LEGAL DESCRIPTION 11.8000 ACRES
SOLOMON BARROW LEAGUE, ABSTRACT NO. 3
CHAMBERS COUNTY, TEXAS

BEING A TRACT OR PARCEL CONTAINING 11.8000 ACRES (514,008 SQUARE FEET) OF LAND SITUATED IN THE SOLOMON BARROW LEAGUE, ABSTRACT NO. 3, CHAMBERS COUNTY, TEXAS, BEING OUT OF AND A PART OF A CALLED 187.3491 ACRE TRACT OF LAND CONVEYED TO LLOYD GRUNINGHOUSE FROM FUGRO-MCCLELLAND LEASING, INC. BY DEED DATED NOVEMBER 30, 1998 AND RECORDED IN VOLUME 391, PAGE 651 OF THE OFFICIAL PUBLIC RECORDS OF CHAMBERS COUNTY, SAID 11.8000 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS. THE BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD 83:

COMMENCING AT A 1/2 INCH BENT IRON ROD FOUND IN THE WEST RIGHT OF WAY LINE OF FARM TO MARKET HIGHWAY NO. 2354 (120 FEET RIGHT OF WAY), AND BEING THE SOUTHEAST CORNER OF THE RYAN W. PAUL CALLED 0.2308 ACRE TRACT DESCRIBED IN CLERKS FILE NO. 2016–115662 OF THE OFFICIAL PUBLIC RECORDS OF CHAMBERS COUNTY;

THENCE SOUTH 86 DEGREES 40 MINUTES 27 SECONDS WEST, ALONG THE NORTH LINE OF SAID 187.3491 ACRE TRACT, WITH THE SOUTH LINE OF SAID RYAN W. PAUL CALLED 0.2308 ACRE TRACT, A DISTANCE OF 500.27 FEET TO A 5/8 INCH CAPPED IRON ROD SET FOR THE NORTHERLY NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT AND POINT OF BEGINNING;

