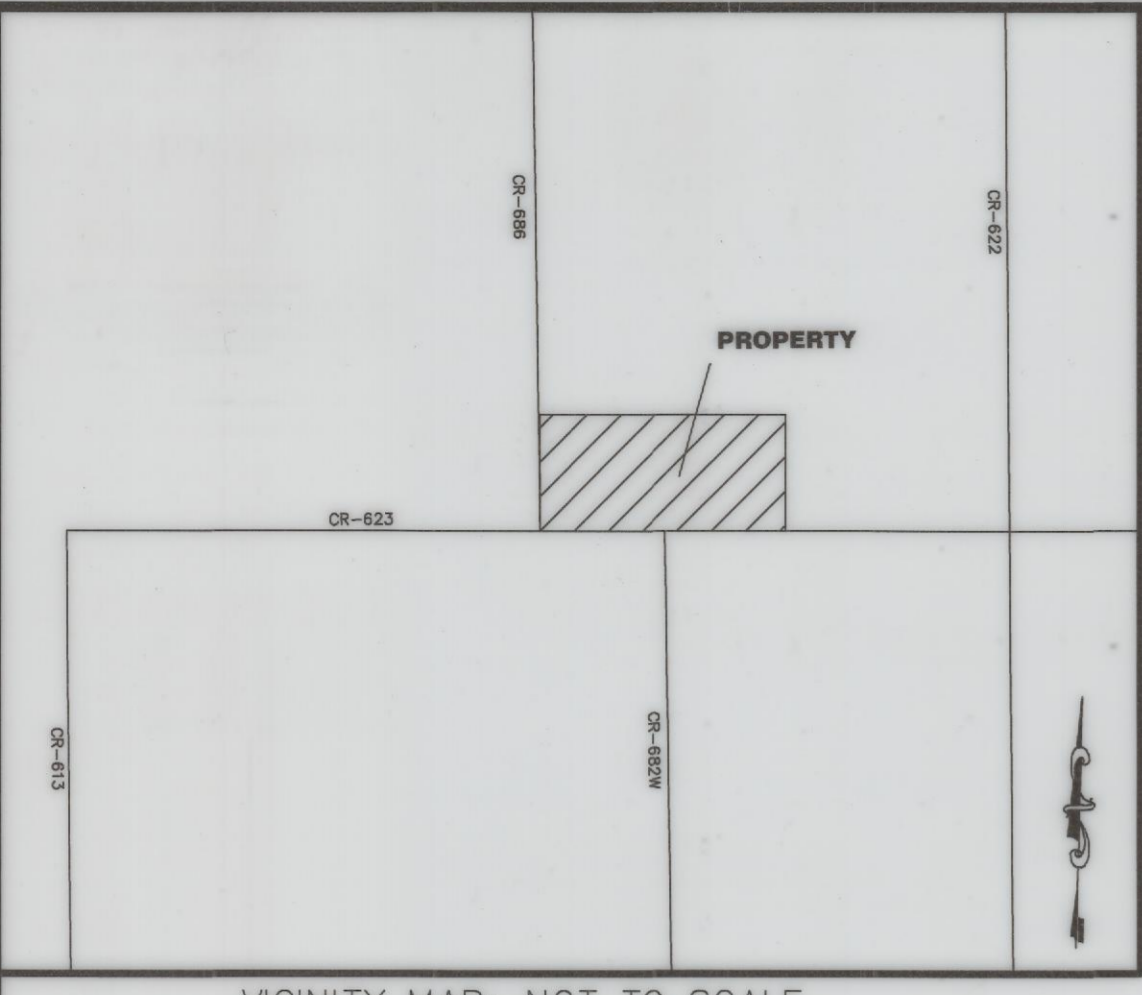


GALVAN ESTATES

A TRACT OR PARCEL CONTAINING 7.418 ACRES (323,141 SQUARE FEET) OF LAND IN THE H. & T.C. R.R SURVEY NO. 110 (R.A. HAUSEN SURVEY), ABSTRACT NO. 804, IN LIBERTY COUNTY, TEXAS, BEING THAT SAME CALLED 7.418 ACRE TRACT CONVEYED TO TEENA JANACEK GALVAN RECORDED IN CLERKS FILE NO. 2015-008955 OF THE OFFICIAL PUBLIC RECORDS OF LIBERTY COUNTY.



