERS COUNTY, BEING OUT OF AND A PART OF A CALLED 4 ACRE TRACT CONVEYED FROM ROBERT MICHAEL LOONEY TO PAUL HUMBER DESCRIBED IN CLERK'S FILE NO. 2012-79968 OF THE OFFICIAL PUBLIC RECORDS OF CHAMBERS COUNTY, BEING OUT OF AND A PART OF A CALLED 7.1455 ACRE TRACT CONVEYED FROM JANELLE CARTER HARVEY TO PAUL HUMBER DESCRIBED IN CLERK'S FILE NO. 2013-85235 OF THE OFFICIAL PUBLIC RECORDS OF CHAMBERS COUNTY, AND OUT OF AND A PART OF A TRACT CONVEYED FROM PAUL HUMBER AND CANDY HUMBER TO HUMBER PAINTING, INC. DESCRIBED IN CLERK'S FILE NO. 2022-180273 OF THE OFFICIAL PUBLIC RECORDS OF CHAMBERS COUNTY.

ADDRESS: LAKE CHARLOTTE RD. WALLISVILLE, TX 77597	SURVEYED FOR: PAUL HUMBER
WELLS LAND SURVEY Copyright 2024	TBPELS LICENSE # 10193969 712 F.M. 563 ANAHUAC, TX 77514 (409) 267-3952 www.wellslandsurvey.com
JOB NO: 337-24	DATE: 10-16-24
DRAWN BY: AL	SCALE: 1"= 120'