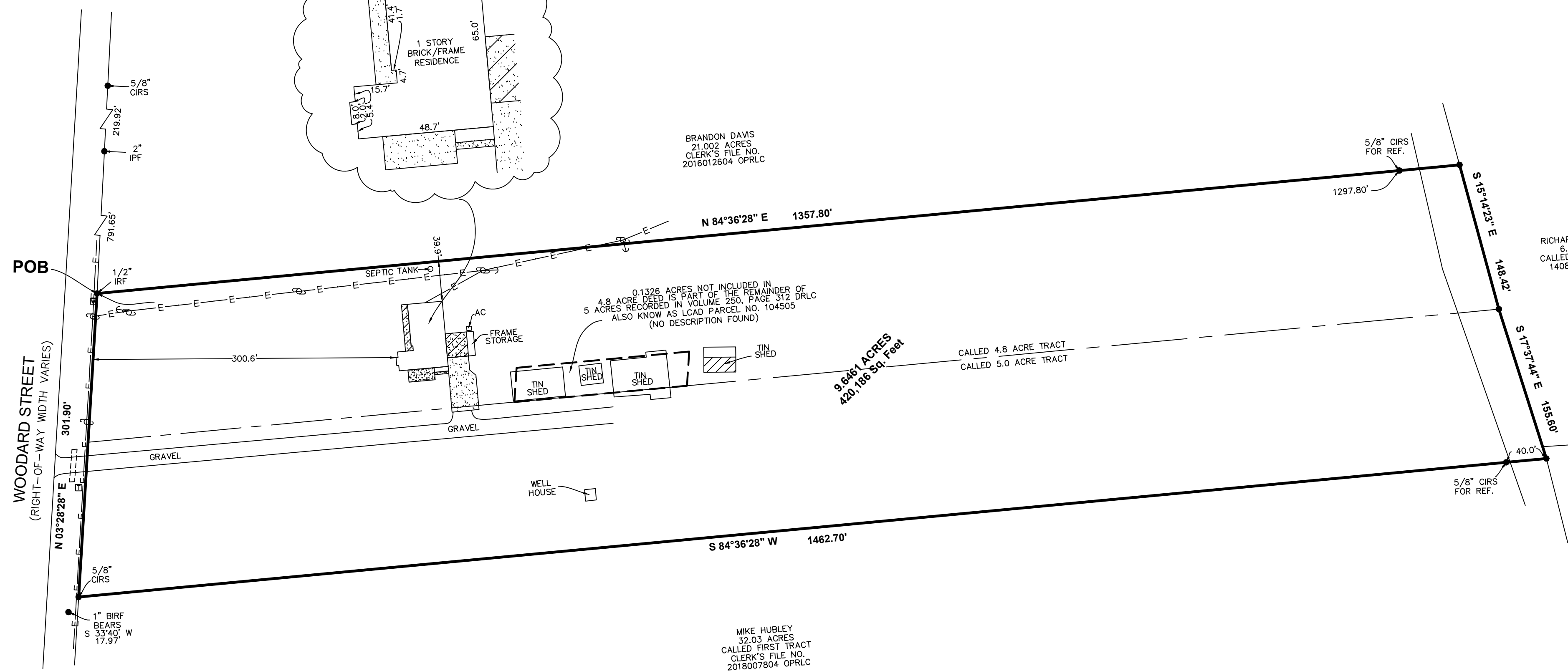


BRANDON DAVIS  
21.002 ACRES  
CLERK'S FILE NO.  
2016012604 OPRLC

RICHARD L. HEBERT  
6.71 ACRES  
CALLED FIRST TRACT  
1408/680 OPRLC

RICHARD L. HEBERT  
6.71 ACRES  
CALLED SECOND TRACT  
1408/680 OPRLC

MIKE HUBLEY  
32.03 ACRES  
CALLED FIRST TRACT  
CLERK'S FILE NO.  
2018007804 OPRLC



WOODARD STREET  
(RIGHT-OF-WAY WIDTH VARIES)

