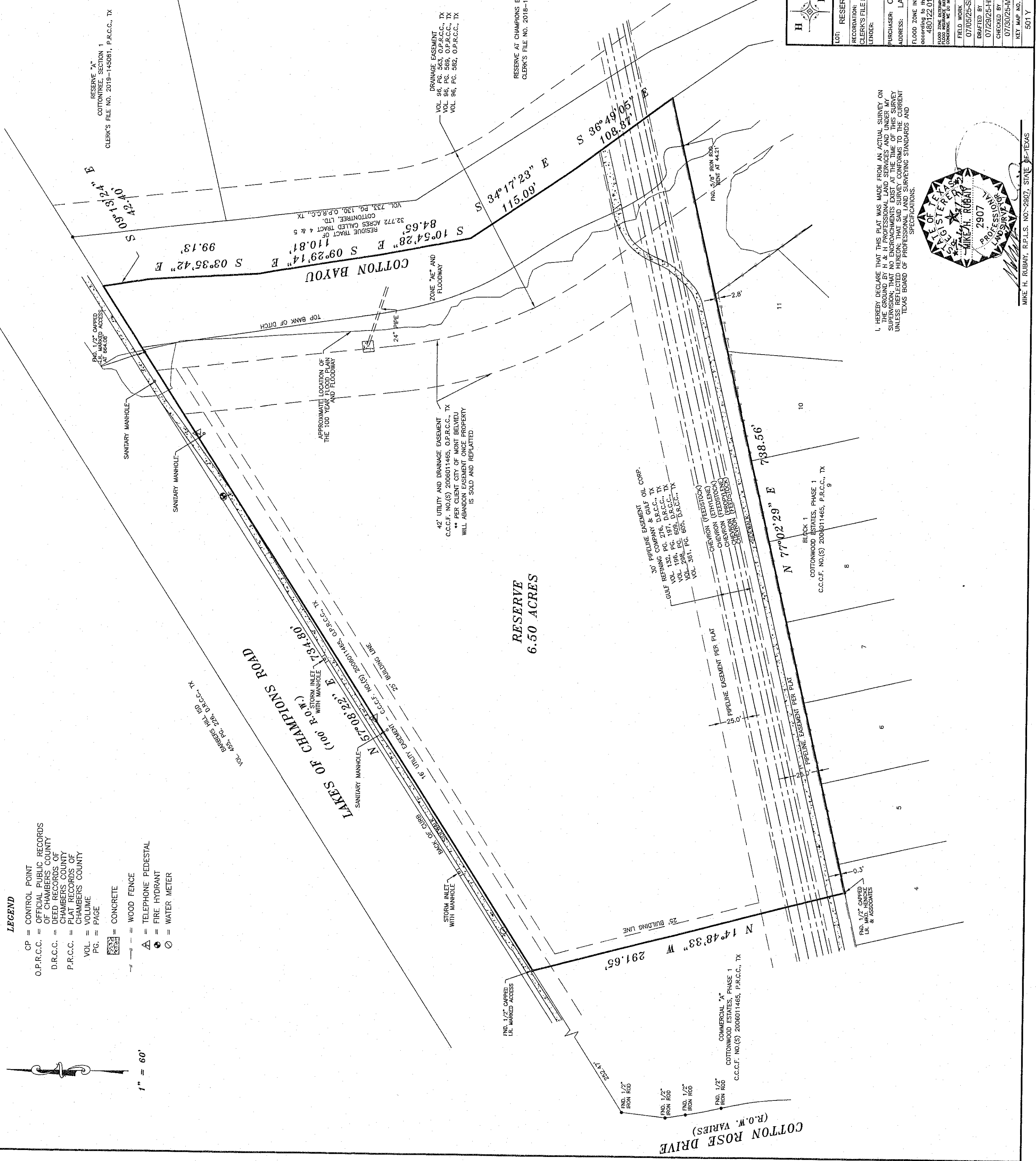


- LEGEND**
- CP = CONTROL POINT
 - O.P.R.C.C. = OFFICIAL PUBLIC RECORDS OF CHAMBERS COUNTY
 - D.R.C.C. = DEED RECORDS OF CHAMBERS COUNTY
 - P.R.C.C. = PLAT RECORDS OF CHAMBERS COUNTY
 - VOL. = VOLUME
 - PG. = PAGE
 - = CONCRETE
 - = WOOD FENCE
 - = TELEPHONE PEDESTAL
 - = FIRE HYDRANT
 - = WATER METER