VICINITY MAP: NOT TO SCALE

I, **TEENA JANACEK GALVAN**, OWNER OF SAID 7.418 ACRES, BEING THE **GALVAN ESTATES** DO HEREBY MAKE AND ESTABLISH SAID SUBDIVISION OF SAID PROPERTY, ACCORDING TO ALL LINES, DEDICATIONS, RESTRICTIONS, AND NOTATIONS ON SAID MAP OR PLAT AND HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL EASEMENTS SHOW THEREON AND DO HEREBY BIND MYSELF, MY SUCCESSORS AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE TO THE LAND SO DEDICATED.

FURTHER, I, **TEENA JANACEK GALVAN**, OWNER DO HEREBY COVENANT AND AGREE THAT ALL OF THE PROPERTY WITHIN THE BOUNDARIES OF THIS PLAT AND ADJACENT TO ANY DRAINAGE EASEMENT, DITCH, GULLY, CREEK OR NATURAL DRAINAGE WAY SHALL HEREBY BE RESTRICTED TO KEEP SUCH DRAINAGE WAYS AND EASEMENTS CLEAR OF FENCES, BUILDINGS, PLANTING AND OTHER OBSTRUCTIONS TO THE OPERATIONS AND MAINTENANCE OF THE DRAINAGE FACILITY AND THAT SUCH ADJUTING PROPERTY SHALL NOT BE PERMITTED TO DRAIN DIRECTLY INTO THIS EASEMENT EXCEPT BY MEANS OF AN APPROVED DRAINAGE STRUCTURE.

FURTHER, I, **TEENA JANACEK GALVAN**, OWNER CERTIFY AND COVENANT THAT I HAVE COMPLIED WITH OR WILL COMPLY WITH SUBSECTIONS 13.504 D AND ALL OTHER REGULATIONS HERETOFORE ON FILE WITH THE LIBERTY COUNTY ENGINEER AND ADOPTED BY THE COMMISSIONERS' COURT OF LIBERTY COUNTY.

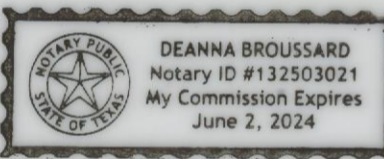
IN TESTIMONY WHEREOF, I, **TEENA JANACEK GALVAN**, BEING AN OWNER, OF SAID PROPERTY, HAVE CAUSED THESE PRESENTS TO BE SIGNED BY ME THIS 21 DAY OF May, 2021.

Teena Janacek Galvan
TEENA JANACEK GALVAN, OWNER

STATE OF TEXAS
COUNTY OF CHAMBERS

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THE DAY PERSONALLY APPEARED **TEENA JANACEK GALVAN**, KNOW TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 21 DAY OF May, 2021.

Deanna Broussard
DEANNA BROUSSARD
NOTARY PUBLIC FOR THE STATE OF TEXAS



APPROVED THIS 8 DAY OF April, 2021, BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF DAYTON, TEXAS.

Danny Jones
DANNY JONES, PRESIDENT, PLANNING AND ZONING COMMISSION

Green
ATTEST: PLANNING ADMINISTRATIVE ASSISTANT



I, LEE H. CHAMBERS, COUNTY CLERK OF LIBERTY COUNTY, TEXAS, DO HEREBY CERTIFY THAT ON THE 21 DAY OF July, A.D. 2021, THE COMMISSIONERS COURT OF LIBERTY COUNTY, TEXAS PASSED AN ORDER AUTHORIZING THE FILING FOR RECORD OF THIS PLAT AND SAID ORDER AS BEEN DULY ENTERED IN THE MINUTES OF THE SAID COURT IN CLERKS FILE NO. 2021028397.

WITNESS MY HAND AND SEAL OF OFFICE, THIS 8 DAY OF July, 2021.

