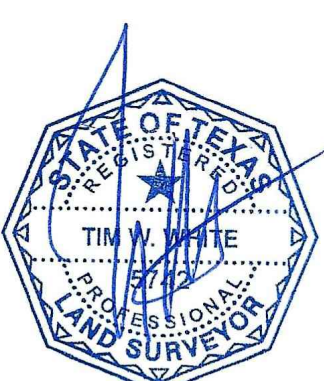


NOTES:
1. THE BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 83.
2. THIS SURVEY WAS PERFORMED WITHOUT BENEFIT OF A TITLE REPORT. CERTAIN EASEMENTS AND/OR BUILDING LINES MAY HAVE BEEN GRANTED WHICH ARE NOT REFLECTED HEREON. THIS SURVEY IS SUBJECT TO ANY FACTS THAT MAY BE DISCOVERED 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 OR REPRODUCTION. COPYRIGHT 2022. ALL RIGHTS RESERVED.

SURVEYOR'S CERTIFICATION
TO: CHARLES COX, EXCLUSIVELY;
I, TIM WELLS, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAN REPRESENTS A SURVEY MADE ON THE GROUND UNDER MY DIRECT SUPERVISION ON NOVEMBER 18, 2022. AT THE TIME OF THIS SURVEY THERE WERE NO APPARENT DISCREPANCIES, SHORTAGES IN AREA, BOUNDARY LINE CONFLICTS, ENCROACHMENTS, OVERLAPPING OR IMPROVEMENTS, ASSESSMENTS 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, Registered Professional Land Surveyor No. 5742



LEGEND:
DRLC - DEED RECORDS LIBERTY COUNTY
—x— BARBED WIRE FENCE
—E— OVERHEAD ELECTRIC LINES
—W— WOOD FENCE
—W— WROUGHT IRON FENCE
▨ COVERED AREA
▩ COVERED CONCRETE
▭ CONCRETE
□ UTILITY POLE
IRF - IRON ROD FOUND
CIRF - CAPPED IRON ROD FOUND
—x— CAPPED IRON ROD SET
F.I.R.M. - FLOOD INSURANCE RATE MAP
W.D. - WOOD DECK
OPRLC - OFFICIAL PUBLIC RECORDS OF LIBERTY COUNTY
POB - POINT OF BEGINNING
POC - POINT OF COMMENCING

LEGAL DESCRIPTION 13.2103 ACRES
L. D. NIXON LEAGUE, ABSTRACT NO. 324
THOMAS MURPHY SURVEY, ABSTRACT NO. 315
LIBERTY COUNTY, TEXAS

BEING A TRACT OR PARCEL CONTAINING 13.2103 ACRES (575,440 SQUARE FEET) OF LAND IN THE L. D. NIXON LEAGUE, ABSTRACT NO. 324 AND THOMAS MURPHY SURVEY, ABSTRACT NO. 315, LIBERTY COUNTY, TEXAS, BEING OUT OF AND A PART OF A CALLED 69.5 ACRE TRACT CONVEYED FROM CHARLES H. COX, PHYLIS M. COX AND CREG COX TO LINCOLN ROSE HOLDINGS, LP RECORDED IN CLERKS FILE NO. 2021-012372 OF THE OFFICIAL PUBLIC RECORDS OF LIBERTY COUNTY, SAID 13.2103 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.

COMMENCING AT A 1/2" IRON ROD FOUND ON THE CENTERLINE OF COUNTY ROAD 2058 (60 FOOT RIGHT OF WAY) FOR THE SOUTHEAST CORNER OF THE STUART A. ILLER CALLED 10.16 ACRES TRACT DESCRIBED IN CLERKS FILE NO. 2011-080507 OF THE OFFICIAL PUBLIC RECORDS OF LIBERTY COUNTY, THE NORTHEAST CORNER OF SAID 69.5 ACRE TRACT, AND BEING THE NORTHWEST CORNER OF A 13.1402 ACRE TRACT SURVEYED THIS DAY;

THENCE SOUTH 11 DEGREES 54 MINUTES 37 SECONDS WEST, ALONG THE CENTERLINE OF SAID COUNTY ROAD 2058, AND WITH THE EAST LINE OF SAID 69.5 ACRE TRACT, A DISTANCE OF 750.00 FEET TO A POINT FOR THE SOUTHEAST CORNER OF A 14.1160 ACRE TRACT SURVEYED THIS DAY, AND BEING THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT AND POINT OF BEGINNING;