**LEGEND:**

- E- OVERHEAD ELECTRIC LINES
- [Hatched Box] COVERED AREA
- [Cross-hatched Box] COVERED CONCRETE
- [Dotted Box] CONCRETE
- [Circle with X] UTILITY POLE
- [Square with X] TELEPHONE PEDESTAL
- [Square with Circle] WATER METER
- [Circle with I] IRON ROD FOUND
- [Circle with C] CAPPED IRON ROD SET
- [Circle with B] BENT IRON ROD FOUND
- [Circle with P] IRON PIPE FOUND
- [Circle with F.I.R.M.] FLOOD INSURANCE RATE MAP
- [Circle with AC] AIR CONDITIONER
- [Circle with OPRLC] OFFICIAL PUBLIC RECORDS OF LIBERTY COUNTY
- POB - POINT OF BEGINNING

LEGAL DESCRIPTION 9.6461 ACRES  
J. H. CHISM SURVEY, ABSTRACT NO. 163  
LIBERTY COUNTY, TEXAS

A TRACT OR PARCEL CONTAINING 9.6461 ACRES (420,186 SQUARE FEET) OF LAND SITUATED IN THE J. H. CHISM SURVEY, ABSTRACT NO. 163, LIBERTY COUNTY, TEXAS, BEING THE COMBINATION OF A CALLED 5.00 ACRE TRACT CONVEYED E. W. BOYT TO R. D. EVANS RECORDED IN VOLUME 200 PAGE 201A OF THE DEED RECORDS OF LIBERTY COUNTY AND A CALLED 4.8 ACRE TRACT COBEVEYD FROM R. D. EVANS AND WIFE EVELYN EVANS TO ROBERT B. EVANS AND CORA BETHA EVANS RECORDED IN VOLUME 946 PAGE 903 OF THE DEED RECORDS OF LIBERTY COUNTY, SAID 9.6461 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, THE BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 83:

BEGINNING AT A 1/2 INCH IRON ROD FOUND IN THE EAST RIGHT OF WAY LINE OF WOODARD STREET (RIGHT OF WAY WIDTH VARIES) FOR THE SOUTHWEST CORNER OF THE BRANDON DAVIS CALLED 21.002 ACRE TRACT RECORDED IN CLERKS FILE NO. 2016012604 OF THE OFFICIAL PUBLIC RECORDS OF LIBERTY COUNTY, AND BEING THE NORTHWEST CORNER OF SAID CALLED 4.8 ACRE TRACT AND THE HEREIN DESCRIBED TRACT;

