

Reviewed and Accepted

NOTES:

- THE BEARINGS SHOWN HEREON ARE BASED ON THE MAP OR PLAT OF RIVERWOOD ESTATES SUBDIVISION, SECTION 2, RECORDED IN VOLUME 9, PAGE 32, MAP RECORDS, LIBERTY 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. RSG2403275 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 OR REPRODUCTION. COPYRIGHT 2024. ALL RIGHTS RESERVED.
- ALL 5/8" IRON RODS SET ARE CAPPED WITH A PLASTIC CAP STAMPED "WELLS 5742".

SCHEDULE B ITEMS

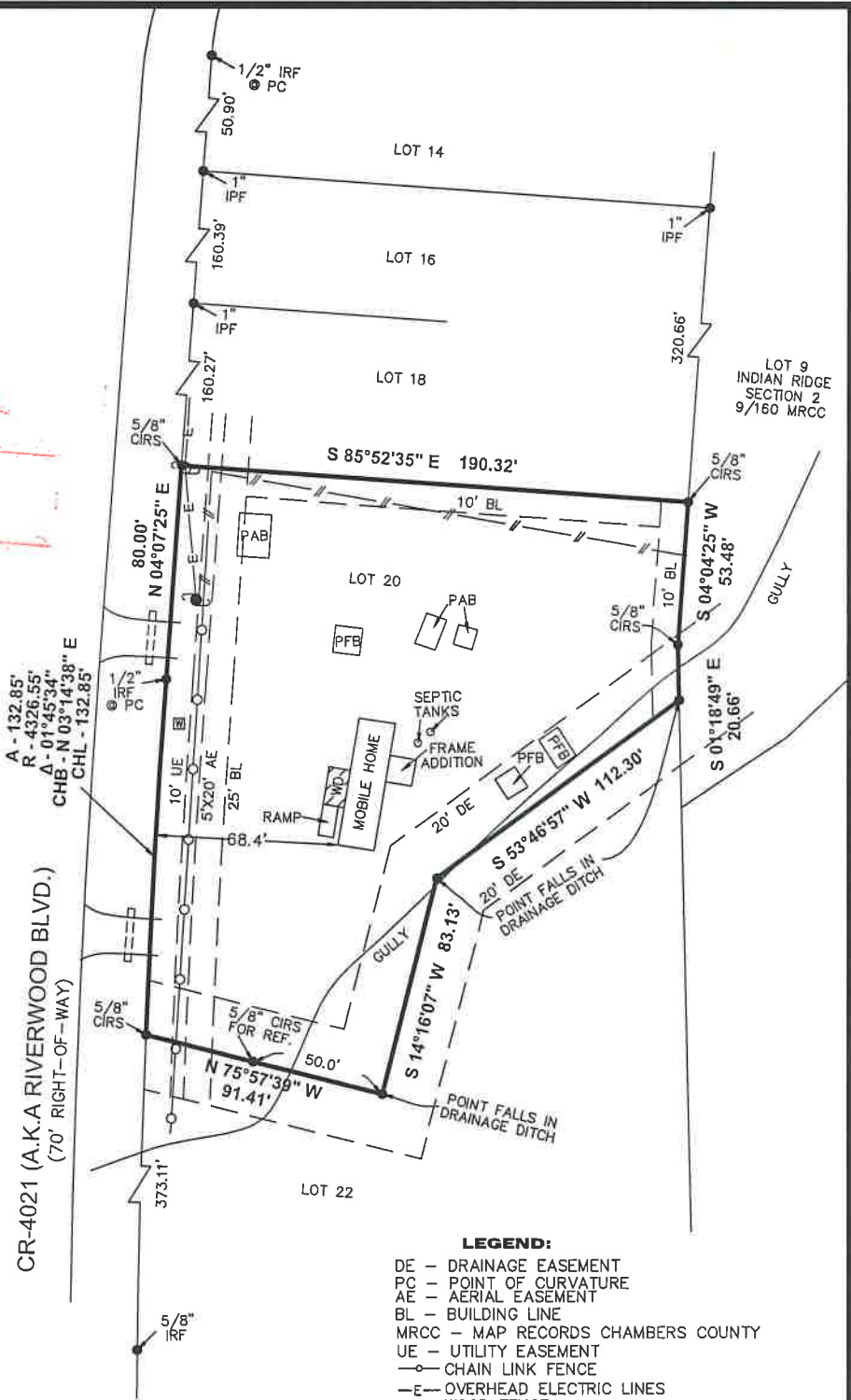
- RIGHT-OF-WAY DATED SEPTEMBER 15, 1952, EXECUTED BY H. B. GORDON ET AL. TO SINCLAIR PIPELINE CO., RECORDED IN VOLUME 378, PAGE 83 OF THE DEED RECORDS OF LIBERTY COUNTY, TEXAS. (DOES NOT PERTAIN TO SUBJECT TRACT)
- RIGHT-OF-WAY DATED JUNE 25, 1961, EXECUTED BY H. B. GORDON ET AL. TO DIXIE PIPELINE CO., RECORDED IN VOLUME 532, PAGE 28 OF THE DEED RECORDS OF LIBERTY COUNTY, TEXAS. (BLANKET NOT PLOTABLE)
- RIGHT-OF-WAY DATED JULY 3, 1961, EXECUTED BY J. INNES SUBERS TO DIXIE PIPELINE CO., RECORDED IN VOLUME 532, PAGE 28 OF THE DEED RECORDS OF LIBERTY COUNTY, TEXAS. (DOES NOT PERTAIN TO SUBJECT TRACT)
- RIGHT-OF-WAY DATED JUNE 10, 1947, EXECUTED BY JOHN A. GORDON TO THE TEXAS PIPE LINE CO., RECORDED IN VOLUME 103, PAGE 586 OF THE DEED RECORDS OF CHAMBERS COUNTY, TEXAS. (BLANKET NOT PLOTABLE)
- PIPELINE RIGHT-OF-WAY DATED MARCH 22, 1974, EXECUTED BY G. W. SPEER, TRUSTEE TO THE DOW CHEMICAL CO., RECORDED IN VOLUME 734, PAGE 925 OF THE DEED RECORDS OF LIBERTY COUNTY, TEXAS. (DOES NOT PERTAIN TO SUBJECT TRACT)
- RIGHT-OF-WAY DATED FEBRUARY 1, 1979, EXECUTED BY GORDON W. SPEER, TRUSTEE TO SHELL PIPELINE CO., RECORDED IN VOLUME 845, PAGE 668 OF THE DEED RECORDS OF LIBERTY COUNTY, TEXAS. (DOES NOT PERTAIN TO SUBJECT TRACT)
