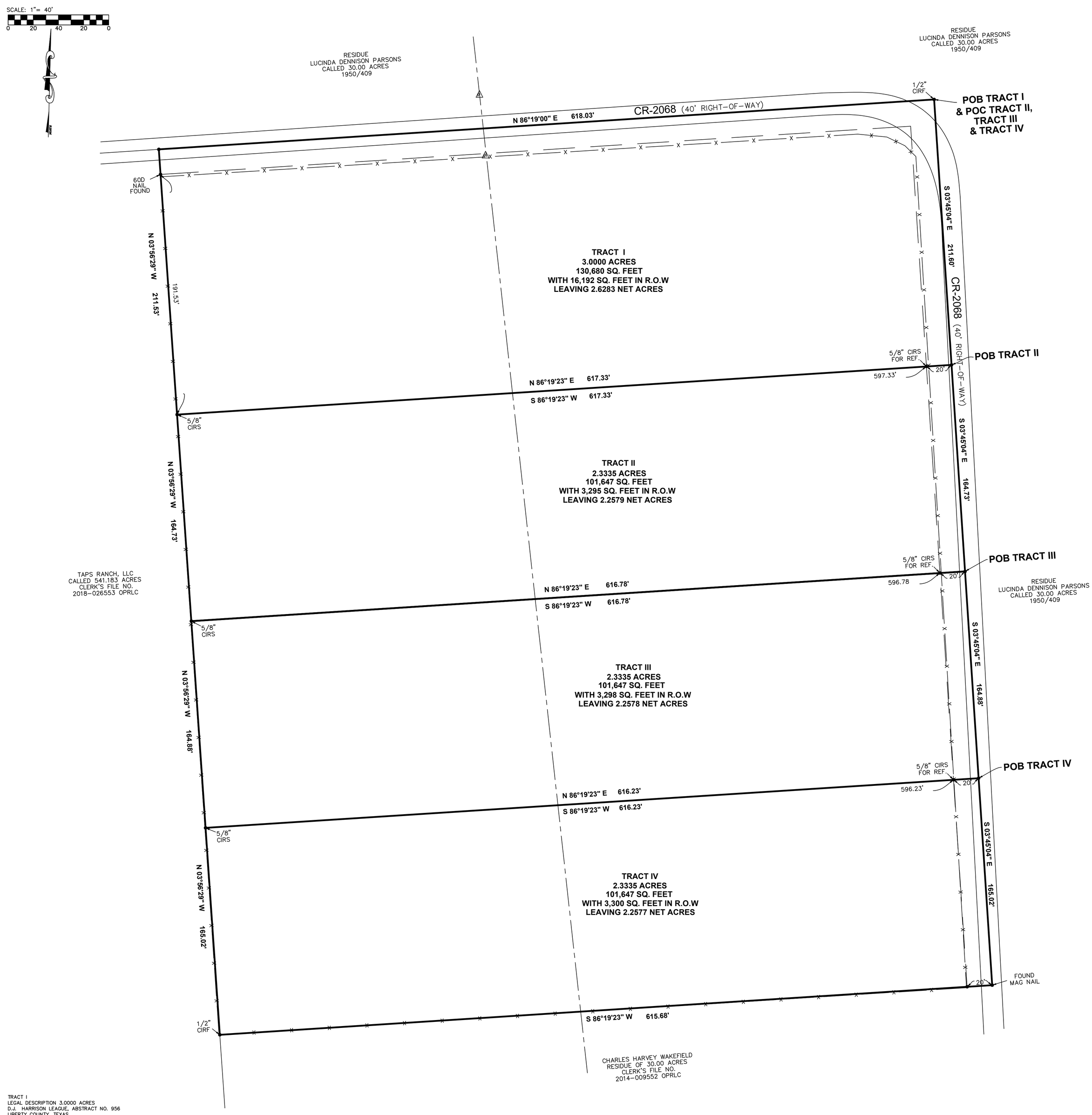

TRACT I
LEGAL DESCRIPTION 3.0000 ACRES
D.J. HARRISON LEAGUE, ABSTRACT NO. 956
LIBERTY COUNTY, TEXAS

BEING A TRACT OR PARCEL CONTAINING 3.0000 ACRES (130,680 SQUARE FEET) OF LAND IN THE D. J. HARRISON LEAGUE, ABSTRACT NO. 956, LIBERTY COUNTY, TEXAS, BEING OUT OF AND A PART OF THAT CALLED 10.000 ACRE TRACT CONVEYED FROM CHARLES HARVEY WAKEFIELD AND JENNIFER WAKEFIELD TO CHRIS TOBIAS RECORDED IN CLERK'S FILE NO. 2021-001325 OF THE OFFICIAL PUBLIC RECORDS OF LIBERTY COUNTY, SAID 3.0000 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS. THE BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE COORDINATE SYSTEM, CENTRAL ZONE, NAD 83:

BEGINNING AT A 1/2 INCH CAPPED IRON ROD FOUND AT THE CENTERLINE INTERSECTION OF COUNTY ROAD 2068 (40 FOOT RIGHT OF WAY, NORTH AND SOUTH) AND COUNTY ROAD 2068 (40 FOOT RIGHT OF WAY, EAST AND WEST) FOR AN INTERIOR CORNER OF THE LUCINDA DENNISON PARSONS CALLED 60 ACRE TRACT RECORDED IN VOLUME 1950, PAGE 409 OF THE OFFICIAL PUBLIC RECORDS OF LIBERTY COUNTY, AND BEING THE NORTHEAST CORNER OF SAID 10.000 ACRE TRACT AND THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 03 DEGREES 45 MINUTES 04 SECONDS EAST, ALONG THE CENTERLINE OF SAID COUNTY ROAD 2068, THE WEST LINE OF SAID LUCINDA DENNISON PARSON CALLED 60 ACRES, THE EAST LINE OF SAID 10.000 ACRE TRACT, A DISTANCE OF 211.60 FEET TO THE NORTHEAST CORNER OF A 2.3335 ACRE TRACT SURVEYED THIS DAY (TRACT