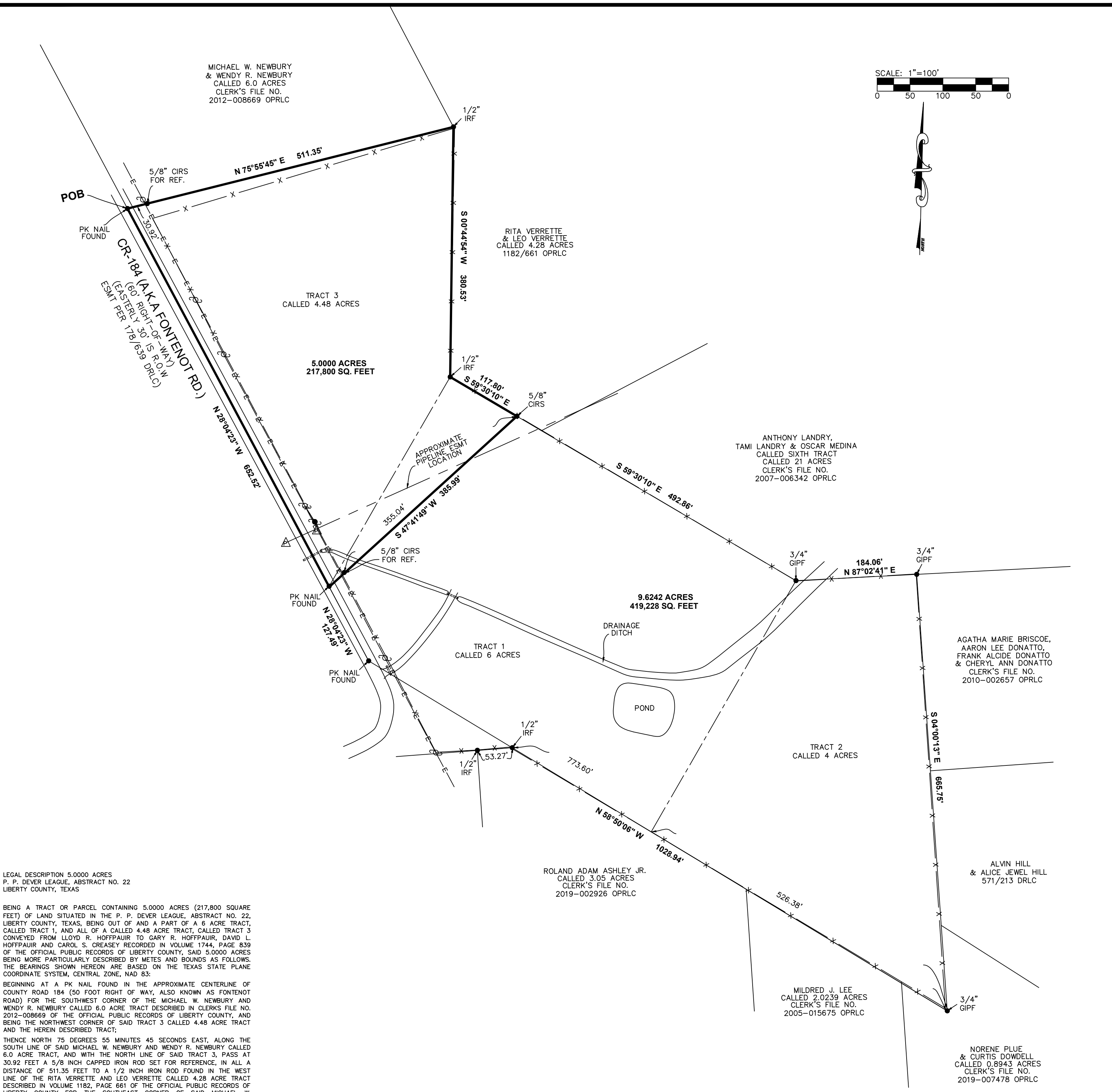
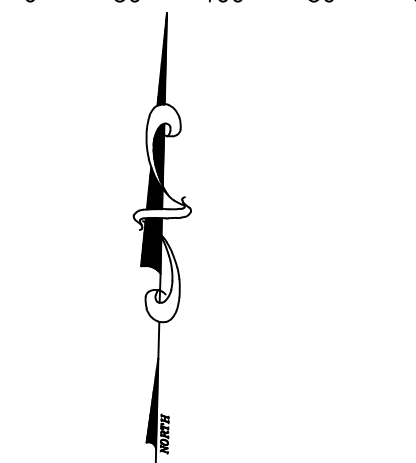


