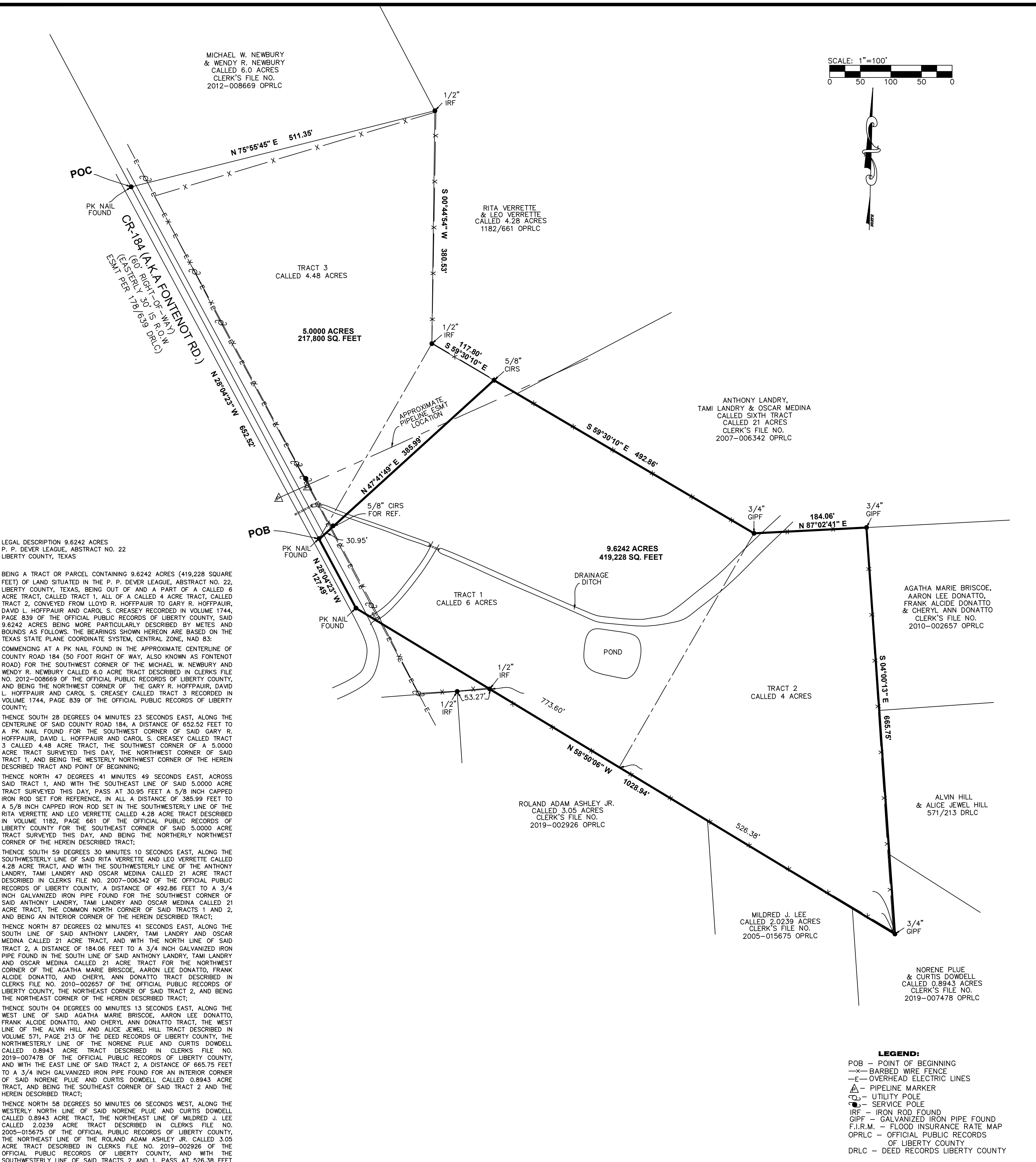


MICHAEL W. NEWBURY
& WENDY R. NEWBURY
CALLED 6.0 ACRES
CLERK'S FILE NO.
2012-008669 OPRLC

SCALE: 1"=100'
0 50 100 50 0



LEGAL DESCRIPTION 9.6242 ACRES
P. P. DEVER LEAGUE, ABSTRACT NO. 22
LIBERTY COUNTY, TEXAS

BEING A TRACT OR PARCEL CONTAINING 9.6242 ACRES (419,228 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 CALLED 6 ACRE TRACT, CALLED TRACT 1, ALL OF A CALLED 4 ACRE TRACT, CALLED TRACT 2, 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 9.6242 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 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 CLERKS FILE NO. 2012-008669 OF THE OFFICIAL PUBLIC RECORDS OF LIBERTY COUNTY, AND BEING THE NORTHWEST CORNER OF THE GARY R. HOFFPAUR, DAVID L. HOFFPAUR AND CAROL S. CREASEY CALLED TRACT 3 RECORDED IN VOLUME 1744, PAGE 839 OF THE OFFICIAL PUBLIC RECORDS OF LIBERTY COUNTY;

THENCE SOUTH 28 DEGREES 04 MINUTES 23 SECONDS EAST, ALONG THE CENTERLINE OF SAID COUNTY ROAD 184, A DISTANCE OF 652.52 FEET TO A PK NAIL FOUND FOR THE SOUTHWEST CORNER OF SAID GARY R. HOFFPAUR, DAVID L. HOFFPAUR AND CAROL S. CREASEY CALLED TRACT 3 CALLED 4.48 ACRE TRACT; THE SOUTHWEST CORNER OF A 5,000 ACRE TRACT SURVEYED THIS DAY, THE NORTHWEST CORNER OF SAID TRACT 1, AND BEING THE WESTERLY NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT AND POINT OF BEGINNING;

THENCE NORTH 47 DEGREES 41 MINUTES 49 SECONDS EAST, ACROSS SAID TRACT 1, AND WITH THE SOUTHWEST LINE OF SAID 5,000 ACRE TRACT SURVEYED THIS DAY, PASS AT 30.95 FEET A 5/8 INCH CAPPED IRON ROD SET FOR REFERENCE, IN ALL A DISTANCE OF 385.99 FEET TO A 5/8 INCH CAPPED IRON ROD SET IN THE SOUTHWESTERLY 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 SOUTHWEST CORNER OF SAID 5,000 ACRE TRACT SURVEYED THIS DAY, AND BEING THE NORTHERLY NORTHWEST 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, AND