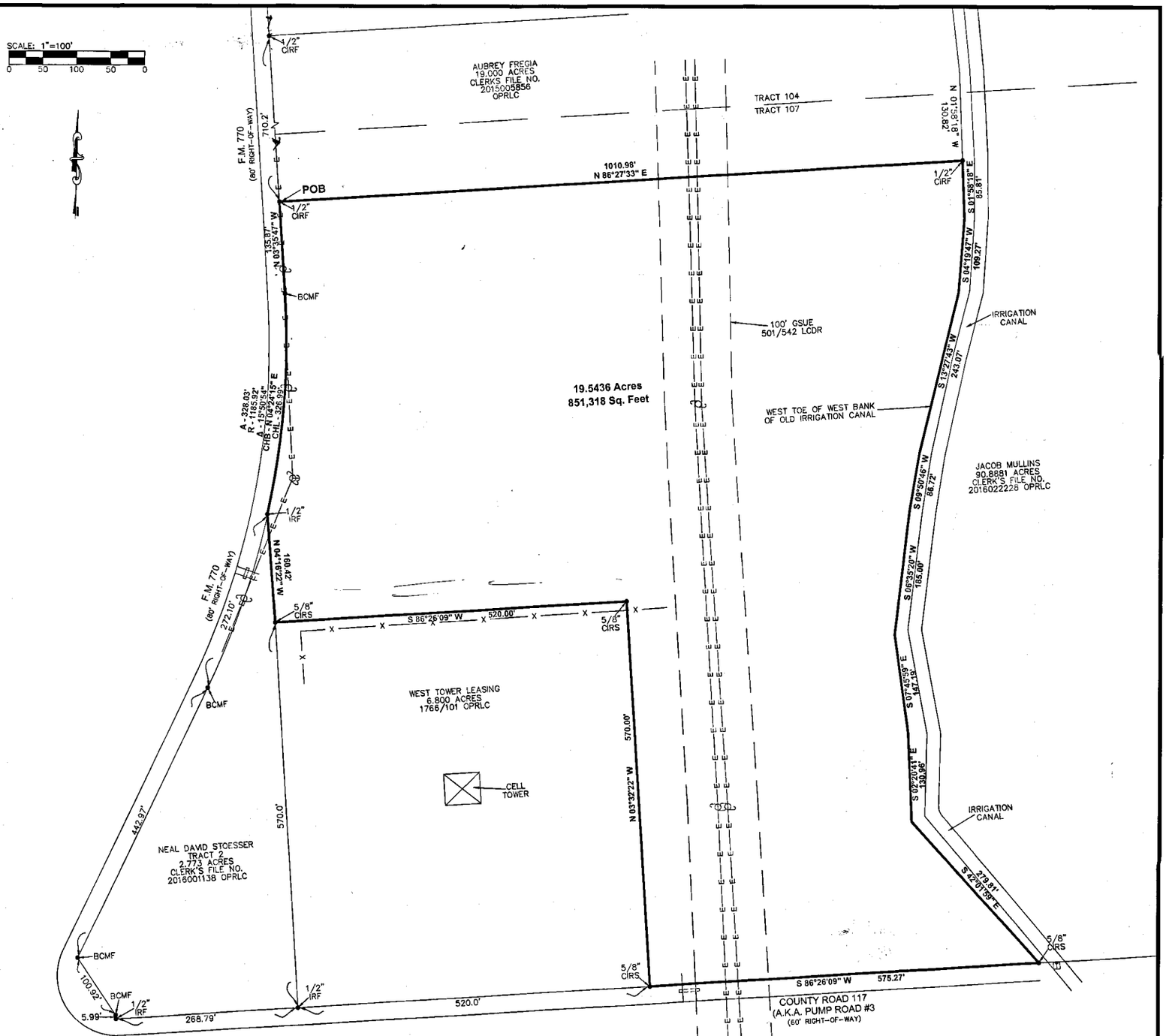

LEGAL DESCRIPTION
19.5436 ACRES

A TRACT OR PARCEL CONTAINING 19.5436 ACRES (851,318 SQUARE FEET) OF LAND SITUATED IN THE PETER MASON LEAGUE, ABSTRACT NO. 69, LIBERTY COUNTY, TEXAS, BEING THE REMAINDER OF A CALLED 40.9 ACRE TRACT CONVEYED FROM PATRICIA A. BARROW AND HUSBAND MICHAEL J. BARROW TO RONNIE E. DAVIS AND JIMMY A. DAVIS, DESCRIBED IN VOLUME 867, PAGE 247 OF THE LIBERTY COUNTY DEED RECORDS, AND BEING OUT OF AND PART OF TRACT 107 OF THE RAYWOOD PROPERTY SUBDIVISION ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME N, PAGE 606, OF THE LIBERTY COUNTY DEED RECORDS AND IN VOLUME 2, PAGE 62 OF THE LIBERTY COUNTY MAP RECORDS, SAID 19.5436 ACRE TRACT OF LAND 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 ½ INCH CAPPED IRON ROD FOUND IN THE EAST RIGHT OF WAY LINE OF FARM TO MARKET 770 (80 FOOT RIGHT OF WAY) FOR THE SOUTHWEST CORNER OF THE AUBREY FREGIA 19.000 ACRE TRACT, DESCRIBED IN CLERKS FILE NO. 2015005856 OF THE OFFICIAL PUBLIC RECORDS OF LIBERTY COUNTY, BEING THE WEST LINE OF SAID CALLED 40.9 ACRE TRACT AND THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 86 DEGREES 27 MINUTES 33 SECONDS EAST, ALONG THE SOUTH LINE OF SAID AUBREY FREGIA 19.000 ACRE TRACT, AND THE NORTH LINE OF SAID CALLED 40.9 ACRE TRACT, A DISTANCE OF 1010.98 FEET TO A ½ INCH CAPPED IRON ROD FOUND AT THE WEST TOE OF THE WEST BANK OF AN IRRIGATION CANAL AND THE WEST LINE OF THE JACOB MULLINS 90.8881 ACRE TRACT DESCRIBED IN CLERKS FILE NO. 2016022228 OF THE OFFICIAL PUBLIC RECORDS OF LIBERTY COUNTY, FOR THE SOUTHEAST CORNER OF SAID AUBREY FREGIA 19.000 ACRE TRACT, BEING THE EAST LINE OF SAID CALLED 40.9 ACRE TRACT AND THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE IN A SOUTHERLY DIRECTION ALONG THE MEANDERS OF THE WEST TOE OF THE WEST BANK OF SAID IRRIGATION CANAL AND THE INTENDED COMMON BOUNDARY LINE OF SAID JACOB MULLINS 90.8881 ACRE TRACT AND SAID 40.9 ACRE TRACT, THE FOLLOWING COURSES AND DISTANCES:

SOUTH 01 DEGREES 58 MINUTES 18 SECONDS EAST, A DISTANCE OF 85.81 FEET;

SOUTH 04 DEGREES 19 MINUTES 47 SECONDS WEST, A DISTANCE OF 109.27 FEET;

SOUTH 13 DEGREES 27 MINUTES 43 SECONDS WEST, A DISTANCE OF 243.07 FEET;

SOUTH 09 DEGREES 50 MINUTES 46 SECONDS WEST, A DISTANCE OF 66.72 FEET;

