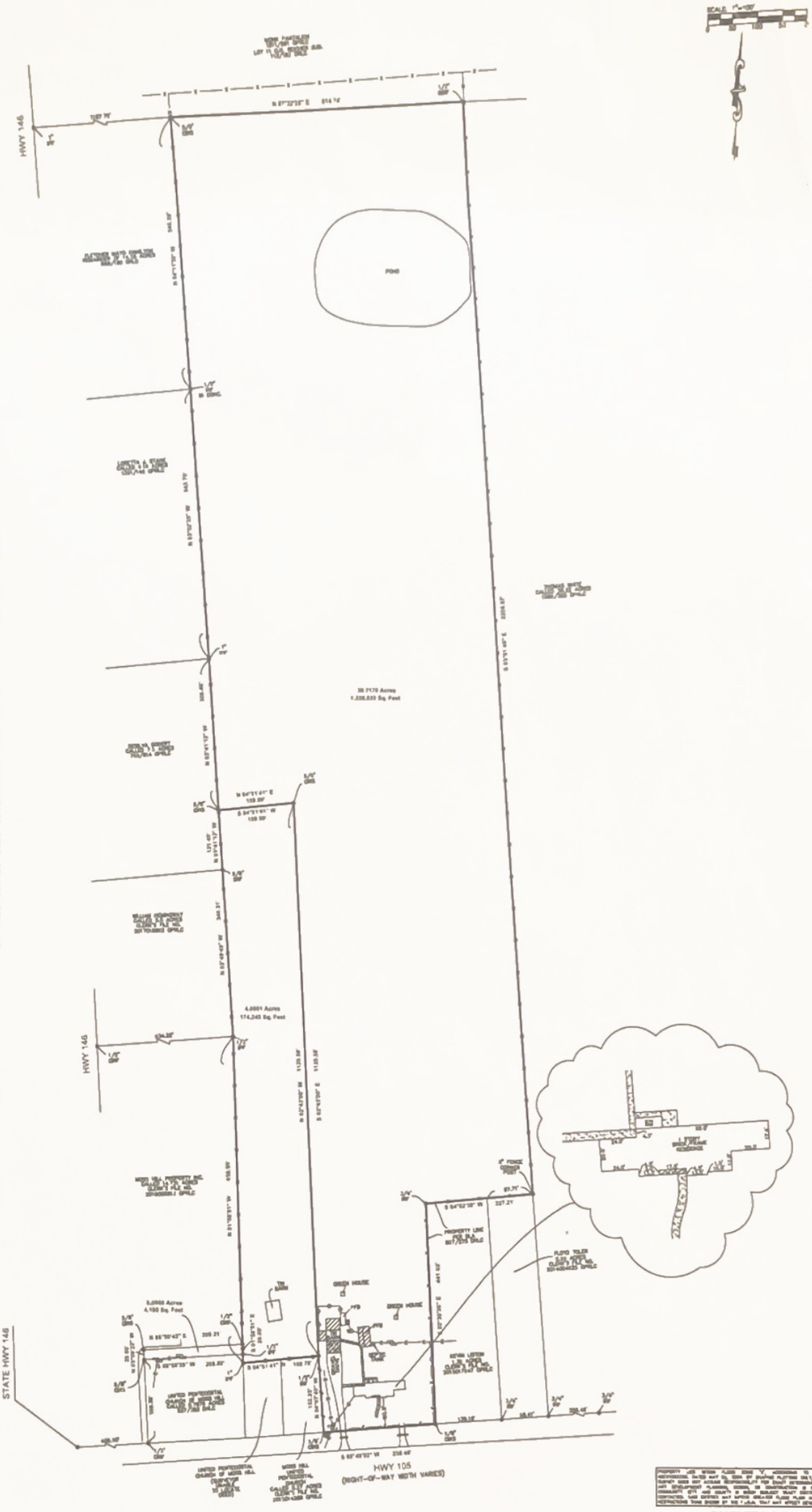

SCALE 1"=100'