THENCE SOUTH 03 DEGREES 15 MINUTES 35 SECONDS EAST, PASS AT 69.82 FEET A 1/2 INCH IRON ROD FOUND FOR THE NORTHWEST CORNER OF THE FREDDIE DALE CORBELLO AND ANITA KAY CORBELLO CALLED 1.00 ACRE TRACT, IN ALL A DISTANCE OF 295.59 FEET TO A 1/2 INCH CAPPED IRON ROD FOUND FOR THE SOUTHWEST CORNER OF SAID FREDDIE DALE CORBELLO AND ANITA KAY CORBELLO CALLED 1.00 ACRE TRACT, AND BEING AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 86 DEGREES 52 MINUTES 07 SECONDS EAST, ALONG THE SOUTH LINE OF SAID FREDDIE DALE CORBELLO AND ANITA KAY CORBELLO CALLED 1.00 ACRE TRACT, AND WITH THE SOUTH LINE OF THE FREDDIE DALE CORBELLO AND ANITA KAY CORBELLO CALLED 3.00 ACRE TRACT DESCRIBED IN CLERKS FILE NO. 2011–60469 OF THE OFFICIAL PUBLIC RECORDS OF CHAMBERS COUNTY, PASS AT 133.27 FEET THE COMMON SOUTH CORNER OF SAID FREDDIE DALE CORBELLO AND ANITA KAY CORBELLO CALLED 1.00 ACRE TRACT AND SAID FREDDIE DALE CORBELLO AND ANITA KAY CORBELLO CALLED 3.00 ACRE TRACT, IN ALL A DISTANCE OF 266.40 FEET TO A 5/8 INCH BENT IRON ROD FOUND FOR THE NORTHWEST CORNER OF THE DAVID SHAIVER AND ANGELA SHAIVER CALLED 5.0019 ACRE TRACT DESCRIBED IN CLERKS FILE NO. 2021–170498 OF THE OFFICIAL PUBLIC RECORDS OF CHAMBERS COUNTY, AND BEING THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 03 DEGREES 19 MINUTES 09 SECONDS EAST, ALONG THE WEST LINE OF SAID DAVID SHAIVER AND ANGELA SHAIVER CALLED 5.0019 ACRE TRACT, A DISTANCE OF 307.35 FEET TO A 5/8 INCH CAPPED IRON ROD SET (SURVEY FOUND 5/8 INCH BENT IRON ROD DISTURBED), FOR THE SOUTHWEST CORNER OF SAID DAVID SHAIVER AND ANGELA SHAIVER CALLED 5.0019 ACRE TRACT, AND BEING AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 86 DEGREES 38 MINUTES 52 SECONDS EAST, ALONG THE SOUTH LINE OF SAID DAVID SHAIVER AND ANGELA SHAIVER CALLED 5.0019 ACRE TRACT, A DISTANCE OF 730.33 FEET TO A 5/8 INCH IRON ROD FOUND IN THE WEST LINE OF SAID FARM TO MARKET HIGHWAY NO. 2354, AND IN THE EAST LINE OF SAID 187.3491 ACRE TRACT FOR THE SOUTHEAST CORNER OF SAID DAVID SHAIVER AND ANGELA SHAIVER CALLED 5.0019 ACRE TRACT, AND BEING THE EASTERLY NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 10 DEGREES 59 MINUTES 34 SECONDS EAST, ALONG THE WEST LINE OF SAID FARM TO MARKET HIGHWAY NO. 2354, AND WITH THE EAST LINE OF SAID 187.3491 ACRE TRACT, A DISTANCE OF 100.75 FEET TO A 1/2 INCH CAPPED IRON ROD FOUND FOR THE NORTHEAST CORNER OF THE ARNA CALLED 60.00 ACRE TRACT DESCRIBED IN CLERKS FILE NO. 2006–14852 OF THE OFFICIAL PUBLIC RECORDS OF CHAMBERS COUNTY, AND BEING THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 87 DEGREES 10 MINUTES 45 SECONDS WEST, ALONG THE NORTH LINE OF SAID ARNA CALLED 60.00 ACRE TRACT, WITH THE SOUTH LINE OF A 4.19 ACRE INGRESS/EGRESS & DRAINAGE EASEMENT DESCRIBED IN VOLUME 1406, PAGE 33 OF THE OFFICIAL PUBLIC RECORDS OF CHAMBERS COUNTY, A DISTANCE OF 1435.40 FEET TO A 5/8 INCH CAPPED IRON ROD SET FOR THE SOUTHEAST CORNER OF A 12.6570 ACRE TRACT SURVEYED THIS DAY, AND BEING THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 02 DEGREES 36 MINUTES 02 SECONDS WEST, ACROSS SAID 187.3491 ACRE TRACT, AND WITH THE EAST LINE OF SAID 12.6570 ACRE TRACT SURVEYED THIS DAY, PASS AT 60.00 FEET A 5/8 INCH CAPPED IRON ROD SET FOR REFERENCE IN THE NORTH LINE OF SAID 4.19 ACRE INGRESS/EGRESS & DRAINAGE EASEMENT, IN ALL A DISTANCE OF 790.04 FEET TO A 5/8 INCH CAPPED IRON ROD SET IN THE SOUTH LINE OF THE RALPH AND JOANN OLER TRUST CALLED PROPERTY 1 DESCRIBED IN CLERKS FILE NO. 2022–177682 OF THE OFFICIAL PUBLIC RECORDS OF CHAMBERS COUNTY, AND IN THE NORTH LINE OF SAID 187.3491 ACRE TRACT FOR THE NORTHEAST CORNER OF SAID 12.6570 ACRE TRACT SURVEYED THIS DAY, AND BEING THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 86 DEGREES 40 MINUTES 27 SECONDS EAST, ALONG THE SOUTH LINE OF SAID RALPH AND JOANN OLER TRUST CALLED PROPERTY 1, THE SOUTH LINE OF SAID RYAN W. PAUL CALLED 0.2308 ACRE TRACT, AND WITH THE NORTH LINE OF SAID 187.3491 ACRE TRACT, PASS AT 120.60 FEET AN AXLE FOUND FOR THE COMMON SOUTH CORNER OF SAID RALPH AND JOANN OLER TRUST CALLED PROPERTY 1, AND SAID RYAN W. PAUL CALLED 0.2308 ACRE TRACT, IN ALL A DISTANCE OF 410.68 FEET TO THE POINT OF BEGINNING AND CONTAINING 11.8000 ACRES OF LAND, MORE OR LESS.

NOTES:

1. THE BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD 83.
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. [illegible] OF CHICAGO TITLE.
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 2022. ALL RIGHTS RESERVED.

SCHEDULE B ITEMS:

7. TERMS, CONDITIONS AND STIPULATIONS OF THAT CERTAIN EASEMENT RETAINED IN DEED DATED JANUARY 3, 1969, RECORDED IN VOLUME 303, PAGE 359 OF THE DEED RECORDS OF CHAMBERS COUNTY, TEXAS, FROM A. BELMONT LAWRENCE, JR., ET AL TO ALVIN CHARLES [illegible].
   - PIPELINE RIGHT OF WAY FOR SALT WATER PIPELINE, FROM VARUNA A. LAWRENCE TO HUMBLE OIL & REFINING COMPANY, DATED 4/22/46, OF RECORD IN VOLUME 71, PAGE 594 OF SAID DEED RECORDS. (DOES NOT PERTAIN TO SUBJECT TRACT)
   - EASEMENT, R.O.W. AND RIGHT TO DRILL WATER WELLS, FROM VARUNA A. LAWRENCE TO HUMBLE OIL & REFINING CO., ET AL, DATED [illegible], OF RECORD IN VOLUME 63, PAGE 487 OF SAID DEED RECORDS. (BLANKET NOT PLOTABLE)
   - PIPELINE RIGHT OF WAY FROM VARUNA A. LAWRENCE TO SUN PIPE LINE CO., DATED [illegible], OF RECORD IN VOLUME 88, PAGE 472 OF SAID DEED RECORDS. (BLANKET NOT PLOTABLE)
   - R.O.W. FROM A. BELMONT LAWRENCE TO SUN PIPE LINE CO., DATED [illegible], OF RECORD IN VOLUME 196, PAGE 433 OF SAID DEED RECORDS. (BLANKET NOT PLOTABLE)
   - R.O.W. FROM A. BELMONT LAWRENCE TO SUN PIPE LINE CO., DATED [illegible], OF RECORD IN VOLUME 142, PAGE 175 OF SAID DEED RECORDS. (DOES NOT PERTAIN TO SUBJECT TRACT)
   - R.O.W. FROM A. BELMONT LAWRENCE TO SUN PIPE LINE CO., DATED [illegible], OF RECORD IN VOLUME 135, PAGE 605 OF SAID DEED RECORDS. (BLANKET NOT PLOTABLE)
   - R.O.W. FROM VARUNA A. LAWRENCE TO HUMBLE OIL & REFINING CO., DATED [illegible], OF RECORD IN VOLUME 59, PAGE 611 OF SAID DEED RECORDS. (BLANKET NOT PLOTABLE)
   - R.O.W. FROM A. B. LAWRENCE ET UX, TO TENNESSEE GAS TRANSMISSION CO., DATED [illegible], OF RECORD IN VOLUME 225, PAGE 449 OF SAID DEED RECORDS. (DOES NOT PERTAIN TO SUBJECT TRACT)
   - PIPELINE RIGHT OF WAY FROM A. B. LAWRENCE ET UX TO SUN PIPELINE CO., DATED [illegible], OF RECORD IN VOLUME 57, PAGE 246 OF SAID DEED RECORDS. (BLANKET NOT PLOTABLE)
8. TERMS, CONDITIONS AND STIPULATIONS OF THAT CERTAIN RIGHTS OF THIRD PARTIES AND SOUTHERN CANAL COMPANY IN AND TO THE USE OF THAT CERTAIN IRRIGATION CANAL ALONG THE WEST LINE OF THAT CERTAIN [illegible] ACRE TRACT DESCRIBED IN DEED RECORDED IN VOLUME [illegible], PAGE [illegible] OF THE DEED RECORDS OF CHAMBERS COUNTY, TEXAS AND ALONG THE WEST LINE OF THAT CERTAIN [illegible] ACRE TRACT DESCRIBED IN DEED RECORDED IN VOLUME 203, PAGE 301 OF THE DEED RECORDS OF CHAMBERS COUNTY, TEXAS. (DOES NOT PERTAIN TO SUBJECT TRACT)

SURVEYOR'S CERTIFICATION

TO: CHICAGO TITLE 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 SEPTEMBER 30, 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.

STATE OF TEXAS — TIM W. WHITE — LAND SURVEYOR

Tim Wells White, Registered Professional Land Surveyor No. 5742

LEGEND:

DRCC – DEED RECORDS CHAMBERS COUNTY
POB – POINT OF BEGINNING
POC – POINT OF COMMENCING
BARBED WIRE FENCE
OVERHEAD ELECTRIC LINES
WOOD FENCE
COVERED CONCRETE
CONCRETE
UTILITY POLE
WATER WELL
SEPTIC SPRAY HEAD
IRF – IRON ROD FOUND
CIRF – CAPPED IRON ROD FOUND
BIRF – BENT IRON ROD FOUND
F.I.R.M. – FLOOD INSURANCE RATE MAP
AC – AIR CONDITIONER
OPRCC – OFFICIAL PUBLIC RECORDS OF CHAMBERS COUNTY

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

BEING A TRACT OR PARCEL CONTAINING 11.8000 ACRES (514,008 SQUARE FEET) OF LAND SITUATED IN THE SOLOMON BARROW LEAGUE, ABSTRACT NO. 3, CHAMBERS COUNTY, TEXAS, BEING OUT OF AND A PART OF A CALLED 187.3491 ACRE TRACT OF LAND CONVEYED TO LLOYD GRUNINGHOUSE FROM FUGRO-MCCLELLAND LEASING, INC. BY DEED DATED NOVEMBER 30, 1998 AND RECORDED IN VOLUME 391, PAGE 651 OF THE OFFICIAL PUBLIC RECORDS OF CHAMBERS COUNTY.

ADDRESS: 13609 FM-2354 BEACH CITY, TX 77523	BUYER: JESUS O. OLIVARES
WELLS LAND SURVEY — TBPLS LICENSE # 10193909 — 712 F.M. 562 ANAHUAC, TX 77514 — (409) 267-3002 — www.wellslandsurvey.com — Copyright 2022	
JOB NO: 785-22	DATE: 09-30-22
DRAWN BY: AL	SCALE: 1"= 120'