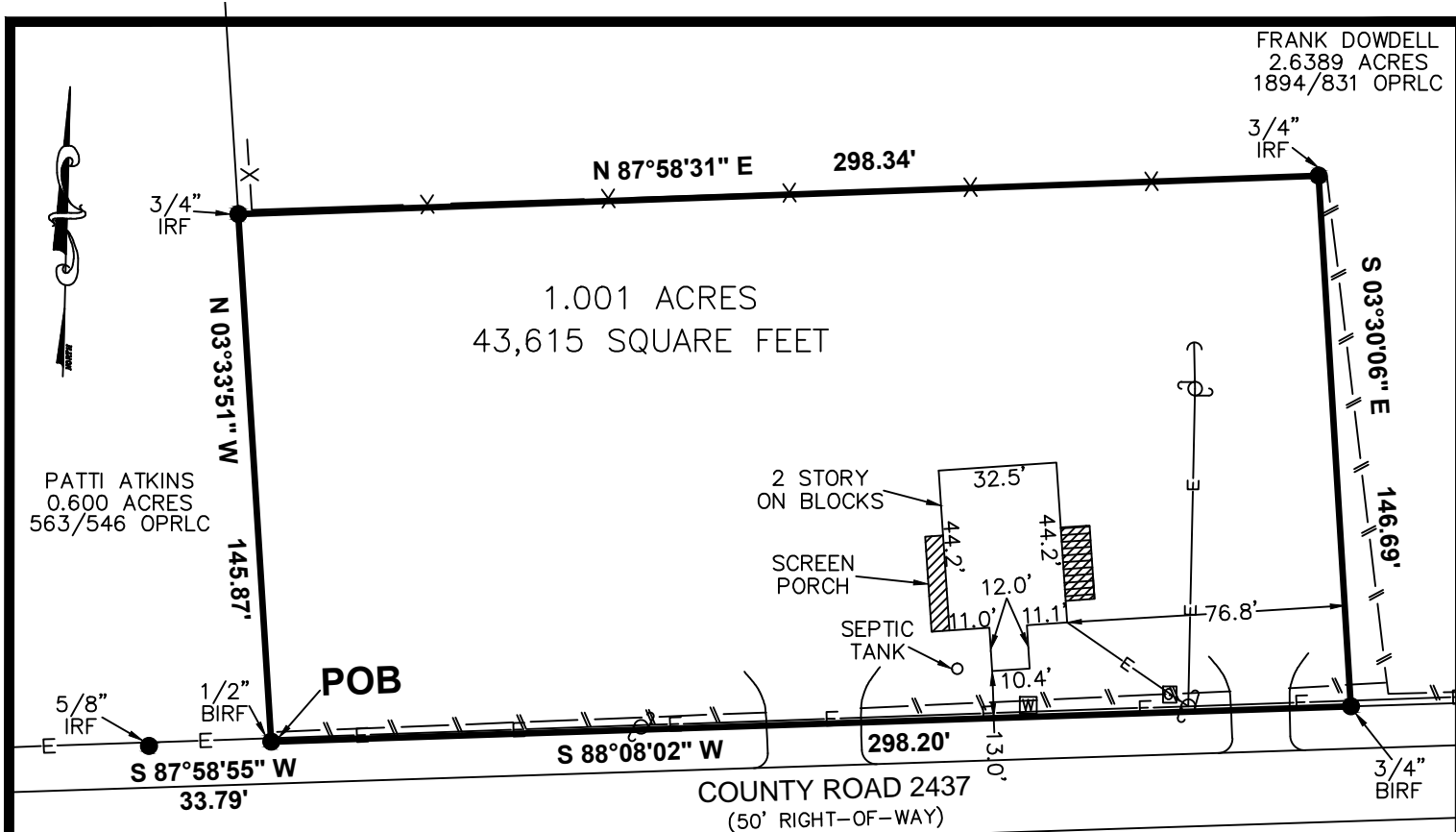


FRANK DOWDELL
2.6389 ACRES
1894/831 OPRLC



LEGEND:

- COVERED CONCRETE
- POB - POINT OF BEGINNING
- x- BARBED WIRE FENCE
- WOOD DECK
- E- OVERHEAD ELECTRIC LINES
- WOOD FENCE
- GUY WIRE
- GAS METER
- UTILITY POLE
- WATER METER
- IRF - IRON ROD FOUND
- BIRF - BENT IRON ROD FOUND
- OPRLC - OFFICIAL PUBLIC RECORDS OF LIBERTY COUNTY