II), AND BEING THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 86 DEGREES 19 MINUTES 23 SECONDS WEST, ACROSS SAID 10.000 ACRE TRACT, WITH THE NORTH LINE OF SAID 2.3335 ACRE TRACT SURVEYED THIS DAY (TRACT II), PASS AT 20.00 FEET A 5/8 INCH CAPPED IRON ROD SET FOR REFERENCE, IN ALL A DISTANCE OF 617.33 FEET TO A 5/8 INCH CAPPED IRON ROD SET IN THE EAST LINE OF THE TAPS RANCH, LLC CALLED 541.183 ACRE TRACT RECORDED IN CLERK'S FILE NO. 2018-026553 OF THE OFFICIAL PUBLIC RECORDS OF LIBERTY COUNTY, AND BEING THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 03 DEGREES 56 MINUTES 29 SECONDS WEST, ALONG THE EAST LINE OF SAID TAPS RANCH, LLC CALLED 541.183 ACRE TRACT, THE WEST LINE OF SAID 10.000 ACRE TRACT, PASS AT 191.53 FEET A 60 D NAIL FOUND FOR REFERENCE, IN ALL A DISTANCE OF 211.53 FEET TO A POINT IN THE CENTERLINE OF SAID COUNTY ROAD 2068, AND BEING THE NORTHWEST CORNER OF SAID 10.000 ACRE TRACT AND THE HEREIN DESCRIBED TRACT;

THENCE NORTH 86 DEGREES 19 MINUTES 00 SECONDS EAST, ALONG THE CENTERLINE OF SAID COUNTY ROAD 2068, WITH THE SOUTH LINE OF SAID LUCINDA PARSON CALLED 60 ACRE TRACT AND THE NORTH LINE OF SAID 10.000 ACRE TRACT, A DISTANCE OF 618.03 FEET TO THE POINT OF BEGINNING AND CONTAINING 3.0000 ACRES OF LAND, MORE OR LESS, THERE BEING 16,192 SQUARE FEET OF LAND IN THE RIGHT OF WAY LEAVING A NET AREA OF 2.6283 ACRES, 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 2021. ALL RIGHTS RESERVED.