- RIGHT-OF-WAY DATED SEPTEMBER 15, 1952, EXECUTED BY J. INNES SUBERS, ET AL. TO SINCLAIR PIPE LINE CO., RECORDED IN VOLUME 145, PAGE 326 OF THE DEED RECORDS OF CHAMBERS COUNTY, TEXAS. (BLANKET NOT PLOTABLE)
- RIGHT-OF-WAY DATED DECEMBER 20, 1960, EXECUTED BY H. B. GORDON, ET AL. TO TRANS-SOUTHERN PIPELINE CORPORATION, RECORDED IN VOLUME 227, PAGE 205 OF THE DEED RECORDS OF CHAMBERS COUNTY, TEXAS. (BLANKET NOT PLOTABLE)
- RIGHT-OF-WAY DATED DECEMBER 23, 1960, EXECUTED BY J. SUBERS TO TRANS-SOUTHERN PIPELINE CORPORATION, RECORDED IN VOLUME 227, PAGE 203 OF THE DEED RECORDS OF CHAMBERS COUNTY, TEXAS. (BLANKET NOT PLOTABLE)
- RIGHT-OF-WAY DATED FEBRUARY 7, 1996 EXECUTED BY LIBERTY EQUITIES CORPORATION TO CONCHA CHEMICAL PIPELINE COMPANY, RECORDED IN VOLUME 1609, PAGE 842 OF THE OFFICIAL PUBLIC RECORDS OF LIBERTY COUNTY, TEXAS. (DOES NOT PERTAIN TO SUBJECT TRACT)
- RIGHT-OF-WAY DATED MARCH 29, 2000 EXECUTED BY LIBERTY EQUITIES CORPORATION TO ENTERPRISE LOU TEX NGL PIPELINE LP, RECORDED IN VOLUME 1851, PAGE 461 OF THE OFFICIAL PUBLIC RECORDS OF LIBERTY COUNTY, TEXAS. (DOES NOT PERTAIN TO SUBJECT TRACT)
- SUBJECT TO WATER WELL SITE SET OUT ON MAP OF RIVERWOOD ESTATES AND SUBJECT TO THE RIGHTS OF THE LOT OWNERS AS TO SAID WATER WELL SITE. (DOES NOT PERTAIN TO SUBJECT TRACT)
- EASEMENT DATED FEBRUARY 19, 1997, EXECUTED BY LIBERTY EQUITIES, INC. TO THE PUBLIC, RECORDED IN VOLUME 1658, PAGE 445 OF THE OFFICIAL PUBLIC RECORDS OF LIBERTY COUNTY, TEXAS. (DOES NOT PERTAIN TO SUBJECT TRACT. (DOES NOT PERTAIN TO SUBJECT TRACT)
- THE LAND SHALL NOT BE DEEMED TO INCLUDE ANY HOUSE TRAILER, MANUFACTURED HOME, MOBILE HOME OR MOBILE DWELLING ON THE LAND.
- EASEMENT DATED JULY 1, 1999, EXECUTED BY LIBERTY EQUITIES CORPORATION TO T. E. PRODUCTS PIPELINE COMPANY, RECORDED IN VOLUME 1785, PAGE 680 OF THE OFFICIAL PUBLIC RECORDS OF LIBERTY COUNTY, TEXAS. (DOES NOT PERTAIN TO SUBJECT TRACT)