THENCE NORTH 84 DEGREES 36 MINUTES 28 SECONDS EAST, ALONG THE SOUTH LINE OF SAID BRANDON DAVIS CALLED 21.002 ACRE TRACT, PASS AT 1,297.80 FEET A 5/8 INCH CAPPED IRON ROD SET FOR REFERENCE, IN ALL A TOTAL DISTANCE OF 1,357.80 FEET TO A POINT IN THE APPROXIMATE CENTERLINE OF WHITES BAYOU, IN THE WEST LINE OF THE RICHARD L. HEBERT CALLED 6.71 ACRE TRACT RECORDED IN VOLUME 1408, PAGE 680 OF THE OFFICIAL PUBLIC RECORDS OF LIBERTY COUNTY (CALLED FIRST TRACT), FOR THE SOUTHEAST CORNER OF SAID BRANDON DAVIS CALLED 21.002 ACRE TRACT AND BEING THE NORTHEAST CORNER OF SAID CALLED 4.8 ACRE TRACT AND THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 15 DEGREES 14 MINUTES 23 SECONDS EAST, ALONG THE APPROXIMATE CENTERLINE OF SAID WHITES BAYOU, WITH THE WEST LINE OF SAID RICHARD L. HEBERT CALLED 6.71 ACRE TRACT (CALLED FIRST TRACT), A DISTANCE OF 148.42 FEET TO THE COMMON EAST CORNER OF SAID 4.8 ACRE TRACT AND SAID CALLED 5.00 ACRE TRACT AND BEING AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 17 DEGREES 37 MINUTES 44 SECONDS EAST, CONTINUING ALONG THE APPROXIMATE CENTERLINE OF WHITES BAYOU, WITH THE WEST LINE OF THE RICHARD L. HEBERT CALLED 6.71 ACRE TRACT (CALLED SECOND TRACT), A DISTANCE OF 155.60 FEET TO THE NORTHEAST CORNER OF THE MIKE HUBLEY CALLED 32.03 ACRE TRACT CALLED FIRST TRACT, RECORDED IN CLERKS FILE NO. 2018007804 OF THE OFFICIAL PUBLIC RECORDS OF LIBERTY COUNTY, AND BEING THE SOUTHWEST CORNER OF SAID CALLED 5.00 ACRE TRACT AND THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 84 DEGREES 36 MINUTES 28 SECONDS WEST, ALONG THE NORTH LINE OF SAID THE MIKE HUBLEY CALLED 32.03 ACRE TRACT CALLED FIRST TRACT, PASS AT 40.00 FEET A 5/8 INCH CAPPED IRON ROD SET FOR REFERENCE, IN ALL A TOTAL DISTANCE OF 1,462.70 FEET TO A 5/8 INCH CAPPED IRON ROD SET IN THE EAST RIGHT OF WAY LINE OF SAID WOODARD STREET FOR THE NORTHWEST CORNER OF SAID THE MIKE HUBLEY CALLED 32.03 ACRE TRACT CALLED FIRST TRACT, AND BEING THE SOUTHWEST CORNER OF SAID CALLED 5.00 ACRE TRACT AND THE HEREIN DESCRIBED TRACT;

THENCE NORTH 03 DEGREES 28 MINUTES 28 SECONDS EAST, ALONG THE EAST RIGHT OF WAY LINE OF SAID WOODARD STREET, PASS AT 153.90 FEET THE COMMON WEST CORNER OF SAID CALLED 4.8 ACRE TRACT AND SAID CALLED 5.00 ACRE TRACT, IN ALL A TOTAL DISTANCE OF 301.90 FEET TO THE POINT OF BEGINNING AND CONTAINING 9.6461 ACRES OF LAND, MORE OR LESS.

NOTES:  
1. THE BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, 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 OF REPRODUCTION. COPYRIGHT 2020. ALL RIGHTS RESERVED.

**SURVEYOR'S CERTIFICATION**

TO: JIM BOB EVANS, EXCLUSIVELY:  
I, TIM W. 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 MARCH 18, 2020. 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

PROPERTY LIES WITHIN FLOOD ZONE 'X'-SHADED/'A', ACCORDING TO F.I.R.M. NO. 48291005000, 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**

A TRACT OR PARCEL CONTAINING 9.6461 ACRES (420,186 SQUARE FEET) OF LAND SITUATED IN THE J. H. CHISM SURVEY, ABSTRACT NO. 163, LIBERTY COUNTY, TEXAS, BEING THE COMBINATION OF A CALLED 5.00 ACRE TRACT CONVEYED E. W. BOYT TO R. D. EVANS RECORDED IN VOLUME 200 PAGE 201A OF THE DEED RECORDS OF LIBERTY COUNTY AND A CALLED 4.8 ACRE TRACT COBEVEYD FROM R. D. EVANS AND WIFE EVELYN EVANS TO ROBERT B. EVANS AND CORA BETHA EVANS RECORDED IN VOLUME 946 PAGE 903 OF THE DEED RECORDS OF LIBERTY COUNTY

ADDRESS: 202 WOODARD DEVERS, TX 77538	SURVEYED FOR: JIM BOB EVANS
	TBPLS LICENSE # 10193901
	712 F.M. 562 ANAHUAC, TX 77514 (409) 267-3002
www.wellslandsurvey.com	
JOB NO: 101-20	DATE: 03-18-20
DRAWN BY: AL	SCALE: 1" = 30'