TRACT I
LEGAL DESCRIPTION 30.7170 ACRES
SAMUEL STRONG 1/3 LEAGUE, ABSTRACT NO. 110
LIBERTY COUNTY, TEXAS

A TRACT OF PARCEL CONTAINING 30.7170 ACRES (1,338,033 SQUARE FEET) OF LAND SITUATED IN THE SAMUEL STRONG 1/3 LEAGUE, LIBERTY COUNTY, TEXAS, BEING OUT OF AND A PART OF LOTS 1 AND 8 OF RESCHEDITE SUBDIVISION RECORDED IN VOLUME 113, PAGE 169 OF THE DEED RECORDS OF LIBERTY COUNTY, BEING PART OF A CALLED 33.421 ACRE TRACT CONVEYED TO JOHNSTON AND KAELIN COOPER DESCRIBED IN CLERKS FILE NO. 2013001 1605 OF THE OFFICIAL PUBLIC RECORDS OF LIBERTY COUNTY, SAID 30.7170 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, 4203 NAD 83;

BEGINNING AT A 5/8 INCH CAPPED IRON ROD SET IN THE NORTH RIGHT OF WAY LINE OF STATE HIGHWAY 105 (RIGHT-OF-WAY WIDTH VARIES) FOR THE SOUTHEAST CORNER OF THE MOSS HILL UNITED PENTECOSTAL CHURCH CALLED 0.27 ACRE TRACT, RECORDED IN CLERKS FILE NO. 2013041289 OF THE OFFICIAL PUBLIC RECORDS OF LIBERTY COUNTY AND THE SOUTHEAST SOUTHWEST CORNER OF SAID 33.4210 ACRE TRACT AND THE HEREIN DESCRIBED TRACT;