MICHAEL W. NEWBURY  
& WENDY R. NEWBURY  
CALLED 6.0 ACRES  
CLERK'S FILE NO.  
2012-008669 OPRLC

SCALE: 1"=100'



LEGAL DESCRIPTION 5.0000 ACRES  
P. P. DEVER LEAGUE, ABSTRACT NO. 22  
LIBERTY COUNTY, TEXAS

BEING A TRACT OR PARCEL CONTAINING 5.0000 ACRES (217,800 SQUARE FEET) OF LAND SITUATED IN THE P. P. DEVER LEAGUE, ABSTRACT NO. 22, LIBERTY COUNTY, TEXAS, BEING OUT OF AND A PART OF A 6 ACRE TRACT, CALLED TRACT 1, AND ALL OF A CALLED 4.48 ACRE TRACT, CALLED TRACT 3 CONVEYED FROM LLOYD R. HOFFPAUR TO GARY R. HOFFPAUR, DAVID L. HOFFPAUR AND CAROL S. CREASEY RECORDED IN VOLUME 1744, PAGE 839 OF THE OFFICIAL PUBLIC RECORDS OF LIBERTY COUNTY, SAID 5.0000 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 A PK NAIL FOUND IN THE APPROXIMATE CENTERLINE OF COUNTY ROAD 184 (50 FOOT RIGHT OF WAY, ALSO KNOWN AS FONTENOT ROAD) FOR THE SOUTHWEST CORNER OF THE MICHAEL W. NEWBURY AND WENDY R. NEWBURY CALLED 6.0 ACRE TRACT DESCRIBED IN CLERK'S FILE NO. 2012-008669 OF THE OFFICIAL PUBLIC RECORDS OF LIBERTY COUNTY, AND BEING THE NORTHWEST CORNER OF SAID TRACT 3 CALLED 4.48 ACRE TRACT AND THE HEREIN DESCRIBED TRACT;

THENCE NORTH 75 DEGREES 55 MINUTES 45 SECONDS EAST, ALONG THE SOUTH LINE OF SAID MICHAEL W. NEWBURY AND WENDY R. NEWBURY CALLED 6.0 ACRE TRACT, AND WITH THE NORTH LINE OF SAID TRACT 3, PASS AT 30.92 FEET A 5/8 INCH CAPPED IRON ROD SET FOR REFERENCE, IN ALL A DISTANCE OF 511.35 FEET TO A 1/2 INCH IRON ROD FOUND IN THE WEST LINE OF THE RITA VERRETTE AND LEO VERRETTE CALLED 4.28 ACRE TRACT DESCRIBED IN VOLUME 1182, PAGE 661 OF THE OFFICIAL PUBLIC RECORDS OF LIBERTY COUNTY FOR THE SOUTHEAST CORNER OF SAID MICHAEL W. NEWBURY AND WENDY R. NEWBURY CALLED 6.0 ACRE TRACT, THE NORTHEAST CORNER OF SAID TRACT 3, AND BEING THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 00 DEGREES 44 MINUTES 54 SECONDS WEST, ALONG THE WEST LINE OF SAID RITA VERRETTE AND LEO VERRETTE CALLED 4.28 ACRE TRACT, AND THE EAST LINE OF SAID TRACT 3, A DISTANCE OF 380.53 FEET TO A 1/2 INCH IRON ROD FOUND FOR THE COMMON EAST CORNER OF SAID TRACTS 1 AND 3, AND BEING AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 59 DEGREES 30 MINUTES 10 SECONDS EAST, ALONG THE SOUTHWESTERLY LINE OF SAID RITA VERRETTE AND LEO VERRETTE CALLED 4.28 ACRE TRACT, A DISTANCE OF 117.80 FEET TO A 5/8 INCH CAPPED IRON ROD SET FOR THE NORTHERLY NORTHWEST CORNER OF A 9.6242 ACRE TRACT SURVEYED THIS DAY, AND BEING THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 47 DEGREES 41 MINUTES 49 SECONDS WEST, ACROSS SAID TRACT 1, AND WITH THE NORTHWESTERLY LINE OF SAID 9.6242 ACRE TRACT SURVEYED THIS DAY, PASS AT 355.04 FEET A 5/8 INCH CAPPED IRON ROD SET FOR REFERENCE, IN ALL A DISTANCE OF 385.99 FEET TO A PK NAIL FOUND IN THE CENTERLINE OF SAID COUNTY ROAD 184 FOR THE COMMON WEST CORNER OF SAID TRACTS 1 AND 3, THE WESTERLY NORTHWEST CORNER OF SAID 9.6242 ACRE TRACT SURVEYED THIS DAY, AND BEING THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 28 MINUTES 04 MINUTES 23 SECONDS WEST, ALONG THE APPROXIMATE CENTERLINE OF SAID COUNTY ROAD 184, A DISTANCE OF 652.52 FEET TO THE POINT OF BEGINNING AND CONTAINING 5.0000 ACRES OF LAND, MORE OR LESS.