SURVEYOR'S CERTIFICATION

TO: CHRIS TOBIAS, 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 DECEMBER 16, 2021. 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.

STATE OF TEXAS
REGISTERED
TIM W. WHITE
5742
PROFESSIONAL
LAND SURVEYOR

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

TRACT II
LEGAL DESCRIPTION 2.3335 ACRES
D.J. HARRISON LEAGUE, ABSTRACT NO. 956
LIBERTY COUNTY, TEXAS

BEING A TRACT OR PARCEL CONTAINING 2.3335 ACRES (101,647 SQUARE FEET) OF LAND IN THE D. J. HARRISON LEAGUE, ABSTRACT NO. 956, LIBERTY COUNTY, TEXAS, BEING OUT OF AND A PART OF THAT CALLED 10.000 ACRE TRACT CONVEYED FROM CHARLES HARVEY WAKEFIELD AND JENNIFER WAKEFIELD TO CHRIS TOBIAS RECORDED IN CLERK'S FILE NO. 2021-001325 OF THE OFFICIAL PUBLIC RECORDS OF LIBERTY COUNTY, SAID 2.3335 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS. THE BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE COORDINATE SYSTEM, CENTRAL ZONE, NAD 83:

COMMENCING AT A 1/2 INCH CAPPED IRON ROD FOUND AT THE CENTERLINE INTERSECTION OF COUNTY ROAD 2068 (40 FOOT RIGHT OF WAY, NORTH AND SOUTH) AND COUNTY ROAD 2068 (40 FOOT RIGHT OF WAY, EAST AND WEST) FOR AN INTERIOR CORNER OF THE LUCINDA DENNISON PARSONS CALLED 60 ACRE TRACT RECORDED IN VOLUME 1950, PAGE 409 OF THE OFFICIAL PUBLIC RECORDS OF LIBERTY COUNTY, AND BEING THE NORTHEAST CORNER OF SAID 10.000 ACRE TRACT;