Lee H. Chambers
LEE H. CHAMBERS
COUNTY CLERK
LIBERTY COUNTY, TEXAS

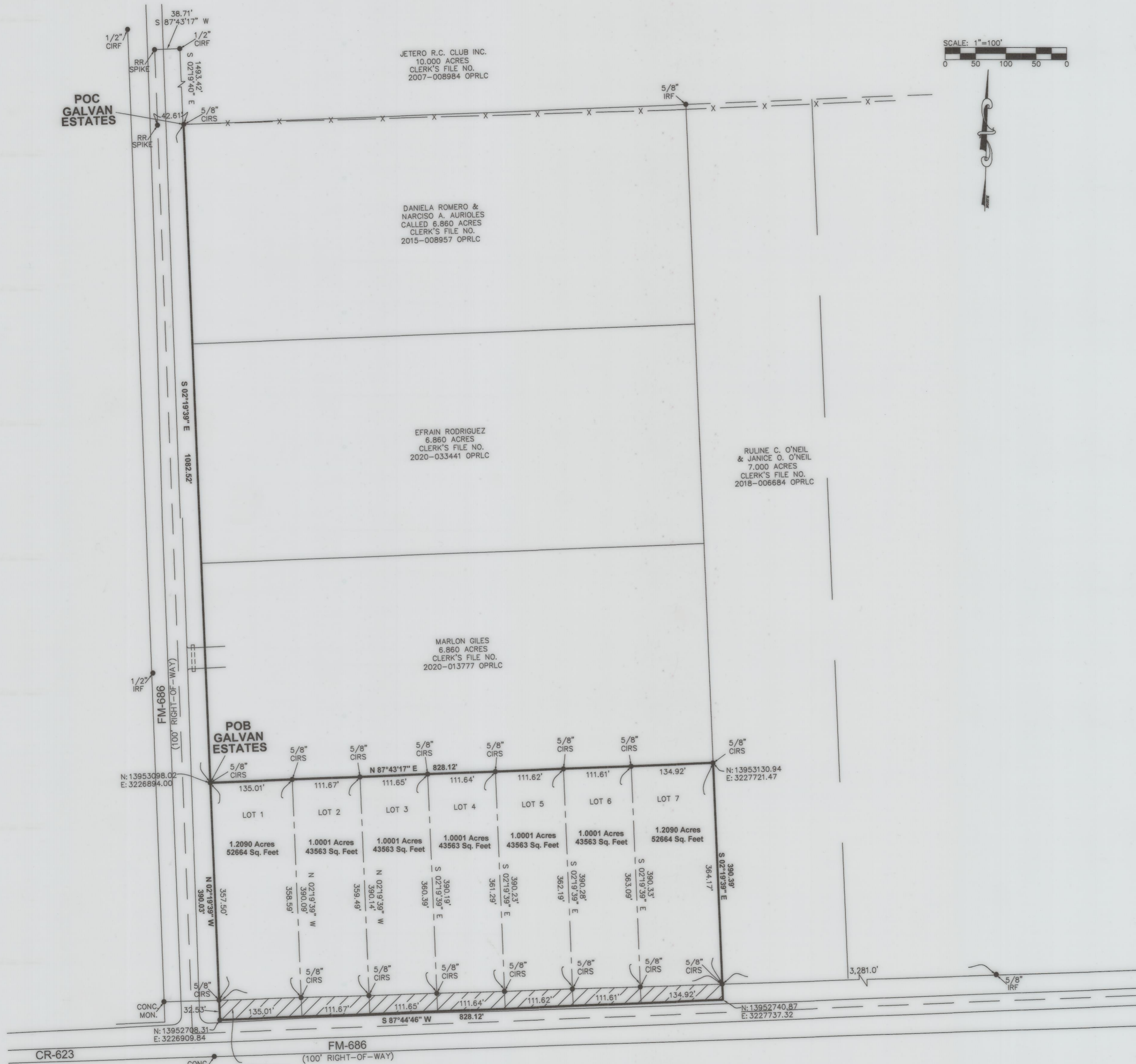


STATE OF TEXAS
COUNTY OF CHAMBERS

I, LEE CHAMBERS hereby certify that this instrument was filed on the date and at the time stamped hereon by me; and was duly recorded, in the Volume and Page of the named RECORDS of Liberty County, Texas, as stamped hereon by me, on

