

12.1873 ACRES
530,881 SQ. FEET

LEGAL DESCRIPTION 12.1873 ACRE TRACT
H. & T. C. RAILROAD SURVEY NO. 177, ABSTRACT NO. 269
LIBERTY COUNTY, TEXAS

BEING A TRACT OR PARCEL CONTAINING 12.1873 ACRES (530,881 SQUARE FEET) OF LAND SITUATED IN THE H. & T. C. RAILROAD SURVEY NO. 177, ABSTRACT NO. 269, LIBERTY COUNTY, TEXAS, BEING OUT OF AND A PART OF A CALLED 15.19 ACRE TRACT CONVEYED FROM NETA ELIZABETH WOODRUFF TO RICKY D. BARNHART AND KAREN BARNHART RECORDED IN CLERKS FILE NO. 2019-015729 OF THE OFFICIAL PUBLIC RECORDS OF LIBERTY COUNTY, SAID 12.1873 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 1/2 INCH BENT IRON ROD FOUND IN THE EAST RIGHT OF WAY LINE OF COUNTY ROAD 2058 (60 FOOT RIGHT OF WAY) FOR THE SOUTHWEST CORNER OF THE NETA ELIZABETH WOODRUFF CALLED 15.19 ACRE TRACT, CALLED TRACT 2 RECORDED IN CLERKS FILE NO. 2014-017713 OF THE OFFICIAL PUBLIC RECORDS OF LIBERTY COUNTY, AND BEING THE NORTHWEST CORNER OF SAID 15.19 ACRE TRACT AND THE HEREIN DESCRIBED TRACT;

THENCE NORTH 86 DEGREES 27 MINUTES 10 SECONDS EAST, ALONG THE SOUTH LINE OF SAID NETA ELIZABETH WOODRUFF CALLED 15.19 ACRE TRACT, AND WITH THE NORTH LINE OF SAID 15.19 ACRE TRACT, A DISTANCE OF 2147.87 FEET TO A 1/2 INCH IRON ROD FOUND IN THE WEST LINE OF THE ALICE A. CLARK AND RALPH D. CLARK CALLED 47.44 ACRE TRACT, CALLED TRACT 1 RECORDED IN VOLUME 1490, PAGE 219 OF THE OFFICIAL PUBLIC RECORDS OF LIBERTY COUNTY FOR THE SOUTHEAST CORNER OF SAID NETA ELIZABETH WOODRUFF CALLED 15.19 ACRE TRACT, AND BEING THE NORTHEAST CORNER OF SAID 15.19 ACRE TRACT AND THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 03 DEGREES 32 MINUTES 39 SECONDS EAST, ALONG THE WEST LINE OF SAID ALICE A. CLARK AND RALPH D. CLARK CALLED 47.44 ACRE TRACT, AND WITH THE EAST LINE OF SAID 15.19 ACRE TRACT, A DISTANCE OF 116.21 FEET TO A 1/2 INCH IRON ROD FOUND FOR AN ANGLE POINT IN THE EAST LINE OF THE HEREIN DESCRIBED TRACT, FROM WHICH A 1/2 INCH IRON PIPE FOUND BEARS SOUTH 72 DEGREES 50 MINUTES WEST, 0.44 FEET;