THENCE NORTH 04 DEGREES 47 MINUTES 00 SECONDS WEST, ALONG THE EAST LINE OF THE SAID MOSS HILL UNITED PENTECOSTAL CHURCH CALLED 0.27 ACRE TRACT A DISTANCE OF 105.20 FEET TO A 1/2 INCH IRON ROD FOUND THE NORTHEAST CORNER OF SAID UNITED PENTECOSTAL CHURCH CALLED 0.27 ACRE TRACT, AN INTERIOR CORNER OF SAID CALLED 33.421 ACRE TRACT, THE SOUTHEAST CORNER OF A 4.0001 ACRE TRACT SURVEYED THIS DAY BEING AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 02 DEGREES 42 MINUTES 00 SECONDS WEST, ALONG THE EAST LINE OF SAID 4.0001 ACRE TRACT SURVEYED THIS DAY A DISTANCE OF 715.66 FEET TO A 5/8 INCH CAPPED IRON ROD SET FOR THE NORTHEAST CORNER OF SAID 4.0001 ACRE TRACT SURVEYED THIS DAY AND BEING AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 84 DEGREES 31 MINUTES 41 SECONDS WEST, ALONG THE NORTH LINE OF SAID 4.0001 ACRE TRACT SURVEYED THIS DAY, A DISTANCE OF 109.24 FEET TO A 5/8 INCH CAPPED IRON ROD SET IN THE EAST LINE OF THE SESSUM CEMENT CALLED 7.5 ACRE TRACT DESCRIBED IN VOLUME 743, PAGE 814 OF THE OFFICIAL PUBLIC RECORDS OF LIBERTY COUNTY FOR THE WESTERLY NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 02 DEGREES 41 MINUTES 13 SECONDS WEST, ALONG THE EAST LINE OF SAID SESSUM CEMENT CALLED 7.5 ACRE TRACT, A DISTANCE OF 250.49 FEET TO A 1 INCH IRON PIPE FOUND FOR THE SOUTHEAST CORNER OF THE LORETTA A. STRAIN CALLED 5.19 ACRE TRACT DESCRIBED IN VOLUME 1,001, PAGE 140 OF THE OFFICIAL PUBLIC RECORDS OF LIBERTY COUNTY AND BEING AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 02 DEGREES 51 MINUTES 39 SECONDS WEST, ALONG THE EAST LINE OF SAID LORETTA A STRAIN CALLED 5.19 ACRE TRACT, A DISTANCE OF 344.76 FEET TO A 1/2 INCH IRON ROD FOUND IN CONCRETE FOR THE SOUTHEAST CORNER OF THE FLETCHER WAYNE HANSEN CALLED 14.55 ACRE TRACT DESCRIBED IN VOLUME 1111, PAGE 160 OF THE OFFICIAL PUBLIC RECORDS LIBERTY COUNTY AND BEING AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 04 DEGREES 11 MINUTES 00 SECONDS EAST, ALONG THE EAST LINE OF SAID FLETCHER WAYNE HANSEN 14.55 ACRE TRACT, A DISTANCE OF 349.33 FEET TO A 5/8 INCH CAPPED IRON ROD SET FOR THE NORTHEAST CORNER OF SAID FLETCHER WAYNE HANSEN 14.55 ACRE TRACT AND BEING THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 87 DEGREES 33 MINUTES 31 SECONDS EAST, ALONG THE SOUTH LINE OF THE MORE PORTALLOW CALLED 10.8 ACRE TRACT DESCRIBED IN VOLUME 1001, PAGE 301 OF THE DEED RECORDS OF LIBERTY COUNTY BEING THE CALLED SOUTH LINE OF LOT 8, AND THE NORTH LINE OF LOTS 1 AND 8 OF SAID RESCHEDITE SUBDIVISION, A DISTANCE OF 814.74 FEET TO A BENT 3 INCH IRON ROD FOUND FOR THE NORTHEAST CORNER OF THE THOMAS WHITE CALLED 25.82 ACRE TRACT DESCRIBED IN VOLUME 1004, PAGE 333 OF THE OFFICIAL PUBLIC RECORDS OF LIBERTY COUNTY AND BEING THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 02 DEGREES 51 MINUTES 46 SECONDS EAST, ALONG THE WEST LINE OF SAID THOMAS WHITE CALLED 25.82 ACRE TRACT, A DISTANCE OF 1,009.87 FEET TO A 5 INCH SQUARE FENCE POST FOR THE NORTHEAST CORNER OF THE REMAINDER OF THE FLOYD TOLER CALLED 1.26 ACRE TRACT DESCRIBED IN FILE NO. 2014040624 OF THE OFFICIAL PUBLIC RECORDS OF LIBERTY COUNTY, FOR THE EASTERLY SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 84 DEGREES 33 MINUTES 39 SECONDS WEST, ALONG THE NORTH LINE OF SAID REMAINDER OF THE FLOYD TOLER CALLED 3.0 ACRE TRACT, PASS AT 20.19 FEET THE CORNER NORTH CORNER OF SAID REMAINDER OF THE FLOYD TOLER CALLED 3.0 ACRE TRACT AND THE SOUTH LOTTEN CALLED 1.26 ACRE TRACT, DESCRIBED IN CLERKS FILE NO. 2013041289 THAT OF THE OFFICIAL PUBLIC RECORDS OF LIBERTY COUNTY IN ALL A TOTAL DISTANCE OF 327.21 FEET TO A 5/8 INCH IRON ROD FOUND FOR THE NORTHWEST CORNER OF SAID SOUTH LOTTEN CALLED 1.26 ACRE TRACT, AND BEING AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 02 DEGREES 30 MINUTES 24 SECONDS EAST, ALONG THE WEST LINE OF SAID SOUTH LOTTEN 1.26 ACRE TRACT A DISTANCE OF 440.63 FEET TO A 1/2 INCH CAPPED IRON ROD SET IN THE NORTH RIGHT OF WAY LINE OF SAID STATE HIGHWAY 105 FOR THE SOUTHWEST CORNER OF SAID SOUTH LOTTEN 1.26 ACRE TRACT AND THE SOUTHEASTERLY SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 88 DEGREES 49 MINUTES 55 SECONDS WEST, ALONG THE NORTH RIGHT OF WAY LINE OF SAID STATE HIGHWAY 105, A DISTANCE OF 238.48 FEET TO THE POINT OF BEGINNING AND CONTAINING 30.7170 ACRES OF LAND, MORE OR LESS.