SOUTH 06 DEGREES 35 MINUTES 20 SECONDS WEST, A DISTANCE OF 185.00 FEET;

SOUTH 07 DEGREES 45 MINUTES 59 SECONDS EAST, A DISTANCE OF 147.19 FEET;

SOUTH 02 DEGREES 20 MINUTES 41 SECONDS EAST, A DISTANCE OF 130.96 FEET;

SOUTH 42 DEGREES 01 MINUTES 59 SECONDS EAST, A DISTANCE OF 279.81 FEET, TO A 5/8 INCH CAPPED IRON ROD SET IN THE NORTH RIGHT OF WAY LINE OF COUNTY ROAD 117 (ALSO KNOWN AS PUMP ROAD # 3) (60 FOOT RIGHT OF WAY) FOR THE SOUTHWEST CORNER OF SAID JACOB MULLINS 90.8881 ACRE TRACT, BEING THE SOUTHEAST CORNER OF SAID CALLED 40.9 ACRE TRACT AND THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 86 DEGREES 26 MINUTES 09 SECONDS WEST, ALONG THE NORTH LINE OF SAID COUNTY ROAD 117, A DISTANCE OF 575.27 FEET TO A 5/8 INCH CAPPED IRON ROD SET FOR THE SOUTHEAST CORNER OF THE WEST TOWER LEASING CALLED 6.80 ACRE TRACT, DESCRIBED IN VOLUME 1766, PAGE 101 OF THE OFFICIAL PUBLIC RECORDS OF LIBERTY COUNTY, BEING THE SOUTHERLY SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 03 DEGREES 32 MINUTES 22 SECONDS WEST, ALONG THE EAST LINE OF SAID WEST TOWER LEASING CALLED 6.80 ACRE TRACT, A DISTANCE OF 570.00 FEET TO A 5/8 INCH CAPPED IRON ROD SET FOR THE NORTHEAST CORNER OF WEST TOWER LEASING CALLED 6.80 ACRE TRACT, AND BEING AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 86 DEGREES 26 MINUTES 09 SECONDS WEST, ALONG THE NORTH LINE OF SAID WEST TOWER LEASING CALLED 6.80 ACRE TRACT, A DISTANCE OF 520.00 FEET TO A 5/8 INCH CAPPED IRON ROD SET IN THE EAST LINE OF THE NEAL DAVID STOESSER CALLED 2.773 ACRE TRACT, CALLED TRACT 2, DESCRIBED IN CLERKS FILE NO. 2016001138 OF THE OFFICIAL PUBLIC RECORDS OF LIBERTY COUNTY, FOR THE NORTHWEST CORNER OF SAID WEST TOWER LEASING CALLED 6.80 ACRE TRACT, BEING THE NORTHERLY SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 04 DEGREES 18 MINUTES 22 SECONDS WEST, ALONG THE EAST LINE OF NEAL DAVID STOESSER CALLED 2.773 ACRE TRACT CALLED TRACT 2, AND THE WEST LINE OF SAID CALLED 40.9 ACRE TRACT, A DISTANCE OF 160.42 FEET TO A ½ INCH IRON ROD FOUND IN THE EAST RIGHT OF WAY LINE OF SAID FM 770 (80 FOOT RIGHT OF WAY), FOR THE NORTHERLY CORNER OF SAID NEAL DAVID STOESSER CALLED 2.773 ACRE TRACT, CALLED TRACT 2, BEING THE BEGINNING OF A NON TANGENT CURVE TO THE LEFT;