THENCE SOUTH 03 DEGREES 52 MINUTES 03 SECONDS EAST, CONTINUING ALONG THE WEST LINE OF SAID ALICE A. CLARK AND RALPH D. CLARK CALLED 47.44 ACRE TRACT, AND WITH THE EAST LINE OF SAID 15.19 ACRE TRACT, A DISTANCE OF 191.11 FEET TO A 1/2 INCH IRON ROD FOUND FOR THE NORTHEAST CORNER OF THE LANDON HESSLER AND SARAH HESSLER CALLED 15.47 ACRE TRACT DESCRIBED IN CLERKS FILE NO. 2015-009407 OF THE OFFICIAL PUBLIC RECORDS OF LIBERTY COUNTY, AND BEING THE SOUTHEAST CORNER OF SAID 15.19 ACRE TRACT AND THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 86 DEGREES 27 MINUTES 10 SECONDS WEST, ALONG THE NORTH LINE OF SAID LANDON HESSLER AND SARAH HESSLER CALLED 15.47 ACRE TRACT, AND WITH THE SOUTH LINE OF SAID 15.19 ACRE TRACT, A DISTANCE OF 1629.68 FEET TO A 5/8 INCH CAPPED IRON ROD FOUND FOR THE SOUTHEAST CORNER OF A THE LEONARDO SANCHEZ AND REBEKAH MINERVA SANCHEZ CALLED 2.0000 ACRE TRACT RECORDED IN CLERKS FILE NO. 2022-048356 OF THE OFFICIAL PUBLIC RECORDS OF LIBERTY COUNTY, AND BEING THE SOUTHERLY SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 01 DEGREES 52 MINUTES 28 SECONDS WEST, ACROSS SAID 15.19 ACRE TRACT, WITH THE EAST LINE OF SAID LEONARDO SANCHEZ AND REBEKAH MINERVA SANCHEZ CALLED 2.0000 ACRE TRACT, AND WITH THE EAST LINE OF THE MOSES CAMPOS III AND ISRA ABU-YAMAN 1.0000 ACRE TRACT DESCRIBED IN CLERKS FILE NO. 2022-048356 OF THE OFFICIAL PUBLIC RECORDS OF LIBERTY COUNTY, PASS AT 165.00 A 5/8 CAPPED IRON ROD FOUND FOR THE COMMON EAST CORNER OF SAID LEONARDO SANCHEZ AND REBEKAH MINERVA SANCHEZ CALLED 2.0000 ACRE TRACT, AND SAID MOSES CAMPOS III AND ISRA ABU-YAMAN 1.0000 ACRE TRACT, IN ALL A DISTANCE OF 247.50 FEET TO A 5/8 INCH CAPPED IRON ROD FOUND FOR THE NORTHEAST CORNER OF SAID MOSES CAMPOS III AND ISRA ABU-YAMAN 1.0000 ACRE TRACT, AND BEING AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 86 DEGREES 27 MINUTES 10 SECONDS WEST, ACROSS SAID 15.19 ACRE TRACT, WITH THE NORTH LINE OF SAID MOSES CAMPOS III AND ISRA ABU-YAMAN 1.0000 ACRE TRACT, A DISTANCE OF 528.23 FEET TO A 5/8 INCH CAPPED IRON ROD FOUND IN THE EAST LINE OF SAID COUNTY ROAD 2058, AND IN THE WEST LINE OF SAID 15.19 ACRE TRACT FOR THE NORTHWEST CORNER OF SAID MOSES CAMPOS III AND ISRA ABU-YAMAN 1.0000 ACRE TRACT, AND BEING THE WESTERLY SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 01 DEGREES 52 MINUTES 28 SECONDS WEST, ALONG THE EAST LINE OF SAID COUNTY ROAD 2058, AND WITH THE WEST LINE OF SAID 15.19 ACRE TRACT, A DISTANCE OF 59.95 FEET TO THE POINT OF BEGINNING AND CONTAINING 12.1873 ACRES OF LAND, MORE OR LESS.

- LEGEND:**
- POB - POINT OF BEGINNING
 - x- BARBED WIRE FENCE
 - IRF - IRON ROD FOUND
 - F.I.R.M. - FLOOD INSURANCE RATE MAP
 - OPRLC - OFFICIAL PUBLIC RECORDS OF LIBERTY COUNTY
 - CIRF - CAPPED IRON ROD FOUND
 - IPF - IRON PIPE FOUND
 - BIRF - BENT IRON ROD FOUND

PROPERTY LIES WITHIN FLOOD ZONE 'X', ACCORDING TO F.I.R.M. NO. 48291003500, 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.

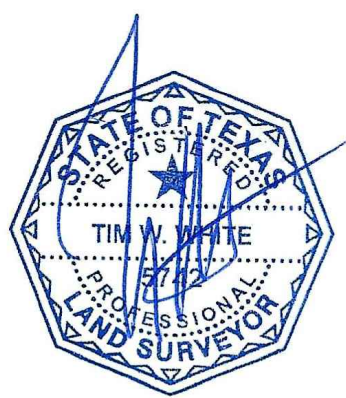
SURVEY OF

BEING A TRACT OR PARCEL CONTAINING 12.1873 ACRES (530,881 SQUARE FEET) OF LAND SITUATED IN THE H. & T. C. RAILROAD SURVEY NO. 177, ABSTRACT NO. 269, LIBERTY COUNTY, TEXAS, BEING OUT OF AND A PART OF A CALLED 15.19 ACRE TRACT CONVEYED FROM NETA ELIZABETH WOODRUFF TO RICKY D. BARNHART AND KAREN BARNHART RECORDED IN CLERKS FILE NO. 2019-015729 OF THE OFFICIAL PUBLIC RECORDS OF LIBERTY COUNTY.

- NOTES:**
- THE BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, 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, 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 ON, OR REPRODUCTION. COPYRIGHT 2022. ALL RIGHTS RESERVED.

SURVEYOR'S CERTIFICATION

TO: KAREN BARNHART, 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 OCTOBER 31, 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

ADDRESS: 902 CR-2058 LIBERTY, TX 77575		SURVEYED FOR: KAREN BARNHART	
TBPLS LICENSE # 10193909		712 F.M. 562 ANAHUAC, TX 77514 (409) 267-3002	
www.wellslandsurvey.com			
JOB NO: 812-22	DATE: 10-31-22	DRAWN BY: AL	
SCALE: 1"= 120'			