LEGAL DESCRIPTION
1.001 ACRES

A TRACT OF LAND CONTAINING 1.001 ACRES (43,615 SQUARE FEET) OF LAND SITUATED IN THE H. & T. C. RAILROAD COMPANY SURVEY SECTION NUMBER 193, ABSTRACT NUMBER 239, LIBERTY COUNTY, TEXAS, BEING OUT OF A 11.19 ACRE TRACT OF LAND CONVEYED TO JAMES EARL CROUTERS AND WIFE, REGINA GLEYN CROUTERS, IN DEED RECORDED IN VOLUME 1986, PAGE 826, RECORDED IN THE OFFICIAL PUBLIC RECORDS OF LIBERTY COUNTY, BEING THAT SAME TRACT CALLED 1.0002 ACRES CONVEYED TO DORIS MARIE TOUSHA BY DEED RECORDED IN CLERKS FILE NO. 2004014385 OF THE OFFICIAL PUBLIC RECORDS OF LIBERTY COUNTY, SAID 1.001 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 1/2 INCH BENT IRON ROD FOUND IN THE NORTH LINE OF COUNTY ROAD 2437 (50 FOOT RIGHT OF WAY), FOR THE ORIGINAL SOUTHERNMOST SOUTHWEST OF THE ABOVE REFERRED TO 11.19 ACRE TRACT, FOUND, AND BEING THE SOUTHWEST CORNER OF A 0.600 ACRE TRACT CONVEYED TO M. P. PATTIE ATKINS, RECORDED IN VOLUME 563, PAGE 546, OF THE OFFICIAL PUBLIC RECORDS OF LIBERTY COUNTY, TEXAS FROM WHICH A 5/8 INCH IRON ROD FOUND BEARS SOUTH 87 DEGREES 58 MINUTES 55 SECONDS WEST, 33.79 FEET, BEING THE SOUTHWEST CORNER AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 03 DEGREES 33 MINUTES 51 SECONDS WEST, ALONG THE EAST LINE OF THE ABOVE REFERRED TO 0.600 ACRES AND THE WEST LINE OF THE HEREIN DESCRIBED TRACT, A DISTANCE OF 145.87 FEET TO A 3/4 INCH IRON ROD FOUND FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT AND BEING THE MOST WEST SOUTHWEST CORNER OF A 2.6389 ACRE TRACT DESCRIBED IN VOLUME 1894, PAGE 831 OF THE OFFICIAL PUBLIC RECORDS OF LIBERTY COUNTY;

THENCE NORTH 87 DEGREES 58 MINUTES 31 SECONDS EAST, ALONG THE NORTH LINE OF THE HEREIN DESCRIBED TRACT, A DISTANCE OF 298.34 FEET TO A 3/4 INCH IRON ROD FOUND FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT AND BEING AN INTERIOR CORNER OF THE SAID 2.6389 ACRE TRACT;

THENCE SOUTH 03 DEGREES 30 MINUTES 06 SECONDS EAST, ALONG THE EAST LINE OF THE HEREIN DESCRIBED TRACT, WITH THE SOUTHERLY WEST LINE OF SAID 2.6389, A DISTANCE OF 146.69 TO A 3/4 INCH BENT IRON ROD FOUND IN THE NORTH LINE OF COUNTY ROAD 2437 (A.K.A. SABINE AVENUE) AND BEING THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 88 DEGREES 08 MINUTES 02 SECONDS WEST, ALONG THE NORTH LINE OF SAID COUNTY ROAD 2437, WITH THE SOUTH LINE OF THE HEREIN DESCRIBED TRACT, A DISTANCE OF 298.20 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.001 ACRE OF LAND, MORE OR LESS.

SURVEYOR'S CERTIFICATION

TO: TARVER ABSTRACT COMPANY, MICHAEL WARD AND BRANDY WARD, 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 MAY 07, 2015. 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

NOTES:

1. THE BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, 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. 15042675 OF TARVER ABSTRACT COMPANY.
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 2015. ALL RIGHTS RESERVED.

SCHEDULE B. ITEM

7. RIGHT-OF-WAY DATED AUGUST 30, 1926, RECORDED IN VOLUME 86, 493, OF THE DEED RECORDS OF LIBERTY COUNTY, TEXAS. (BLANKET NOT PLOTTABLE)

PROPERTY LIES WITHIN FLOOD ZONE 'X', ACCORDING TO F.I.R.M. MAP NO. 48291C0350C, DATED MAY 02, 2008, 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 LARGER FLOOD PLAIN AND FLOODWAY RESTRICTIONS THAN SHOWN BY F.I.R.M. MAPS THAT MAY AFFECT DEVELOPMENT.

SURVEY OF

A TRACT OF LAND CONTAINING 1.001 ACRES (43,615 SQUARE FEET) OF LAND SITUATED IN THE H. & T. C. RAILROAD COMPANY SURVEY SECTION NUMBER 193, ABSTRACT NUMBER 239, LIBERTY COUNTY, TEXAS, BEING OUT OF A 11.19 ACRE TRACT OF LAND CONVEYED TO JAMES EARL CROUTERS AND WIFE, REGINA GLEYN CROUTERS, IN DEED RECORDED IN VOLUME 1986, PAGE 826, RECORDED IN THE OFFICIAL PUBLIC RECORDS OF LIBERTY COUNTY, BEING THAT SAME TRACT CALLED 1.0002 ACRES CONVEYED TO DORIS MARIE TOUSHA BY DEED RECORDED IN CLERKS FILE NO. 2004014385 OF THE OFFICIAL PUBLIC RECORDS OF LIBERTY COUNTY.

ADDRESS: 92 COUNTY ROAD 2437 BUYER: MICHAEL WARD
HULL, TX 77564 BRANDY WARD



712 F.M. 562
ANAHUAC, TX 77514
(409) 267-3002

www.wellslandsurvey.com

JOB NO: 238-15

DATE: 05-07-15

DRAWN BY: GRS

SCALE: 1" = 50'