THENCE SOUTH 11 DEGREES 54 MINUTES 57 SECONDS WEST, CONTINUING ALONG THE CENTERLINE OF SAID COUNTY ROAD 2058, AND WITH THE EAST LINE OF SAID 69.5 ACRE TRACT, A DISTANCE OF 375.00 FEET TO A POINT FOR THE NORTHEAST CORNER OF A 12.2098 ACRE TRACT SURVEYED THIS DAY, AND BEING THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 87 DEGREES 44 MINUTES 10 SECONDS WEST, ACROSS SAID 69.5 ACRE TRACT, AND WITH THE NORTH LINE OF SAID 14.1160 ACRE TRACT SURVEYED THIS DAY, PASS AT 30.94 FEET A 5/8" INCH CAPPED IRON ROD SET FOR REFERENCE IN THE WEST LINE OF SAID COUNTY ROAD 2058, IN ALL A DISTANCE OF 1535.45 FEET TO A 5/8" INCH CAPPED IRON ROD SET IN THE SOUTHERLY EAST LINE OF THE ALMA YOUNG FINLEY CALLED 50 ACRE TRACT DESCRIBED IN VOLUME 370, PAGE 442 OF THE DEED RECORDS OF LIBERTY COUNTY FOR THE NORTHWEST CORNER OF SAID 12.2098 ACRE TRACT SURVEYED THIS DAY, AND BEING THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 02 DEGREES 41 MINUTES 22 SECONDS WEST, ALONG THE SOUTHERLY EAST LINE OF SAID ALMA YOUNG FINLEY CALLED 50 ACRE TRACT, A DISTANCE OF 363.58 FEET TO A 5/8" INCH CAPPED IRON ROD SET FOR REFERENCE IN THE WEST LINE OF SAID COUNTY ROAD 2058, IN ALL A DISTANCE OF 1630.01 FEET TO THE POINT OF BEGINNING AND CONTAINING 13.2103 ACRES OF LAND, MORE OR LESS, THERE BEING 11,250 SQUARE FEET OF LAND WITHIN THE RIGHT OF WAY OF COUNTY ROAD 2058 LEAVING 12,950 NET ACRES.

PROPERTY LIES WITHIN FLOOD ZONE "X", ACCORDING TO F.I.R.M. NO. 48291CD0500, 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 PLAN AND FLOODWAY RESTRICTIONS THAN SHOWN BY THE F.I.R.M. THAT MAY AFFECT DEVELOPMENT.

SURVEY OF
BEING A TRACT OR PARCEL CONTAINING 13.2103 ACRES (575,440 SQUARE FEET) OF LAND IN THE L. D. NIXON LEAGUE, ABSTRACT NO. 324 AND THOMAS MURPHY SURVEY, ABSTRACT NO. 315, LIBERTY COUNTY, TEXAS, BEING OUT OF AND A PART OF A CALLED 69.5 ACRE TRACT CONVEYED FROM CHARLES H. COX, PHYLIS M. COX AND CREG COX TO LINCOLN ROSE HOLDINGS, LP RECORDED IN CLERKS FILE NO. 2021-012372 OF THE OFFICIAL PUBLIC RECORDS OF LIBERTY COUNTY.

ADDRESS: 6075 CR-2058
HULL, TX 77575

SURVEYED FOR:
CHARLES COX

DATE: 11-18-22

SCALE: 1" = 120'

TBPLS LICENSE # 10193909
712 P.M. 562
ANAHUAC, TX 77514
(409) 267-3002
www.wellsandsurvey.com

Copyright 2022

JOB NO: 683-22 C
DRAWN BY: AL

EXHIBIT "A"
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LEGAL DESCRIPTION 13.2103 ACRES
L. D. NIXON LEAGUE, ABSTRACT NO. 324
THOMAS MURPHY SURVEY, ABSTRACT NO. 315
LIBERTY COUNTY, TEXAS

BEING A TRACT OR PARCEL CONTAINING 13.2103 ACRES (575,440 SQUARE FEET) OF LAND IN THE L. D. NIXON LEAGUE, ABSTRACT NO. 324 AND THOMAS MURPHY SURVEY, ABSTRACT NO. 315, LIBERTY COUNTY, TEXAS, BEING OUT OF AND A PART OF A CALLED 69.5 ACRE TRACT CONVEYED FROM CHARLES H. COX, PHYLLIS M. COX AND CREIG COX TO LINCOLN ROSE HOLDINGS, LP RECORDED IN CLERKS FILE NO. 2021-012372 OF THE OFFICIAL PUBLIC RECORDS OF LIBERTY COUNTY, SAID 13.2103 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:

COMMENCING AT A 1/2 INCH IRON ROD FOUND IN THE CENTERLINE OF COUNTY ROAD 2058 (60 FOOT RIGHT OF WAY) FOR THE SOUTHEAST CORNER OF THE STUART A. ILER CALLED 10.16 ACRE TRACT DESCRIBED IN CLERKS FILE NO. 2011-008507 OF THE OFFICIAL PUBLIC RECORDS OF LIBERTY COUNTY, THE NORTHEAST CORNER OF SAID 69.5 ACRE TRACT, AND BEING THE NORTHWEST CORNER OF A 13.1402 ACRE TRACT SURVEYED THIS DAY;

THENCE SOUTH 11 DEGREES 54 MINUTES 57 SECONDS WEST, ALONG THE CENTERLINE OF SAID COUNTY ROAD 2058, AND WITH THE EAST LINE OF SAID 69.5 ACRE TRACT, A DISTANCE OF 750.00 FEET TO A POINT FOR THE SOUTHEAST CORNER OF A 14.1160 ACRE TRACT SURVEYED THIS DAY, AND BEING THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT AND POINT OF BEGINNING;

THENCE SOUTH 11 DEGREES 54 MINUTES 57 SECONDS WEST, CONTINUING ALONG THE CENTERLINE OF SAID COUNTY ROAD 2058, AND WITH THE EAST LINE OF SAID 69.5 ACRE TRACT, A DISTANCE OF 375.00 FEET TO A POINT FOR THE NORTHEAST CORNER OF A 12.2098 ACRE TRACT SURVEYED THIS DAY, AND BEING THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 87 DEGREES 44 MINUTES 10 SECONDS WEST, ACROSS SAID 69.5 ACRE TRACT, AND WITH THE NORTH LINE OF SAID 12.2098 ACRE TRACT SURVEYED THIS DAY, PASS AT 30.94 FEET A 5/8 INCH CAPPED IRON ROD SET FOR REFERENCE IN THE WEST LINE OF SAID COUNTY ROAD 2058, IN ALL A DISTANCE OF 1535.45 FEET TO A 5/8 INCH CAPPED IRON ROD SET IN THE SOUTHERLY EAST LINE OF THE ALMA YOUNG FINLEY CALLED 50 ACRE TRACT DESCRIBED IN VOLUME 370, PAGE 442 OF THE DEED RECORDS OF LIBERTY COUNTY FOR THE NORTHWEST CORNER OF SAID 12.2098 ACRE TRACT SURVEYED THIS DAY, AND BEING THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 02 DEGREES 41 MINUTES 22 SECONDS WEST, ALONG THE SOUTHERLY EAST LINE OF SAID ALMA YOUNG FINLEY CALLED 50 ACRE TRACT, A DISTANCE OF 363.58 FEET TO A 5/8 INCH CAPPED IRON ROD SET FOR THE SOUTHWEST CORNER OF SAID 14.1160 ACRE TRACT SURVEYED THIS DAY, AND BEING THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

EXHIBIT "A"
Page 3 of 3

THENCE NORTH 87 DEGREES 44 MINUTES 10 SECONDS EAST, ACROSS SAID 69.5 ACRE TRACT, AND WITH THE SOUTH LINE OF SAID 14.1160 ACRE TRACT SURVEYED THIS DAY, PASS AT 1599.07 FEET A 5/8 INCH CAPPED IRON ROD SET FOR REFERENCE IN THE WEST LINE OF SAID COUNTY ROAD 2058, IN ALL A DISTANCE OF 1630.01 FEET TO THE POINT OF BEGINNING AND CONTAINING 13.2103 ACRES OF LAND, MORE OR LESS. THERE BEING 11,250 SQUARE FEET OF LAND WITHIN THE RIGHT OF WAY OF COUNTY ROAD 2058 LEAVING 12.9520 NET ACRES.

SURVEYED: NOVEMBER 18, 2022
TIM WELLS WHITE, RPLS NO. 5742

WLS JOB NO. 683-22
WELLS LAND SURVEY, LLC