THENCE IN A NORTHEASTERLY DIRECTION, ALONG THE EAST LINE OF SAID FM 770 AND ALONG SAID ARC OF SAID CURVE TO THE LEFT, WHICH HAS A RADIUS OF 1185.92 FEET, A CENTRAL ANGLE OF 15 DEGREES 50 MINUTES 54 SECONDS, A LENGTH OF 328.03 FEET AND A CHORD BEARING NORTH 04 DEGREES 24 MINUTES 15 SECONDS EAST, 326.99 FEET TO A BROKEN CONCRETE MONUMENT FOUND IN THE EAST RIGHT OF WAY LINE OF SAID FM 770 AT THE END OF SAID CURVE;

THENCE NORTH 03 DEGREES 35 MINUTES 47 SECONDS WEST, ALONG THE EAST RIGHT OF WAY LINE OF SAID FM 770 AND THE WEST LINE OF SAID CALLED 40.9 ACRE TRACT, A DISTANCE OF 135.87 FEET TO THE POINT OF BEGINNING, AND CONTAINING 19.5436 ACRES OF LAND, MORE OR LESS.

NOTES:
1. THE BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 83.
2. 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.
3. NOTHING IN THIS SURVEY IS INTENDED TO EXPRESS AN OPINION REGARDING OWNERSHIP OR TITLE.
4. 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.
5. SURVEY IS CERTIFIED FOR THIS TRANSACTION ONLY.
6. 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 OF REPRODUCTION. COPYRIGHT 2015. ALL RIGHTS RESERVED.

SURVEYOR'S CERTIFICATION

TO: MORGAN POTETZ, 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 JANUARY 23, 2017, 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.

STATE OF TEXAS
REGISTERED
TIM W. WHITE
5742
PROFESSIONAL
LAND SURVEYOR

Tim Wells White, Registered Professional Land Surveyor No. 5742

LEGEND:

POB – POINT OF BEGINNING
—E— OVERHEAD ELECTRIC LINES
E GUY WIRE
UTILITY POLE
TELEPHONE PEDESTAL
IRF – IRON ROD FOUND
CIRF – CAPPED IRON ROD FOUND
CIRS – CAPPED IRON ROD SET
F.I.R.M. – FLOOD INSURANCE RATE MAP
CHB – CHORD BEARING
CHL – CHORD LENGTH
BCMF – BROKEN CONCRETE MONUMENT FOUND
GSUE – GULF STATES UTILITY EASEMENT

PROPERTY LIES WITHIN FLOOD ZONE "X", ACCORDING TO F.I.R.M. NO. 48291C0475C, DATED MAY 02, 2008, 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

A TRACT OR PARCEL CONTAINING 19.5436 ACRES (851,318 SQUARE FEET) OF LAND SITUATED IN THE PETER MASON LEAGUE, ABSTRACT NO. 69, LIBERTY COUNTY, TEXAS, BEING THE REMAINDER OF A CALLED 40.9 ACRE TRACT CONVEYED FROM PATRICIA A BARROW AND HUSBAND MICHAEL J. BARROW TO RONNIE E. DAVIS AND JIMMY A. DAVIS, DESCRIBED IN VOLUME 867, PAGE 247 OF THE LIBERTY COUNTY DEED RECORDS, AND BEING OUT OF AND PART OF TRACT 107 OF THE RAYWOOD PROPERTY SUBDIVISION ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME N, PAGE 606, OF THE LIBERTY COUNTY DEED RECORDS AND IN VOLUME 2, PAGE 62 OF THE LIBERTY COUNTY MAP RECORDS.

ADDRESS: F.M. 770 RAYWOOD, TX 77582	*BUYER: MORGAN POTETZ*

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JOB NO: 024-17	DATE: 01-23-17
DRAWN BY: AGS	SCALE: 1"= 100'