THENCE SOUTH 03 DEGREES 45 MINUTES 04 SECONDS EAST, ALONG THE CENTERLINE OF SAID COUNTY ROAD 2068, THE WEST LINE OF SAID LUCINDA DENNISON PARSON CALLED 60 ACRES, THE EAST LINE OF SAID 10.000 ACRE TRACT, THE EAST LINE OF A 3.0000 ACRE TRACT SURVEYED THIS DAY (TRACT I), A DISTANCE OF 211.60 FEET TO THE SOUTHEAST CORNER OF SAID 3.0000 ACRE TRACT AND BEING THE NORTHEAST CORNER AND POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 03 DEGREES 45 MINUTES 04 SECONDS EAST, CONTINUING ALONG THE CENTERLINE OF SAID COUNTY ROAD 2068, THE WEST LINE OF SAID LUCINDA DENNISON PARSON CALLED 60 ACRES, THE EAST LINE OF SAID 10.000 ACRE TRACT, A DISTANCE OF 164.73 FEET TO THE NORTHEAST CORNER OF A 2.3335 ACRE TRACT SURVEYED THIS DAY (TRACT III), AND BEING THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 86 DEGREES 19 MINUTES 23 SECONDS WEST, ACROSS SAID 10.000 ACRE TRACT, WITH THE NORTH LINE OF SAID 2.3335 ACRE TRACT SURVEYED THIS DAY (TRACT III), PASS AT 20.00 FEET A 5/8 INCH CAPPED IRON ROD SET FOR REFERENCE, IN ALL A DISTANCE OF 616.78 FEET TO A 5/8 INCH CAPPED IRON ROD SET IN THE EAST LINE OF THE TAPS RANCH, LLC CALLED 541.183 ACRE TRACT RECORDED IN CLERK'S FILE NO. 2018-026553 OF THE OFFICIAL PUBLIC RECORDS OF LIBERTY COUNTY, BEING THE NORTHWEST CORNER OF SAID 2.335 ACRE TRACT SURVEYED THIS DAY (TRACT III), AND BEING THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 03 DEGREES 56 MINUTES 29 SECONDS WEST, ALONG THE EAST LINE OF SAID TAPS RANCH, LLC CALLED 541.183 ACRE TRACT, THE WEST LINE OF SAID 10.000 ACRE TRACT, A DISTANCE OF 164.73 FEET TO A 5/8 INCH CAPPED IRON ROD SET FOR THE SOUTHWEST CORNER OF SAID 3.000 ACRE TRACT SURVEYED THIS DAY (TRACT I), AND BEING THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 86 DEGREES 19 MINUTES 23 SECONDS EAST, ACROSS SAID 10.000 ACRE TRACT, WITH THE SOUTH LINE OF SAID 3.0000 ACRE TRACT SURVEYED THIS DAY (TRACT I), PASS AT 597.33 FEET A 5/8 INCH CAPPED IRON ROD SET FOR REFERENCE, IN ALL A DISTANCE OF 617.33 FEET TO THE POINT OF BEGINNING AND CONTAINING 2.3335 ACRES OF LAND, THERE BEING 3,295 SQUARE FEET IN THE RIGHT OF WAY LEAVING A NET AREA OF 2.2579 ACRES, MORE OR LESS.

TRACT III
LEGAL DESCRIPTION 2.3335 ACRES
D.J. HARRISON LEAGUE, ABSTRACT NO. 956
LIBERTY COUNTY, TEXAS

BEING A TRACT OR PARCEL CONTAINING 2.3335 ACRES (101,647 SQUARE FEET) OF LAND IN THE D. J. HARRISON LEAGUE, ABSTRACT NO. 956, LIBERTY COUNTY, TEXAS, BEING OUT OF AND A PART OF THAT CALLED 10.000 ACRE TRACT CONVEYED FROM CHARLES HARVEY WAKEFIELD AND JENNIFER WAKEFIELD TO CHRIS TOBIAS RECORDED IN CLERK'S FILE NO. 2021-001325 OF THE OFFICIAL PUBLIC RECORDS OF LIBERTY COUNTY, SAID 2.3335 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS. THE BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE COORDINATE SYSTEM, CENTRAL ZONE, NAD 83:

COMMENCING AT A 1/2 INCH CAPPED IRON ROD FOUND AT THE CENTERLINE INTERSECTION OF COUNTY ROAD 2068 (40 FOOT RIGHT OF WAY, NORTH AND SOUTH) AND COUNTY ROAD 2068 (40 FOOT RIGHT OF WAY, EAST AND WEST) FOR AN INTERIOR CORNER OF THE LUCINDA DENNISON PARSONS CALLED 60 ACRE TRACT RECORDED IN VOLUME 1950, PAGE 409 OF THE OFFICIAL PUBLIC RECORDS OF LIBERTY COUNTY, AND BEING THE NORTHEAST CORNER OF SAID 10.000 ACRE TRACT;

