

TRACT B
679,719 Sq. Feet
15.6042 Acres

TRACT A
587,874 Sq. Feet
13.4957 Acres

TRACT A
LEGAL DESCRIPTION 13.4957 ACRES
W. L. THOMAS SURVEY, ABSTRACT NO. 923
LIBERTY COUNTY, TEXAS

TRACT B
LEGAL DESCRIPTION 15.6042 ACRES
W. L. THOMAS SURVEY, ABSTRACT NO. 923
LIBERTY COUNTY, TEXAS

A TRACT OR PARCEL CONTAINING 13.4957 ACRES (587,874 SQUARE FEET) OF LAND SITUATED IN THE W. L. THOMAS SURVEY, ABSTRACT NO. 923, LIBERTY COUNTY, TEXAS, BEING OUT OF AND A PART OF A CALLED 31.7 ACRE TRACT CONVEYED FROM BEVERLY C. SUTTON TO RUSSELL CLARK SUTTON AND TERRY DENISE SUTTON AND RECORDED IN CLERKS FILE NO. 2012016489 OF THE OFFICIAL PUBLIC RECORDS OF LIBERTY COUNTY, SAID 13.4957 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS. THE BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD 83:

BEGINNING AT 5/8 INCH CAPPED IRON ROD FOUND IN THE EAST RIGHT OF WAY LINE OF STATE HIGHWAY 61, (160 FOOT RIGHT OF WAY) FOR THE NORTHWEST CORNER OF THE SHEPPY LAND COMPANY CALLED 16.086 ACRE TRACT RECORDED IN CLERKS FILE NO. 2018010691 OF THE OFFICIAL PUBLIC RECORDS OF LIBERTY COUNTY, AND BEING THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, FROM WHICH A 5/8 INCH SUCKER ROD FOUND BEARS SOUTH 68 DEGREES 41 MINUTES EAST, 3.73 FEET;

THENCE IN A NORTHEASTERLY DIRECTION, ALONG THE EAST RIGHT OF WAY LINE OF SAID STATE HIGHWAY 61 AND ALONG THE ARC OF A CURVE TO THE RIGHT, WHICH HAS A RADIUS OF 2211.83 FEET, A CENTRAL ANGLE OF 03 DEGREES 25 MINUTES 10 SECONDS, A LENGTH OF 132.01 FEET AND A CHORD BEARING NORTH 13 DEGREES 18 MINUTES 07 SECONDS EAST, 131.99 FEET TO THE END OF SAID CURVE FOR AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT, FROM WHICH A CONCRETE MONUMENT FOUND BEARS NORTH 32 DEGREES 28 MINUTES EAST, A DISTANCE OF 5.12 FEET;

THENCE NORTH 15 DEGREES 00 MINUTES 42 SECONDS EAST, CONTINUING ALONG THE EAST RIGHT OF WAY LINE OF STATE HIGHWAY 61, A DISTANCE OF 582.30 FEET TO A 5/8 CAPPED IRON ROD SET FOR BEGINNING OF A TANGENT CURVE TO THE LEFT, FROM WHICH A CONCRETE MONUMENT FOUND BEARS NORTH 19 DEGREES 56 MINUTES EAST, 4.75 FEET;