WITH THE SOUTHWESTERLY LINE OF THE ANTHONY LANDRY, TAMI LANDRY AND OSCAR MEDINA CALLED 21 ACRE TRACT DESCRIBED IN CLERKS FILE NO. 2007-006342 OF THE OFFICIAL PUBLIC RECORDS OF LIBERTY COUNTY, A DISTANCE OF 492.86 FEET TO A 3/4 INCH GALVANIZED IRON PIPE FOUND FOR THE SOUTHWEST CORNER OF SAID ANTHONY LANDRY, TAMI LANDRY AND OSCAR MEDINA CALLED 21 ACRE TRACT, THE COMMON NORTH CORNER OF SAID TRACTS 1 AND 2, AND BEING AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 87 DEGREES 02 MINUTES 41 SECONDS EAST, ALONG THE SOUTH LINE OF SAID ANTHONY LANDRY, TAMI LANDRY AND OSCAR MEDINA CALLED 21 ACRE TRACT, AND WITH THE NORTH LINE OF SAID TRACT 2, A DISTANCE OF 184.06 FEET TO A 3/4 INCH GALVANIZED IRON PIPE FOUND IN THE SOUTH LINE OF SAID ANTHONY LANDRY, TAMI LANDRY AND OSCAR MEDINA CALLED 21 ACRE TRACT FOR THE NORTHWEST CORNER OF THE AGATHA MARIE BRISCOE, AARON LEE DONATTO, FRANK ALCIDE DONATTO, AND CHERYL ANN DONATTO TRACT DESCRIBED IN CLERKS FILE NO. 2010-002657 OF THE OFFICIAL PUBLIC RECORDS OF LIBERTY COUNTY, THE NORTHEAST CORNER OF SAID TRACT 2, AND BEING THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 04 DEGREES 00 MINUTES 13 SECONDS EAST, ALONG THE WEST LINE OF SAID AGATHA MARIE BRISCOE, AARON LEE DONATTO, FRANK ALCIDE DONATTO, AND CHERYL ANN DONATTO TRACT, THE WEST LINE OF THE ALVIN HILL AND ALICE JEWEL HILL TRACT DESCRIBED IN VOLUME 571, PAGE 213 OF THE DEED RECORDS OF LIBERTY COUNTY, THE NORTHEAST CORNER OF THE NORENE PLUE AND CURTIS DOWDELL CALLED 0.8943 ACRE TRACT DESCRIBED IN CLERKS FILE NO. 2019-007478 OF THE OFFICIAL PUBLIC RECORDS OF LIBERTY COUNTY, AND WITH THE EAST LINE OF SAID TRACT 2, A DISTANCE OF 665.75 FEET TO A 3/4 INCH GALVANIZED IRON PIPE FOUND FOR AN INTERIOR CORNER OF SAID NORENE PLUE AND CURTIS DOWDELL CALLED 0.8943 ACRE TRACT, AND BEING THE SOUTHWEST CORNER OF SAID TRACT 2 AND THE HEREIN DESCRIBED TRACT;