SURVEYOR'S CERTIFICATION

TO: SOUTH LAND TITLE, LLC AND CORMIER HOLDINGS, LLC, 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 MAY 01, 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, 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:

- DE - DRAINAGE EASEMENT
- PC - POINT OF CURVATURE
- AE - AERIAL EASEMENT
- BL - BUILDING LINE
- MRCC - MAP RECORDS CHAMBERS COUNTY
- UE - UTILITY EASEMENT
- CHAIN LINK FENCE
- E— OVERHEAD ELECTRIC LINES
- W— WOOD FENCE
- ▨ COVERED AREA
- ⊙ UTILITY POLE
- ⊙ SERVICE POLE
- ⊙ WATER METER
- ⊙ IRF - IRON ROD FOUND
- ⊙ CIRS - CAPPED IRON ROD SET
- ⊙ IPF - IRON PIPE FOUND
- ▭ PAB - PORTABLE ALUMINUM BUILDING
- ▭ PFB - PORTABLE FRAME BUILDING
- F.I.R.M. - FLOOD INSURANCE RATE MAP

PROPERTY LIES WITHIN FLOOD ZONE 'X/A', ACCORDING TO F.I.R.M. NO. 48291C0600D, 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 20 OF RIVERWOOD ESTATES SUBDIVISION, SECTION 2, AN ADDITION IN THE ROBERT WISEMAN SURVEY, A-122, LIBERTY COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 9, PAGE 32 OF THE MAP RECORDS OF LIBERTY COUNTY, TEXAS.

ADDRESS: 519 CR-4021 DAYTON, TX 77535		BUYER: CORMIER HOLDINGS, LLC	
		TBPLS LICENSE # 10193909	
		712 F.M. 562 ANAHUAC, TX 77514 (409) 267-3002	
www.wellslandsurvey.com			
JOB NO: 245-24		DATE: 05-01-24	
DRAWN BY: AL		SCALE: 1" = 50'	