TRACT II
LEGAL DESCRIPTION 4.0001 ACRES
SAMUEL STRONG 1/3 LEAGUE, ABSTRACT NO. 110
LIBERTY COUNTY, TEXAS

A TRACT OF PARCEL CONTAINING 4.0001 ACRES (174,245 SQUARE FEET) OF LAND SITUATED IN THE SAMUEL STRONG 1/3 LEAGUE, LIBERTY COUNTY, TEXAS, BEING OUT OF AND A PART OF LOT 8 OF RESCHEDITE SUBDIVISION RECORDED IN VOLUME 113, PAGE 169 OF THE DEED RECORDS OF LIBERTY COUNTY, BEING PART OF A CALLED 33.421 ACRE TRACT CONVEYED TO JOHNSTON AND KAELYN COOPER DESCRIBED IN CLERKS FILE NO. 2013001 1605 OF THE OFFICIAL PUBLIC RECORDS OF LIBERTY COUNTY, SAID 4.0001 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, 4203 NAD 83;

COMMENCING AT A 1/2 INCH CAPPED IRON ROD SET IN THE NORTH RIGHT OF WAY LINE OF STATE HIGHWAY 105 (RIGHT-OF-WAY WIDTH VARIES) FOR THE SOUTHEAST CORNER OF THE MOSS HILL UNITED PENTECOSTAL CHURCH CALLED 0.27 ACRE TRACT, RECORDED IN CLERKS FILE NO. 2013041289 OF THE OFFICIAL PUBLIC RECORDS OF LIBERTY COUNTY AND THE SOUTHEAST SOUTHWEST CORNER OF SAID 33.421 ACRE TRACT AND THE SOUTHEAST SOUTHWEST CORNER OF A 30.7170 ACRE TRACT SURVEYED THIS DATE;

THENCE NORTH 04 DEGREES 47 MINUTES 00 SECONDS WEST, ALONG THE EAST LINE OF THE SAID MOSS HILL UNITED PENTECOSTAL CHURCH CALLED 0.27 ACRE TRACT, 105.20 FEET TO A 1/2 INCH IRON ROD FOUND FOR THE NORTHEAST CORNER OF SAID MOSS HILL UNITED PENTECOSTAL CHURCH CALLED 0.27 ACRE TRACT AND SAID 33.7170 ACRE TRACT SURVEYED THIS DATE;

THENCE NORTH 04 DEGREES 47 MINUTES 00 SECONDS WEST, ALONG THE EAST LINE OF THE SAID MOSS HILL UNITED PENTECOSTAL CHURCH CALLED 0.27 ACRE TRACT, 105.20 FEET TO A 1/2 INCH IRON ROD FOUND FOR THE NORTHEAST CORNER OF SAID MOSS HILL UNITED PENTECOSTAL CHURCH CALLED 0.27 ACRE TRACT AND SAID 30.7170 ACRE TRACT SURVEYED THIS DATE;

THENCE NORTH 02 DEGREES 42 MINUTES 00 SECONDS WEST, ALONG THE EAST LINE OF SAID 30.7170 ACRE TRACT SURVEYED THIS DATE, PASS AT 715.66 FEET THE NORTHEAST CORNER OF SAID 30.7170 ACRE TRACT AND THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 84 DEGREES 31 MINUTES 41 SECONDS EAST, ALONG THE SOUTH LINE OF SAID 4.0001 ACRE TRACT SURVEYED THIS DAY, A DISTANCE OF 109.24 FEET TO A 5/8 INCH CAPPED IRON ROD SET FOR THE NORTHEAST CORNER OF SAID 4.0001 ACRE TRACT SURVEYED THIS DAY AND BEING AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 02 DEGREES 42 MINUTES 00 SECONDS EAST, ALONG THE EAST LINE OF SAID 4.0001 ACRE TRACT SURVEYED THIS DAY, AT 715.66 FEET THE NORTHEAST CORNER OF SAID 30.7170 ACRE TRACT SURVEYED THIS DAY, AT A DISTANCE OF 1,125.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 4.0001 ACRES OF LAND, MORE OR LESS.