THENCE NORTH 58 DEGREES 50 MINUTES 06 SECONDS WEST, ALONG THE WESTERLY NORTH LINE OF SAID NORENE PLUE AND CURTIS DOWDELL CALLED 0.8943 ACRE TRACT, THE NORTHEAST CORNER OF MILDRED J. LEE CALLED 2.0239 ACRE TRACT DESCRIBED IN CLERKS FILE NO. 2005-015675 OF THE OFFICIAL PUBLIC RECORDS OF LIBERTY COUNTY, THE NORTHEAST CORNER OF THE ROLAND ADAM ASHLEY JR. CALLED 3.05 ACRE TRACT DESCRIBED IN CLERKS FILE NO. 2019-002926 OF THE OFFICIAL PUBLIC RECORDS OF LIBERTY COUNTY, AND WITH THE SOUTHWESTERLY LINE OF SAID TRACTS 2 AND 1, PASS AT 526.38 FEET COMMON SOUTH CORNER OF SAID TRACTS 1 AND 2, PASS AT 773.60 FEET A 1/2 INCH IRON ROD FOUND FOR THE NORTHERLY NORTHEAST CORNER OF SAID ROLAND ADAM ASHLEY JR. CALLED 3.05 ACRE TRACT, IN ALL A DISTANCE OF 1028.94 FEET TO A PK NAIL FOUND AT THE APPROXIMATE CENTERLINE OF SAID COUNTY ROAD 184 FOR 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 127.49 FEET TO THE POINT OF BEGINNING AND CONTAINING 9.6242 ACRES OF LAND, MORE OR LESS.

SURVEYOR'S CERTIFICATION

TO: TARVER ABSTRACT COMPANY, SCOTTY LYNETTE NUGENT AND MICHAEL DEAN NUGENT, 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 SURVEYED BASED ON LEGAL DESCRIPTIONS SUPPLIED BY TITLE COMPANY. EASEMENTS, BUILDING LINES, ETC., SHOWN ARE AS IDENTIFIED BY GF NO. 2022052142-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 PLOTTABLE)
 - 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 PLOTTABLE)
 - 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 PLOTTABLE)

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 9.6242 ACRES (419,228 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 CALLED 6 ACRE TRACT, CALLED TRACT 1, ALL OF A CALLED 4 ACRE TRACT, CALLED TRACT 2, 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: SCOTTY LYNETTE NUGENT & MICHAEL DEAN NUGENT

TBPLS LICENSE # 10193909
712 F.M. 562
ANAHUAC, TX 77514
(409) 267-3002
www.wellstandsurvey.com
Copyright 2022

JOB NO: 231-22 B DATE: 04-05-22
DRAWN BY: AL SCALE: 1"=100'

LEGAL DESCRIPTION 9.6242 ACRES
P. P. DEVER LEAGUE, ABSTRACT NO. 22
LIBERTY COUNTY, TEXAS

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BRISCOE, AARON LEE DONATTO, FRANK ALCIDE DONATTO, AND CHERYL ANN DONATTO TRACT DESCRIBED IN CLERKS FILE NO. 2010-002657 OF THE OFFICIAL PUBLIC RECORDS OF LIBERTY COUNTY, THE NORTHEAST CORNER OF SAID TRACT 2, AND BEING THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

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

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