THENCE IN A NORTHEASTERLY DIRECTION, CONTINUING ALONG THE EAST RIGHT OF WAY LINE OF SAID STATE HIGHWAY 61 AND ALONG THE ARC OF SAID CURVE TO THE LEFT, WHICH HAS A RADIUS OF 1353.17 FEET, A CENTRAL ANGLE OF 00 DEGREES 19 MINUTES 11 SECONDS, A LENGTH OF 7.55 FEET AND A CHORD BEARING NORTH 14 DEGREES 51 MINUTES 07 SECONDS EAST, 7.55 FEET TO A 5/8 INCH CAPPED IRON ROD SET FOR THE SOUTHWEST CORNER OF THE STEPHEN ULLOA CALLED 2.389 ACRE TRACT RECORDED IN CLERKS FILE NO. 2012016489 OF THE OFFICIAL PUBLIC RECORDS OF LIBERTY COUNTY AND BEING THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 88 DEGREES 30 MINUTES 10 SECONDS EAST, ALONG THE SOUTH LINE OF SAID STEPHEN ULLOA CALLED 2.389 ACRE TRACT, AND THE WILLIAM LACAZE CALLED 175.0 ACRE TRACT CALLED TRACT AND RECORDED IN VOLUME 1938, PAGE 537 OF THE OFFICIAL PUBLIC RECORDS OF LIBERTY COUNTY, A DISTANCE OF 751.56 FEET TO A 5/8 INCH IRON ROD FOUND FOR THE NORTHWEST CORNER OF THE DAVID RAY CALLED 7.227 ACRE TRACT RECORDED IN CLERKS FILE NO. 2013006209 OF THE OFFICIAL PUBLIC RECORDS OF LIBERTY COUNTY AND BEING THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 02 DEGREES 41 MINUTES 08 SECONDS EAST, ALONG THE WEST LINE OF DAVID RAY CALLED 7.227 ACRE TRACT, AND THE KENNETH BENSON CALLED 7.289 ACRE TRACT RECORDED IN VOLUME 1496, PAGE 88 OF THE OFFICIAL PUBLIC RECORDS OF LIBERTY COUNTY, AND THE HANNAH HARDY CALLED 7.289 ACRE TRACT RECORDED IN VOLUME 240, PAGE 30 OF THE OFFICIAL PUBLIC RECORDS OF LIBERTY COUNTY, A DISTANCE OF 674.56 FEET TO A 5/8 INCH SUCKER ROD FOUND FOR THE NORTHEAST CORNER OF SAID SHEPPY LAND COMPANY CALLED 16.086 ACRE TRACT AND BEING THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 87 DEGREES 23 MINUTES 33 SECONDS WEST, ALONG THE NORTH LINE OF SAID SHEPPY LAND COMPANY CALLED 16.086 ACRE TRACT, A DISTANCE OF 967.04 FEET TO THE POINT OF BEGINNING AND CONTAINING 13.4957 ACRES OF LAND, MORE OR LESS.

A TRACT OR PARCEL CONTAINING 15.6042 ACRES (679,719 SQUARE FEET) OF LAND SITUATED IN THE W. L. THOMAS SURVEY, ABSTRACT NO. 923, LIBERTY COUNTY, TEXAS, BEING OUT OF AND A PART OF A CALLED 31.7 ACRE TRACT CONVEYED FROM BEVERLY C. SUTTON TO RUSSELL CLARK SUTTON AND TERRY DENISE SUTTON AND RECORDED IN CLERKS FILE NO. 2012016489 OF THE OFFICIAL PUBLIC RECORDS OF LIBERTY COUNTY, SAID 15.6042 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS. THE BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD 83:

BEGINNING AT 5/8 INCH CAPPED IRON ROD FOUND IN THE WEST RIGHT OF WAY LINE OF STATE HIGHWAY 61, (160 FOOT RIGHT OF WAY) FOR THE NORTHEAST CORNER OF THE SHEPPY LAND COMPANY CALLED 12.982 ACRE TRACT RECORDED IN CLERKS FILE NO. 2018010691 OF THE OFFICIAL PUBLIC RECORDS OF LIBERTY COUNTY, AND BEING THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 87 DEGREES 23 MINUTES 33 SECONDS WEST, ALONG THE NORTH LINE OF SAID SHEPPY LAND COMPANY CALLED 12.982 ACRE TRACT, A DISTANCE OF 856.91 FEET TO A 1 1/4 INCH IRON PIPE FOUND IN THE EAST LINE OF THE HENDRIX TIMBER MANAGEMENT CALLED 4,348.22 ACRE TRACT RECORDED IN CLERKS FILE NO. 2018012207 OF THE OFFICIAL PUBLIC RECORDS OF LIBERTY COUNTY FOR THE NORTHWEST CORNER OF SAID SHEPPY LAND COMPANY CALLED 12.982 ACRE TRACT, AND BEING THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, FROM WHICH A 1 1/4 INCH IRON PIPE FOUND BEARS SOUTH 03 DEGREES 29 MINUTES EAST, 715.02 FEET;

THENCE NORTH 03 DEGREES 28 MINUTES 47 SECONDS WEST, ALONG THE EAST LINE OF SAID HENDRIX TIMBER MANAGEMENT CALLED 4,348.22 ACRE TRACT, A DISTANCE OF 713.37 FEET TO A 5/8 INCH SUCKER ROD FOUND FOR THE SOUTHWEST CORNER OF THE PHILLIP MOUTON CALLED 10.000 ACRE TRACT RECORDED IN VOLUME 1434, PAGE 155 OF THE OFFICIAL PUBLIC RECORDS OF LIBERTY COUNTY, AND BEING THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 88 DEGREES 30 MINUTES 10 SECONDS EAST, ALONG THE SOUTH LINE OF PHILLIP MOUTON CALLED 10.000 ACRE TRACT, A DISTANCE OF 1080.53 FEET TO A 5/8 INCH CAPPED IRON ROD SET IN THE WEST RIGHT OF WAY LINE OF SAID STATE HIGHWAY 61, FOR THE SOUTHWEST CORNER OF SAID PHILLIP MOUTON CALLED 10.000 ACRE TRACT, AND BEING THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 15 DEGREES 00 SECONDS 42 MINUTES WEST, ALONG THE WEST RIGHT OF WAY LINE OF STATE HIGHWAY 61, A DISTANCE OF 542.43 FEET TO A POINT FOR THE BEGINNING OF A TANGENT CURVE TO THE LEFT OF THE HEREIN DESCRIBED TRACT, FROM WHICH A CONCRETE MONUMENT FOUND BEARS SOUTH 19 DEGREES 28 MINUTES EAST, A DISTANCE OF 4.49 FEET;