COUNTY CLERK
LIBERTY COUNTY, TEXAS

FILED FOR RECORD
This the 21 day of July,
A.D. 2021 at 9:30 clock A.M.
Clerk's File No. 2021028397
LEE CHAMBERS
County Clerk, Liberty County, Texas
By _____ Deputy



LEGAL DESCRIPTION
TRACT A
7.418 ACRES

A TRACT OR PARCEL CONTAINING 7.418 ACRES (323,141 SQUARE FEET) OF LAND IN THE H. & T.C. R.R SURVEY NO. 110 (R.A. HAUSEN SURVEY), ABSTRACT NO. 804, IN LIBERTY COUNTY, TEXAS, BEING THAT SAME CALLED 7.418 ACRE TRACT CONVEYED TO TEENA JANACEK GALVAN RECORDED IN CLERKS FILE NO. 2015-008955 OF THE OFFICIAL PUBLIC RECORDS OF LIBERTY COUNTY, SAID 7.418 ACRE TRACT 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.

COMMENCING AT A 5/8 INCH CAPPED IRON ROD SET AT IN THE EAST LINE OF FARM TO MARKET ROAD 686 AS OCCUPIED, BEING THE NORTHWEST CORNER OF THE DANIELA ROMERO AND NARCISO A. AURIOLES CALLED 6.860 ACRE TRACT DESCRIBED IN CLERKS FILE NO. 2015-008957 OF THE OFFICIAL PUBLIC RECORDS OF LIBERTY COUNTY, FROM WHICH A RAIL ROAD SPIKE FOUND IN THE APPROXIMATE CENTERLINE OF SAID FARM TO MARKET ROAD 686 BEARS SOUTH 87 DEGREES 43 MINUTES WEST, 42.81 FEET;

THENCE SOUTH 02 DEGREES 19 MINUTES 39 SECONDS EAST, ALONG THE EAST LINE OF SAID FARM TO MARKET ROAD 686 AS OCCUPIED, THE WEST LINE OF SAID DANIELA ROMERO AND NARCISO A. AURIOLES CALLED 6.860 ACRE TRACT, THE WEST LINE OF EFRAIN RODRIGUEZ CALLED 6.860 ACRE TRACT DESCRIBED IN CLERKS FILE NO. 2020-033441 OF THE OFFICIAL PUBLIC RECORDS OF LIBERTY COUNTY, AND THE WEST LINE OF THE MARLON GILES CALLED 6.860 ACRE TRACT DESCRIBED IN CLERKS FILE NO. 2020-013777 OF THE OFFICIAL PUBLIC RECORDS OF LIBERTY COUNTY, A DISTANCE OF 1082.52 FEET TO A 5/8 INCH CAPPED IRON ROD SET FOR THE SOUTHWEST CORNER OF SAID MARLON GILES CALLED 6.860 ACRE TRACT, AND BEING THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT AND THE POINT OF BEGINNING;

THENCE NORTH 87 DEGREES 43 MINUTES 17 SECONDS EAST, ALONG THE SOUTH LINE OF SAID MARLON GILES CALLED 6.860 ACRE TRACT, A DISTANCE OF 828.12 FEET TO A 5/8 INCH CAPPED IRON ROD SET IN THE WEST LINE OF THE RULINE C. O'NEAL AND JANICE O. O'NEAL CALLED 7.00 ACRE TRACT DESCRIBED IN CLERKS FILE NO. 2018-006684 OF THE OFFICIAL PUBLIC RECORDS OF LIBERTY COUNTY FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 02 DEGREES 19 MINUTES 39 SECONDS EAST, ALONG THE WEST LINE OF SAID RULINE C. O'NEAL AND JANICE O. O'NEAL CALLED 7.00 ACRE TRACT, PASS AT 364.17 FEET A 5/8 INCH CAPPED IRON ROD SET IN THE NORTH LINE OF FARM TO MARKET ROAD 686, IN ALL A DISTANCE OF 390.39 FEET TO THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 87 DEGREES 44 MINUTES 46 SECONDS WEST, ALONG THE APPROXIMATE CENTERLINE OF SAID FARM TO MARKET ROAD 686, A DISTANCE OF 828.12 FEET TO THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 02 DEGREES 19 MINUTES 39 SECONDS WEST, ALONG THE EAST LINE OF SAID FARM TO MARKET ROAD 686 AS OCCUPIED, PASS AT 32.53 FEET A 5/8 INCH CAPPED IRON ROD SET AT THE OCCUPIED NORTH LINE OF SAID FARM TO MARKET ROAD 686, IN ALL A DISTANCE OF 390.03 FEET TO THE POINT OF BEGINNING AND CONTAINING 7.4183 GROSS ACRES, WITH 0.558 ACRES WITHIN FARM TO MARKET ROAD 686, LEAVING A NET AREA OF 6.860 ACRES OF LAND, MORE OR LESS.