THENCE SOUTH 03 DEGREES 45 MINUTES 04 SECONDS EAST, ALONG THE CENTERLINE OF SAID COUNTY ROAD 2068, THE WEST LINE OF SAID LUCINDA DENNISON PARSON CALLED 60 ACRES, THE EAST LINE OF SAID 10.000 ACRE TRACT, THE EAST LINE OF A 3.0000 ACRE TRACT SURVEYED THIS DAY (TRACT I), THE EAST LINE OF A 2.3335 ACRE TRACT SURVEYED THIS DAY (TRACT II), A DISTANCE OF 376.33 FEET TO A THE SOUTHEAST CORNER OF SAID 2.3335 ACRE TRACT SURVEYED THIS DAY AND BEING THE NORTHEAST CORNER AND POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 03 DEGREES 45 MINUTES 04 SECONDS EAST, CONTINUING ALONG THE CENTERLINE OF SAID COUNTY ROAD 2068, THE WEST LINE OF SAID LUCINDA DENNISON PARSON CALLED 60 ACRES, THE EAST LINE OF SAID 10.000 ACRE TRACT, A DISTANCE OF 164.88 FEET TO THE NORTHEAST CORNER OF A 2.3335 ACRE TRACT SURVEYED THIS DAY (TRACT IV), AND BEING THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 86 DEGREES 19 MINUTES 23 SECONDS WEST, ACROSS SAID 10.000 ACRE TRACT, WITH THE NORTH LINE OF SAID 2.3335 ACRE TRACT SURVEYED THIS DAY (TRACT IV), PASS AT 20.00 FEET A 5/8 INCH CAPPED IRON ROD SET FOR REFERENCE, IN ALL A DISTANCE OF 616.23 FEET TO A 5/8 INCH CAPPED IRON ROD SET IN THE EAST LINE OF THE TAPS RANCH, LLC CALLED 541.183 ACRE TRACT RECORDED IN CLERK'S FILE NO. 2018-026553 OF THE OFFICIAL PUBLIC RECORDS OF LIBERTY COUNTY, BEING THE NORTHWEST CORNER OF SAID 2.335 ACRE TRACT SURVEYED THIS DAY (TRACT IV) AND THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 03 DEGREES 56 MINUTES 29 SECONDS WEST, ALONG THE EAST LINE OF SAID TAPS RANCH, LLC CALLED 541.183 ACRE TRACT, THE WEST LINE OF SAID 10.000 ACRE TRACT, A DISTANCE OF 164.88 FEET TO A 5/8 INCH CAPPED IRON ROD SET FOR THE SOUTHWEST CORNER OF SAID 2.3335 ACRE TRACT SURVEYED THIS DAY (TRACT II), AND BEING THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 86 DEGREES 19 MINUTES 23 SECONDS EAST, ACROSS SAID 10.000 ACRE TRACT, WITH THE SOUTH LINE OF SAID 2.333 ACRE TRACT SURVEYED THIS DAY (TRACT II), PASS AT 596.78 FEET A 5/8 INCH CAPPED IRON ROD SET FOR REFERENCE, IN ALL A DISTANCE OF 616.78 FEET TO THE POINT OF BEGINNING AND CONTAINING 2.3335 ACRES OF LAND, THERE BEING 3,298 SQUARE FEET IN THE RIGHT OF WAY LEAVING A NET AREA OF 2.2578 ACRES, MORE OR LESS.

TRACT IV
LEGAL DESCRIPTION 2.3335 ACRES
D.J. HARRISON LEAGUE, ABSTRACT NO. 956
LIBERTY COUNTY, TEXAS

BEING A TRACT OR PARCEL CONTAINING 2.3335 ACRES (101,647 SQUARE FEET) OF LAND IN THE D. J. HARRISON LEAGUE, ABSTRACT NO. 956, LIBERTY COUNTY, TEXAS, BEING OUT OF AND A PART OF THAT CALLED 10.000 ACRE TRACT CONVEYED FROM CHARLES HARVEY WAKEFIELD AND JENNIFER WAKEFIELD TO CHRIS TOBIAS RECORDED IN CLERK'S FILE NO. 2021-001325 OF THE OFFICIAL PUBLIC RECORDS OF LIBERTY COUNTY, SAID 2.3335 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS. THE BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE COORDINATE SYSTEM, CENTRAL ZONE, NAD 83:

COMMENCING AT A 1/2 INCH CAPPED IRON ROD FOUND AT THE CENTERLINE INTERSECTION OF COUNTY ROAD 2068 (40 FOOT RIGHT OF WAY, NORTH AND SOUTH) AND COUNTY ROAD 2068 (40 FOOT RIGHT OF WAY, EAST AND WEST) FOR AN INTERIOR CORNER OF THE LUCINDA DENNISON PARSONS CALLED 60 ACRE TRACT RECORDED IN VOLUME 1950, PAGE 409 OF THE OFFICIAL PUBLIC RECORDS OF LIBERTY COUNTY, AND BEING THE NORTHEAST CORNER OF SAID 10.000 ACRE TRACT;

THENCE SOUTH 03 DEGREES 45 MINUTES 04 SECONDS EAST, ALONG THE CENTERLINE OF SAID COUNTY ROAD 2068, THE WEST LINE OF SAID LUCINDA DENNISON PARSON CALLED 60 ACRES, THE EAST LINE OF SAID 10.000 ACRE TRACT, THE EAST LINE OF A 3.0000 ACRE TRACT SURVEYED THIS DAY (TRACT I), THE EAST LINE OF A 2.3335 ACRE TRACT SURVEYED THIS DAY(TRACT III), A DISTANCE OF 541.21 FEET TO THE SOUTHEAST CORNER OF SAID 2.3335 ACRE TRACT SURVEYED THIS DAY (TRACT III) AND BEING THE NORTHEAST CORNER AND POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 03 DEGREES 45 MINUTES 04 SECONDS EAST, CONTINUING ALONG THE CENTERLINE OF SAID COUNTY ROAD 2068, THE WEST LINE OF SAID LUCINDA DENNISON PARSON CALLED 60 ACRES, THE EAST LINE OF SAID 10.000 ACRE TRACT, A DISTANCE OF 165.02 FEET TO A MAG NAIL FOUND FOR THE NORTHEAST CORNER OF THE CHARLES HARVEY WAKEFIELD RESIDUE OF 30.00 ACRES RECORDED IN CLERK'S FILE NO. 2014-009552 OF THE OFFICIAL PUBLIC RECORDS OF LIBERTY COUNTY, AND BEING THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 86 DEGREES 19 MINUTES 23 SECONDS WEST, ALONG THE NORTH LINE OF SAID CHARLES HARVEY WAKEFIELD RESIDUE OF 30.00 ACRES, THE SOUTH LINE OF SAID 10.000 ACRE TRACT, A DISTANCE OF 615.68 FEET TO A 1/2 INCH CAPPED IRON ROD FOUND IN THE EAST LINE OF THE TAPS RANCH, LLC CALLED 541.183 ACRE TRACT RECORDED IN CLERK'S FILE NO. 2018-026553 OF THE OFFICIAL PUBLIC RECORDS OF LIBERTY COUNTY, FOR THE NORTHWEST CORNER OF SAID CHARLES HARVEY WAKEFIELD RESIDUE OF 30.00 ACRES, THE SOUTHWEST CORNER OF SAID 10.000 ACRE TRACT AND THE HEREIN DESCRIBED TRACT;

THENCE NORTH 03 DEGREES 56 MINUTES 29 SECONDS WEST, ALONG THE EAST LINE OF SAID TAPS RANCH, LLC CALLED 541.183 ACRE TRACT, THE WEST LINE OF SAID 10.000 ACRE TRACT, A DISTANCE OF 165.02 FEET TO A 5/8 INCH CAPPED IRON ROD SET FOR THE SOUTHWEST CORNER OF SAID 2.3335 ACRE TRACT SURVEYED THIS DAY (TRACT III), AND BEING THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 86 DEGREES 19 MINUTES 23 SECONDS EAST, ACROSS SAID 10.000 ACRE TRACT, WITH THE SOUTH LINE OF SAID 2.333 ACRE TRACT SURVEYED THIS DAY (TRACT III), PASS AT 596.23 FEET A 5/8 INCH CAPPED IRON ROD SET FOR REFERENCE, IN ALL A DISTANCE OF 616.23 FEET TO THE POINT OF BEGINNING AND CONTAINING 2.3335 ACRES OF LAND, THERE BEING 3,300 SQUARE FEET IN THE RIGHT OF WAY LEAVING A NET AREA OF 2.2577 ACRES, MORE OR LESS.

