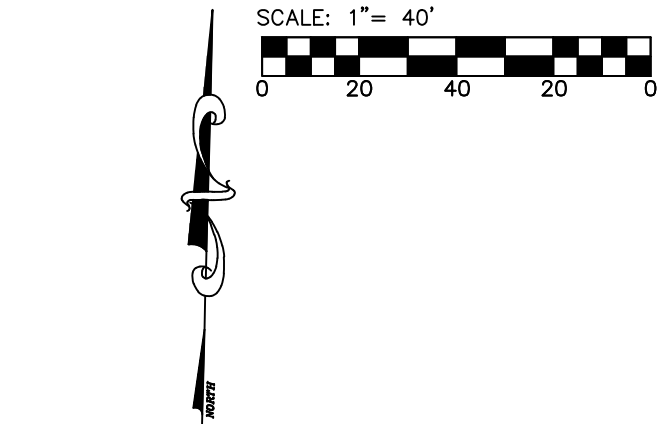




FM HWY-2354 (A.K.A COTTON LAKE RD.)
(100' RIGHT-OF-WAY)

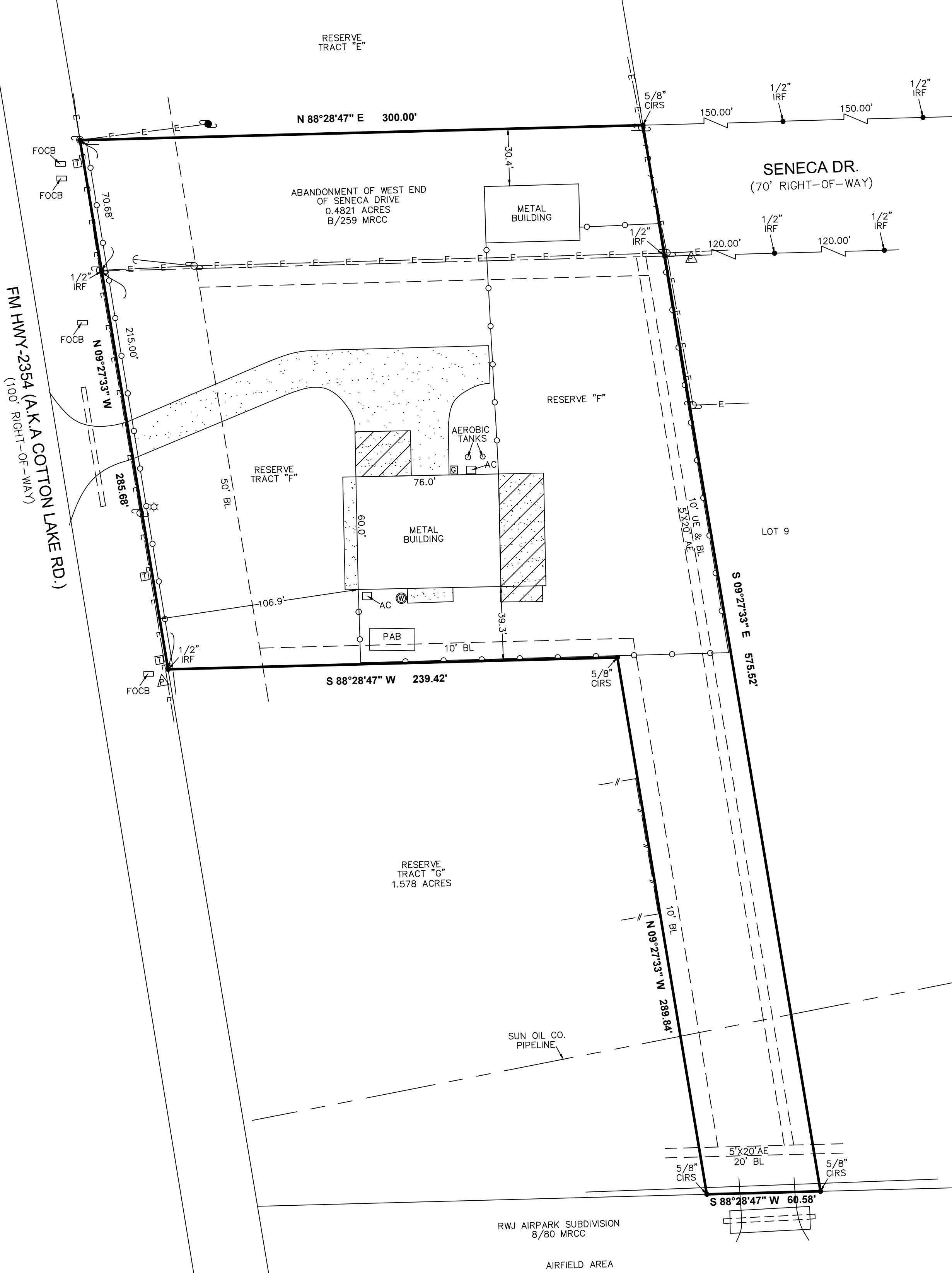
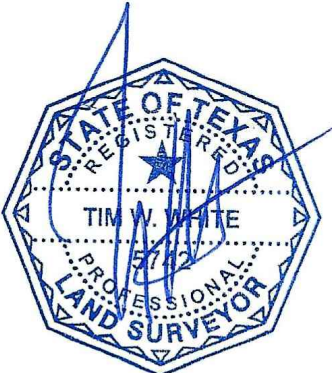
- NOTES:
1. THE BEARINGS SHOWN HEREON ARE BASED ON THE MAP OR PLAT OF RWJ AIRPORT AND RWJ AIRPARK SUBDIVISION, RECORDED IN VOLUME "B", PAGE 80 AND VOLUME "B", PAGE 259, MAP RECORDS, CHAMBERS COUNTY, TEXAS.
 2. SURVEYOR DID NOT ABSTRACT PROPERTY. SURVEY BASED ON LEGAL DESCRIPTIONS SUPPLIED BY TITLE COMPANY. EASEMENTS, BUILDING LINES, ETC., SHOWN ARE AS IDENTIFIED BY GF NO. RSG2303077 OF SOUTH LAND TITLE, LLC.
 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 OF REPRODUCTION. COPYRIGHT 2023. ALL RIGHTS RESERVED.
 7. ALL 5/8" IRON RODS SET ARE CAPPED WITH A PLASTIC CAP STAMPED "WELLS 5742".
- SCHEDULE B ITEMS
8. AN UNLOCATED PIPELINE EASEMENT GRANTED TO SUN PIPELINE COMPANY AS SET FORTH INSTRUMENT RECORDED IN/UNDER VOLUME 57, PAGE 246 OF THE DEED RECORDS OF CHAMBERS COUNTY, TEXAS. (BLANKET NOT PLOTTABLE)
 9. AN UNLOCATED PIPELINE EASEMENT GRANTED TO SUN PIPELINE COMPANY AS SET FORTH INSTRUMENT RECORDED IN/UNDER VOLUME 65, PAGE 472 OF THE DEED RECORDS OF CHAMBERS COUNTY, TEXAS. (BLANKET NOT PLOTTABLE)
 10. AN UNLOCATED PIPELINE EASEMENT GRANTED TO SUN PIPELINE COMPANY AS SET FORTH INSTRUMENT RECORDED IN/UNDER VOLUME 132, PAGE 503 OF THE DEED RECORDS OF CHAMBERS COUNTY, TEXAS. (BLANKET NOT PLOTTABLE)
 11. AN UNLOCATED PIPELINE EASEMENT GRANTED TO SUN PIPELINE COMPANY AS SET FORTH INSTRUMENT RECORDED IN/UNDER VOLUME 142, PAGE 179 OF THE DEED RECORDS OF CHAMBERS COUNTY, TEXAS. (BLANKET NOT PLOTTABLE)
 12. AN UNLOCATED PIPELINE EASEMENT GRANTED TO SUN PIPELINE COMPANY AS SET FORTH INSTRUMENT RECORDED IN/UNDER VOLUME 188, PAGE 343 OF THE DEED RECORDS OF CHAMBERS COUNTY, TEXAS. (BLANKET NOT PLOTTABLE)
 13. AN UNLOCATED PIPELINE EASEMENT GRANTED TO SUN PIPELINE COMPANY AS SET FORTH INSTRUMENT RECORDED IN/UNDER VOLUME 191, PAGE 6 OF THE DEED RECORDS OF CHAMBERS COUNTY, TEXAS. (BLANKET NOT PLOTTABLE)