LEGEND:

- IRF - IRON ROD FOUND
- POC - POINT OF COMMENCING
- POB - POINT OF BEGINNING
- CIRF - CAPPED IRON ROD FOUND
- X- BARBED WIRE FENCE
- CIRS - CAPPED IRON ROD SET OF NO. _____ CLERK'S FILE NUMBER
- CONC. MON. - CONCRETE MONUMENT
- RR SPIKE - RAIL ROAD SPIKE
- OPRLC - OFFICIAL PUBLIC RECORDS OF LIBERTY COUNTY

- NOTES:
1. THE BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 83, AND MAY BE BROUGHT TO SUBSTANCE BY APPLYING THE FOLLOWING CORRECTION SCALE OF 1.0001437708220.
 2. THIS SURVEY WAS PERFORMED WITHOUT BENEFIT OF A TITLE REPORT. CERTAIN EASEMENTS AND/OR BUILDING LINES MAY HAVE BEEN GRANTED AND ARE NOT RECORDED HEREON. THIS CONSTRUCTION IS SUBJECT TO ANY FACTS THAT MAY BE DISCLOSED BY A FULL AND ACCURATE TITLE SEARCH.
 3. THE PURPOSE OF THIS FACILITY SHALL NOT BE TO HINDER THE SUBSEQUENT CONTACT, SAID ENTITIES MAY IMPOSE GREATER FLOOD PLAIN AND FLOODWAY RESTRICTIONS THAN SHOWN BY THE F.I.R.M. THAT MAY AFFECT DEVELOPMENT.

PLAT OF

A TRACT OR PARCEL CONTAINING 7.418 ACRES (323,141 SQUARE FEET) OF LAND IN THE H. & T.C. R.R SURVEY NO. 110 (R.A. HAUSEN SURVEY), ABSTRACT NO. 804, IN LIBERTY COUNTY, TEXAS, BEING THAT SAME CALLED 7.418 ACRE TRACT CONVEYED TO TEENA JANACEK GALVAN RECORDED IN CLERKS FILE NO. 2015-008955 OF THE OFFICIAL PUBLIC RECORDS OF LIBERTY COUNTY.

SURVEYORS CERTIFICATION

I, TIM WELLS WHITE AM REGISTERED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THE ABOVE SUBDIVISION IS TRUE AND ACCURATE WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND, THAT EXCEPT AS SHOWN ALL BOUNDARY CORNERS, ANGLE POINTS, POINTS OF CURVATURE AND OTHER POINTS OF REFERENCE HAVE BEEN MARKED WITH IRON OR OTHER OBJECTS OF A PERMANENT NATURE (PIES OR ROSS) HAVING AN OUTSIDE DIAMETER OF NOT LESS THAN FIVE EIGHTHS (5/8) INCH AND A LENGTH OF NOT LESS THAN THREE (3) FEET; AND THAT THE PLAT BOUNDARY CORNERS HAVE BEEN TIED TO THE TEXAS COORDINATE SYSTEM OF 1983, CENTRAL ZONE.

THIS SURVEY IS CERTIFIED FOR THIS TRANSACTION ONLY.
Tim Wells White, Registered Professional Land Surveyor No. 5742



ADDRESS: FM-686
DAYTON, TX 77535
SURVEYED FOR:
TEENA GALVAN

TBPLS LICENSE # 10193901
712 P.M. 562
ANAHUAC, TX 77514
(409) 267-3002

www.wellsandsurvey.com

JOB NO: 730-20 DATE: 11-11-20
DRAWN BY: AL SCALE: 1" = 100'

1 of 1
2021028397