LEGEND:
POB – POINT OF BEGINNING
POC – POINT OF COMMENCING
—x— BARBED WIRE FENCE
△ – PIPELINE MARKER
CIRF – CAPPED IRON ROD FOUND
CIRS – CAPPED IRON ROD SET
F.I.R.M. – FLOOD INSURANCE RATE MAP
OPRLC – OFFICIAL PUBLIC RECORDS OF LIBERTY COUNTY

PROPERTY LIES WITHIN FLOOD ZONE 'X', ACCORDING TO F.I.R.M. NO. 48291C0350D, 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

TRACT I

BEING A TRACT OR PARCEL CONTAINING 3.0000 ACRES (130,680 SQUARE FEET) OF LAND IN THE D. J. HARRISON LEAGUE, ABSTRACT NO. 956, LIBERTY COUNTY, TEXAS, BEING OUT OF AND A PART OF THAT CALLED 10.000 ACRE TRACT CONVEYED FROM CHARLES HARVEY WAKEFIELD AND JENNIFER WAKEFIELD TO CHRIS TOBIAS RECORDED IN CLERK'S FILE NO. 2021-001325 OF THE OFFICIAL PUBLIC RECORDS OF LIBERTY COUNTY.

TRACT II

BEING A TRACT OR PARCEL CONTAINING 2.3335 ACRES (101,647 SQUARE FEET) OF LAND IN THE D. J. HARRISON LEAGUE, ABSTRACT NO. 956, LIBERTY COUNTY, TEXAS, BEING OUT OF AND A PART OF THAT CALLED 10.000 ACRE TRACT CONVEYED FROM CHARLES HARVEY WAKEFIELD AND JENNIFER WAKEFIELD TO CHRIS TOBIAS RECORDED IN CLERK'S FILE NO. 2021-001325 OF THE OFFICIAL PUBLIC RECORDS OF LIBERTY COUNTY.

TRACT III

BEING A TRACT OR PARCEL CONTAINING 2.3335 ACRES (101,647 SQUARE FEET) OF LAND IN THE D. J. HARRISON LEAGUE, ABSTRACT NO. 956, LIBERTY COUNTY, TEXAS, BEING OUT OF AND A PART OF THAT CALLED 10.000 ACRE TRACT CONVEYED FROM CHARLES HARVEY WAKEFIELD AND JENNIFER WAKEFIELD TO CHRIS TOBIAS RECORDED IN CLERK'S FILE NO. 2021-001325 OF THE OFFICIAL PUBLIC RECORDS OF LIBERTY COUNTY.

TRACT IV

BEING A TRACT OR PARCEL CONTAINING 2.3335 ACRES (101,647 SQUARE FEET) OF LAND IN THE D. J. HARRISON LEAGUE, ABSTRACT NO. 956, LIBERTY COUNTY, TEXAS, BEING OUT OF AND A PART OF THAT CALLED 10.000 ACRE TRACT CONVEYED FROM CHARLES HARVEY WAKEFIELD AND JENNIFER WAKEFIELD TO CHRIS TOBIAS RECORDED IN CLERK'S FILE NO. 2021-001325 OF THE OFFICIAL PUBLIC RECORDS OF LIBERTY COUNTY.

ADDRESS: 2730 CR-2068 HULL, TX 77564	*SURVEYED FOR: CHRIS TOBIAS*
WELLS LAND SURVEY	*TBPLS LICENSE # 10193909*
	712 F.M. 562 ANAHUAC, TX 77514 (409) 267-3002
Copyright 2021	*www.wellslandsurvey.com*
JOB NO: 863-21	*DATE: 12-16-21*
DRAWN BY: AL	*SCALE: 1"= 40'*