**SURVEYOR'S CERTIFICATION**

TO: TARVER ABSTRACT COMPANY,  
ANTHONY LANDRY AND TAMI LANDRY,  
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 APRIL 05, 2022. 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

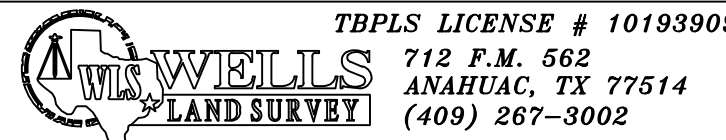
- NOTES:
- THE BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 83.
  - SURVEYOR DID NOT ABSTRACT PROPERTY. SURVEY BASED ON LEGAL DESCRIPTIONS SUPPLIED BY TITLE COMPANY. EASEMENTS, BUILDING LINES, ETC., SHOWN ARE AS IDENTIFIED BY GF NO. 2022052189-LP OF TARVER ABSTRACT COMPANY.
  - 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 2022. ALL RIGHTS RESERVED.
  - RIGHT-OF-WAY DATED JANUARY 7, 1919, EXECUTED BY H.H. DEVER TO GULF PIPELINE CO. RECORDED IN VOLUME 82, PAGE 345 OF THE DEED RECORDS OF LIBERTY COUNTY, TEXAS. (BLANKET NOT PLOTABLE)
  - RIGHT-OF-WAY DATED MARCH 17, 1920, EXECUTED BY H.H. DEVER TO HUMBLE PIPELINE CO. RECORDED IN VOLUME 93, PAGE 447 OF THE DEED RECORDS OF LIBERTY COUNTY, TEXAS. (BLANKET NOT PLOTABLE)
  - RIGHT-OF-WAY DATED JANUARY 15, 1925, EXECUTED BY MRS CORA HOFFPAUR TO AMERICAN PETROLEUM CO. RECORDED IN VOLUME 127, PAGE 310 OF THE DEED RECORDS OF LIBERTY COUNTY, TEXAS. (BLANKET NOT PLOTABLE)

PROPERTY LIES WITHIN FLOOD ZONE 'X', ACCORDING TO F.I.R.M. NO. 48291C0475D, 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**

BEING A TRACT OR PARCEL CONTAINING 5.0000 ACRES (217,800 SQUARE FEET) OF LAND SITUATED IN THE P. P. DEVER LEAGUE, ABSTRACT NO. 22, LIBERTY COUNTY, TEXAS, BEING OUT OF AND A PART OF A 6 ACRE TRACT, CALLED TRACT 1, AND ALL OF A CALLED 4.48 ACRE TRACT, CALLED TRACT 3 CONVEYED FROM LLOYD R. HOFFPAUR TO GARY R. HOFFPAUR, DAVID L. HOFFPAUR AND CAROL S. CREASEY RECORDED IN VOLUME 1744, PAGE 839 OF THE OFFICIAL PUBLIC RECORDS OF LIBERTY COUNTY.

ADDRESS: CR-184  
LIBERTY, TX 77575 BUYER: ANTHONY LANDRY  
& TAMI LANDRY



JOB NO: 231-22 A DATE: 04-05-22  
REVISED: 07-28-22 "TC" SCALE: 1"= 100'

LEGAL DESCRIPTION 5.0000 ACRES  
P. P. DEVER LEAGUE, ABSTRACT NO. 22  
LIBERTY COUNTY, TEXAS

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SURVEYED APRIL 05, 2022  
TIM WELLS WHITE, RPLS NO. 5742

WLS JOB NO. 231-22 A  
WELLS LAND SURVEY, LLC