 14. AN UNLOCATED PIPELINE EASEMENT GRANTED TO SUN PIPELINE COMPANY AS SET FORTH INSTRUMENT RECORDED IN/UNDER VOLUME 193, PAGE 300 OF THE DEED RECORDS OF CHAMBERS COUNTY, TEXAS. (BLANKET NOT PLOTTABLE)
 15. AN UNLOCATED PIPELINE EASEMENT GRANTED TO SUN PIPELINE COMPANY AS SET FORTH INSTRUMENT RECORDED IN/UNDER VOLUME 196, PAGE 423 OF THE DEED RECORDS OF CHAMBERS COUNTY, TEXAS. (BLANKET NOT PLOTTABLE)
 16. AN UNLOCATED PIPELINE EASEMENT GRANTED TO SUN PIPELINE COMPANY AS SET FORTH INSTRUMENT RECORDED IN/UNDER VOLUME 225, PAGE 446 OF THE DEED RECORDS OF CHAMBERS COUNTY, TEXAS. (BLANKET NOT PLOTTABLE)
 17. AN UNLOCATED PIPELINE EASEMENT GRANTED TO SUN PIPELINE COMPANY AS SET FORTH INSTRUMENT RECORDED IN/UNDER VOLUME 272, PAGE 604 OF THE DEED RECORDS OF CHAMBERS COUNTY, TEXAS. (BLANKET NOT PLOTTABLE)
 18. TERMS, CONDITIONS AND STIPULATIONS CONTAINED IN THAT CERTAIN PARTIALLY RELEASE OF RIGHT-OF-WAY AS SET FORTH IN INSTRUMENT RECORDED IN/UNDER CLERK'S FILE NO. 2008032539 OF THE OFFICIAL PUBLIC RECORDS OF CHAMBERS COUNTY, TEXAS. (DOES NOT PERTAIN TO SUBJECT TRACT)
 19. AN UNLOCATED PIPELINE EASEMENT GRANTED TO HUMBLE OIL & REFINING COMPANY AS SET FORTH IN INSTRUMENT RECORDED IN/UNDER VOLUME 59, PAGE 611 OF THE DEED RECORDS OF CHAMBERS COUNTY, TEXAS. (BLANKET NOT PLOTTABLE)
 20. AN UNLOCATED PIPELINE EASEMENT GRANTED TO HUMBLE OIL & REFINING COMPANY AS SET FORTH IN INSTRUMENT RECORDED IN/UNDER VOLUME 65, PAGE 497 OF THE DEED RECORDS OF CHAMBERS COUNTY, TEXAS. (BLANKET NOT PLOTTABLE)
 21. AN UNLOCATED PIPELINE EASEMENT GRANTED TO HUMBLE OIL & REFINING COMPANY AS SET FORTH IN INSTRUMENT RECORDED IN/UNDER VOLUME 74, PAGE 584 OF THE DEED RECORDS OF CHAMBERS COUNTY, TEXAS. (BLANKET NOT PLOTTABLE)
 22. AN UNLOCATED PIPELINE EASEMENT GRANTED TO TENNESSEE GAS TRANSMISSION COMPANY AS SET FORTH IN INSTRUMENT RECORDED IN/UNDER VOLUME 221, PAGE 445 OF THE DEED RECORDS OF CHAMBERS COUNTY, TEXAS. (BLANKET NOT PLOTTABLE)