NOTE:
1. BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, 4204 NAD 83, DATUM.
2. ALL DISTANCES SHOWN HEREON ARE SURFACE DISTANCES AND ARE IN FEET AND DECIMAL PARTS THEREOF. TO OBTAIN GRID DISTANCES, MULTIPLY BY 0.99987.
3. THE SURVEY IS REFERENCED TO EXISTING OR OPENING RECORDING DOCUMENT OF TITLE.
4. THIS SURVEY IS CERTIFIED TO BE AN INTERPRETATION OF THE RECORDED DOCUMENTS AS NOTED, MADE IN SHADE OF THE BEST KNOWLEDGE, INFORMATION AND BELIEF OF THE UNDERSIGNED.
5. THIS SURVEY IS CERTIFIED FOR THE TRANSACTION ONLY.
6. THE LOCATION AND DIMENSIONS OF ALL EASEMENTS, RIGHTS-OF-WAY, AND OTHER MATTERS AFFECTING THE SUBJECT PROPERTY ARE BASED SOLELY ON INFORMATION FURNISHED BY THE TITLE COMPANY AND/OR OTHER PARTIES AND ARE SHOWN ONLY TO THE EXTENT SUCH INFORMATION WAS PROVIDED TO THE SURVEYOR. THE SURVEYOR MAKES NO GUARANTEE THAT ALL EASEMENTS, RIGHTS-OF-WAY, AND OTHER MATTERS AFFECTING THE SUBJECT PROPERTY ARE SHOWN HEREON. THE SURVEYOR FURTHER EXPRESSLY DISCLAIMS ANY RESPONSIBILITY FOR ANY EASEMENTS, RIGHTS-OF-WAY, AND OTHER MATTERS AFFECTING THE SUBJECT PROPERTY THAT ARE NOT SHOWN HEREON.

LEGEND:
DRLC – DEED RECORDS LIBERTY COUNTY
BWF – BARBED WIRE FENCE
CLF – CHAIN LINK FENCE
OHE – OVERHEAD ELECTRIC LINES
WF – WOOD FENCE
CF – CITY LIMIT
CONCRETE AREA
CONCRETE
CONCRETE
UP – UTILITY POLE
IRF – IRON ROD FOUND
IRS – IRON ROD SET
IPF – IRON PIPE FOUND
PTB – PORTABLE FRAME BUILDING
F.I.R.M. – FLOOD INSURANCE RATE MAP
W.D. – WOOD DECK
AC – AIR CONDITIONER
OPRLC – OFFICIAL PUBLIC RECORDS OF LIBERTY COUNTY
BLA – BOUNDARY LINE AGREEMENT

PROPERTY LIES WITHIN FLOOD ZONE "X", ACCORDING TO F.I.R.M. NO. 48291C0045 E WITH AN EFFECTIVE DATE OF JANUARY 19, 2011, WHICH LIES OUTSIDE OF ANY SPECIAL FLOOD HAZARD AREA SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD. NO FIELD SURVEY WAS PERFORMED TO DETERMINE THIS ZONE DESIGNATION. FOR MORE DETAILED INFORMATION REGARDING FLOOD ZONES AND BASE FLOOD ELEVATIONS, CONTACT YOUR INSURANCE AGENT OR VISIT THE FEMA WEBSITE AT WWW.FEMA.GOV.

SURVEY OF

TRACT I

A TRACT OR PARCEL CONTAINING 30.7170 ACRES (1,338,033 SQUARE FEET) OF LAND SITUATED IN THE SAMUEL STRONG 1/3 LEAGUE, LIBERTY COUNTY, TEXAS, BEING OUT OF AND A PART OF LOTS 1 AND 8 OF RESCHEDITE SUBDIVISION RECORDED IN VOLUME 113, PAGE 169 OF THE DEED RECORDS OF LIBERTY COUNTY, BEING PART OF A CALLED 33.421 ACRE TRACT CONVEYED TO JOHNSTON AND KAELYN COOPER DESCRIBED IN CLERKS FILE NO. 2013001605 OF THE OFFICIAL PUBLIC RECORDS OF LIBERTY COUNTY

TRACT II

A TRACT OR PARCEL CONTAINING 4.0001 ACRES (174,245 SQUARE FEET) OF LAND SITUATED IN THE SAMUEL STRONG 1/3 LEAGUE, LIBERTY COUNTY, TEXAS, BEING OUT OF AND A PART OF LOT 8 OF RESCHEDITE SUBDIVISION RECORDED IN VOLUME 113, PAGE 169 OF THE DEED RECORDS OF LIBERTY COUNTY, BEING PART OF A CALLED 33.421 ACRE TRACT CONVEYED TO JOHNSTON AND KAELYN COOPER DESCRIBED IN CLERKS FILE NO. 2013001605 OF THE OFFICIAL PUBLIC RECORDS OF LIBERTY COUNTY

ADDRESS: 109 SKY LN
LIBERTY, TX 77575

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& JANIS REYNOLDS

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www.wellslandsurvey.com

JOB NO. 210-22 | DATE 09-07-22
DRAWN BY: JL | SCALE 1" = 100'