1" = 60'

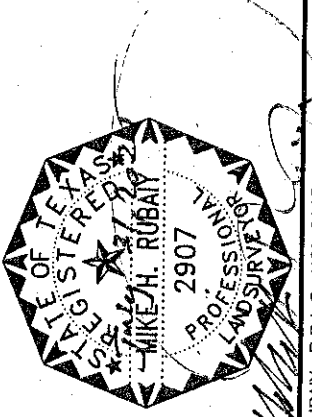


NOTES:

1. THIS SURVEY IS BEING PROVIDED SOLELY FOR THE USE OF THE CURRENT PARTIES AND NO LICENSE HAS BEEN CREATED. THE CURRENT PARTIES ARE ADVISED THAT THIS SURVEY IS NECESSARY IN CONJUNCTION WITH THE ORIGINAL TRANSACTION.
2. ALL BUILDING LINES, EASEMENTS, BUILDING RESTRICTIONS (ZONED RESTRICTIONS), EASEMENTS, ENCUMBRANCES, SHOULD BE VERIFIED BY BUILDER PRIOR TO PLANNING OR CONSTRUCTION.
3. ALL BEARINGS AND DISTANCES ARE BASED ON RECORDED PLAT.
4. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR AND/OR WAS PERFORMED WITHOUT THE OBTAINING OF A TITLE COMMITMENT AND MAY BE SUBJECT TO ANY AND ALL EASEMENTS, RESTRICTIVE COVENANTS, ENCUMBRANCES AND AGREEMENTS OF RECORDED.

PROFESSIONAL LAND SERVICES		P. O. Box 1974 Mont Belvieu, TX 77580 (Office) 281-385-2087 Email: info@hhsurveying.com	
LOT: RESERVE	BLOCK: H	SECTION: 10052400	JOB NO. 203413
RECORDATION: RESERVE	COUNTY: CHAMBERS	STATE: TEXAS	SUBDIVISION: MINOR PLAT FOR COMMERCIAL RESERVE "C" AT COTTONWOOD SURVEY CHAMBERS COUNTY SCHOOL TEXAS LAND SURVEY NO. 3, ABSTRACT 321
CLERK'S FILE NO. 74377, P.R.C.C.	TITLE CO.:	OF NO.:	N/A
PURCHASER: COTTONWOOD, LTD ADDRESS: LAKES OF CHAMPIONS ROAD, MONT BELVIEU, TEXAS 77580			
FLOOD ZONE INFORMATION: This is partially in the 100 year flood plain and is in "ZONE AE" SHADED "X" & "Y" according to the Federal Flood Insurance Rate Map (FFIRM) for the area, effective 07/19/2015.			
FLOOD ZONE INFORMATION: FLOOD INFORMATION PROVIDED HEREIN IS BASED ON THE INFORMATION PROVIDED TO THE SURVEYOR AND IS NOT A GUARANTEE OF ACCURACY. THE SURVEYOR DOES NOT WARRANT THE ACCURACY OF THE INFORMATION PROVIDED AND IS NOT INSURED TO VERIFY SURFACE FLOODING CONDITIONS. THE BUYER SHALL BE RESPONSIBLE FOR OBTAINING ANY FLOOD INSURANCE POLICY AND BEING ADVISED TO VERIFY SURFACE FLOODING CONDITIONS.			
FIELD WORK: 07/05/25-SH	NO.:	DESCRIPTION:	DATE:
DRAFTED BY: 07/29/25-HH			
CHECKED BY: 07/30/25-MR			
KEY MAP NO. 501 Y			

I, HEREBY DECLARE THAT THIS PLAT WAS MADE FROM AN ACTUAL SURVEY ON THE GROUND BY H & H PROFESSIONAL LAND SERVICES AND UNDER MY SUPERVISION, THAT NO ENCROACHMENTS EXIST AT THE TIME OF THIS SURVEY UNLESS OTHERWISE NOTED THEREON AND THAT THIS SURVEY CONFORMS TO THE CURRENT TEXAS BOARD OF PROFESSIONAL SURVEYING STANDARDS AND SPECIFICATIONS.



MIKE H. RUBAY, R.P.L.S. NO. 2907, STATE OF TEXAS