SURVEYOR'S CERTIFICATION

TO: SOUTH LAND TITLE, LLC AND JESUS O. OLIVARES, 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 AUGUST 07, 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:**
- AE - AERIAL EASEMENT
 - BL - BUILDING LINE
 - UE - UTILITY EASEMENT
 - MRCC - MAP RECORDS CHAMBERS COUNTY
 - CHAIN LINK FENCE
 - OVERHEAD ELECTRIC LINES
 - WOOD FENCE
 - WROUGHT IRON FENCE
 - GUY WIRE
 - COVERED CONCRETE
 - CONCRETE
 - GAS METER
 - LIGHT POLE
 - PIPELINE MARKER
 - UTILITY POLE
 - SERVICE POLE
 - TELEPHONE PEDESTAL
 - WATER WELL
 - IRON ROD FOUND
 - CAPPED IRON ROD SET
 - PORTABLE ALUMINUM BUILDING
 - F.I.R.M. - FLOOD INSURANCE RATE MAP
 - AC - AIR CONDITIONER
 - FIBER OPTIC CABLE BOX (FOCB)
 - OPRC - OFFICIAL PUBLIC RECORDS OF CHAMBERS COUNTY

PROPERTY LIES WITHIN FLOOD ZONE "X", ACCORDING TO F.I.R.M. NO. 48071C0190E, DATED MAY 04, 2015, 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

TRACT I

RESERVE TRACT "F", OF RWJ AIRPORT, A SUBDIVISION IN CHAMBERS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN/UNDER VOLUME B, PAGE 80 OF THE MAP RECORDS OF CHAMBERS COUNTY, TEXAS.

TRACT II

ABANDONMENT OF WEST END OF SENECA DRIVE, OF RWJ AIRPORT SUBDIVISION, A SUBDIVISION IN CHAMBERS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN/UNDER VOLUME B, PAGE 259 OF THE MAP RECORDS OF CHAMBERS COUNTY, TEXAS.

ADDRESS: 15722 FM-2354 BEACH CITY, TX 77523		BUYER: JESUS O. OLIVARES	
		TBPLS LICENSE # 10193909 712 F.M. 562 ANAHUAC, TX 77514 (409) 267-3002	
Copyright 2023		www.wellslandsurvey.com	
JOB NO: 457-23		DATE: 08-07-23	
DRAWN BY: AL		SCALE: 1"= 40'	