THENCE IN A SOUTHWESTERLY DIRECTION, CONTINUING ALONG THE WEST RIGHT OF WAY LINE OF SAID STATE HIGHWAY 61 AND ALONG THE ARC OF SAID CURVE TO THE LEFT, WHICH HAS A RADIUS OF 2371.83 FEET, A CENTRAL ANGLE OF 04 DEGREES 23 MINUTES 44 SECONDS, A LENGTH OF 181.96 FEET AND A CHORD BEARING SOUTH 12 DEGREES 48 MINUTES 51 SECONDS EAST, 181.91 FEET TO THE POINT OF BEGINNING AND CONTAINING 15.6042 ACRES OF LAND, MORE OR LESS.

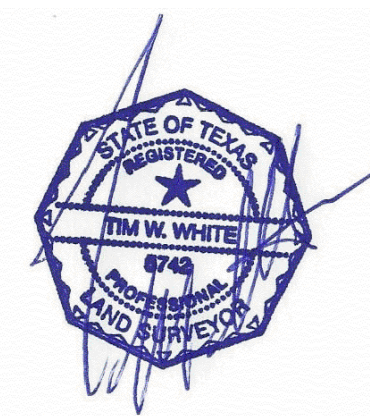
- LEGEND:**
- DRLC - DEED RECORDS LIBERTY COUNTY
 - △ - PIPELINE MARKER
 - IRF - IRON ROD FOUND
 - CIRF - CAPPED IRON ROD FOUND
 - SRF - SUCKER ROD FOUND
 - CIRS - CAPPED IRON ROD SET
 - F.I.R.M. - FLOOD INSURANCE RATE MAP
 - CMF - CONCRETE MONUMENT FOUND
 - OPRLC - OFFICIAL PUBLIC RECORDS OF LIBERTY COUNTY
 - E— OVERHEAD ELECTRIC LINES
 - G— GUY WIRE
 - ⊕ - UTILITY POLE
 - BIRF - BENT IRON ROD FOUND
 - IPF - IRON PIPE FOUND

NOTES:

- THE BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD 83.
- 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.
- NOTHING IN THIS SURVEY IS INTENDED TO EXPRESS AN OPINION REGARDING OWNERSHIP OR TITLE.
- 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.
- SURVEY IS CERTIFIED FOR THIS TRANSACTION ONLY.
- 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 2019. ALL RIGHTS RESERVED.

SURVEYOR'S CERTIFICATION

TO: JANICE SUTTON, 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 13, 2019. 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

PROPERTY LIES WITHIN FLOOD ZONE 'A', ACCORDING TO F.I.R.M. NO. 48291C0650D, DATED JAN.196, 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 A

A TRACT OR PARCEL CONTAINING 13.4957 ACRES (587,874 SQUARE FEET) OF LAND SITUATED IN THE W. L. THOMAS SURVEY, ABSTRACT NO. 923, LIBERTY COUNTY, TEXAS, BEING OUT OF AND A PART OF A CALLED 31.7 ACRE TRACT CONVEYED FROM BEVERLY C. SUTTON TO RUSSELL CLARK SUTTON AND TERRY DENISE SUTTON AND RECORDED IN CLERKS FILE NO. 2012016489 OF THE OFFICIAL PUBLIC RECORDS OF LIBERTY COUNTY.

TRACT B

A TRACT OR PARCEL CONTAINING 15.6042 ACRES (679,719 SQUARE FEET) OF LAND SITUATED IN THE W. L. THOMAS SURVEY, ABSTRACT NO. 923, LIBERTY COUNTY, TEXAS, BEING OUT OF AND A PART OF A CALLED 31.7 ACRE TRACT CONVEYED FROM BEVERLY C. SUTTON TO RUSSELL CLARK SUTTON AND TERRY DENISE SUTTON AND RECORDED IN CLERKS FILE NO. 2012016489 OF THE OFFICIAL PUBLIC RECORDS OF LIBERTY COUNTY.

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www.wellslandsurvey.com			
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JOB NO: 223-19		DATE: 05-13-19	
DRAWN BY: AL		SCALE: 1" = 100'	