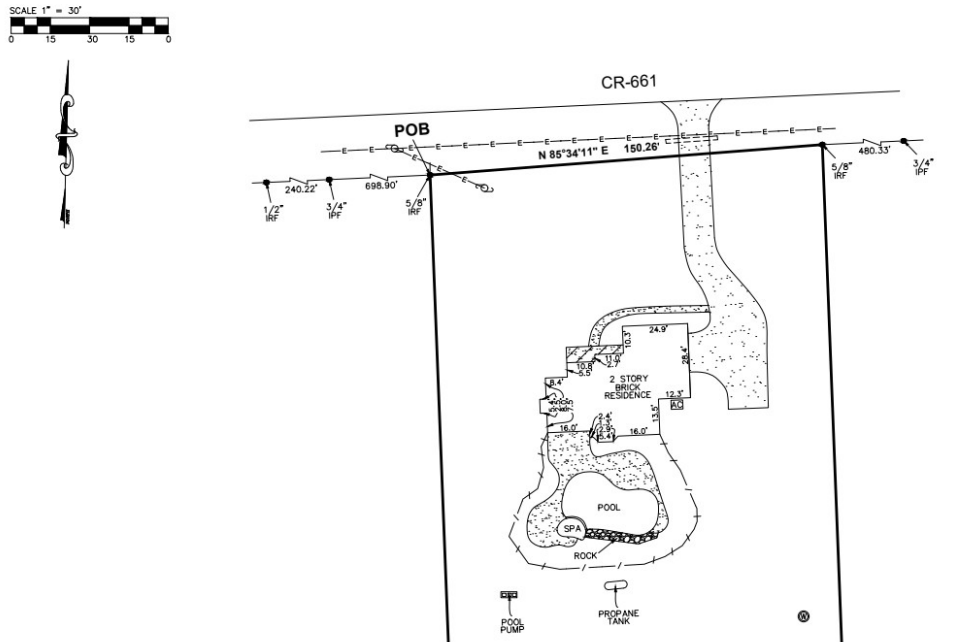

LEGAL DESCRIPTION 1.7528 ACRES
T. & N. O. RAILROAD SURVEY, NO. 74, ABSTRACT NO. 357
LIBERTY COUNTY, TEXAS

A TRACT OR PARCEL OF LAND CONTAINING 1.7528 ACRES (76,350 SQUARE FEET) OF LAND, SITUATED IN BLOCK 16 OF THE T. & N. O. RAILROAD COMPANY SURVEY NO. 74, ABSTRACT NO. 357, IN LIBERTY COUNTY, TEXAS, BEING THAT SAME CALLED 1.75 ACRE TRACT, CONVEYED FROM JAMES O. MOFFETT AND WIFE MARY L. MOFFETT TO RUSSEL W. GINSEL AND WIFE, SHARON K. GINSEL, DESCRIBED IN VOLUME 1928, PAGE 401 OF THE OFFICIAL PUBLIC RECORDS OF LIBERTY COUNTY, SAID 1.7528 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 5/8 IRON ROD FOUND IN THE SOUTH RIGHT OF WAY LINE OF COUNTY ROAD 661, BEING THE NORTHEAST CORNER OF THE KEATON SIVILS, CALLED 2.9223 ACRE TRACT DESCRIBED IN VOLUME 1335, PAGE 683 OF THE OFFICAL PUBLIC RECORDS OF LIBERTY COUNTY, AND BEING THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 85 DEGREES 34 MINUTES 11 SECONDS EAST, ALONG THE SOUTH RIGHT OF WAY LINE OF COUNTY ROAD 661, A DISTANCE OF 150.26 FEET TO A 5/8 INCH IRON ROD FOUND FOR THE NORTHWEST CORNER OF LAURA ALLEN CALLED 1.63 ACRE TRACT DESCRIBED IN CLERKS FILE NUMBER 2018017677 OF THE OFFICAL PUBLIC RECORDS OF LIBERTY COUNTY, AND BEING THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 02 DEGREES 13 MINUTES 20 SECONDS EAST, ALONG THE WEST LINE OF THE SAID LAURA ALLEN CALLED 1.63 ACRE TRACT, A DISTANCE OF 508.40 FEET TO A 5/8 INCH CAPPED IRON ROD SET IN THE NORTH LINE OF JAMES MOFFETT CALLED 4.19 ACRE TRACT DESCRIBED IN CLERKS FILE NUMBER 2018017676 OF THE OFFICAL PUBLIC RECORDS OF LIBERTY COUNTY, AND BEING THE SOUTHWEST CORNER OF SAID LAURA ALLEN CALLED 1.63 ACRE TRACT, AND THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 85 DEGREES 17 MINUTES 50 SECONDS WEST, ALONG THE NORTH LINE OF SAID JAMES MOFFETT CALLED 4.19 ACRE TRACT, A DISTANCE OF 150.14 FEET TO A 5/8 INCH IRON ROD FOUND IN THE EAST LINE OF THE SAID KEATON SILVILS CALLED 2.9223 ACRE TRACT, BEING THE NORTHWEST CORNER OF THE SAID JAMES MOFFETT CALLED 4.19 ACRE TRACT AND BEING THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 02 DEGREES 14 MINUTES 21 SECONDS WEST, ALONG THE EAST LINE OF SAID KEATON SILVILS CALLED 2.9223 ACRE TRACT, A DISTANCE OF 509.11 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.7528 ACRES OF LAND, MORE OR LESS.

KELTON SILVILS
CALLED 2.9223 ACRES
1335/683 OPRLC

LAURA ALLEN
1.63 ACRES
CLERK'S FILE NO.
2018017677 OPRLC

N 02°14'21" W 509.11'

S 02°13'20" E 508.40'

1.7528 Acres
76,350 Sq. Feet

5/8" IRF

5/8" CIRS

S 85°17'50" W 150.14'

JAMES MOFFETT
4.19 ACRES
CLERK'S FILE NO.
2018017676 OPRLC

LEGEND:

—x— BARBED WIRE FENCE
—E— OVERHEAD ELECTRIC LINES
—/— WROUGHT IRON FENCE
COVERED CONCRETE
CONCRETE
— UTILITY POLE
(W) — WATER WELL
IRF — IRON ROD FOUND
CIRS — CAPPED IRON ROD SET
IPF — IRON PIPE FOUND
F.I.R.M. — FLOOD INSURANCE RATE MAP
AC — AIR CONDITIONER
OPRLC — OFFICIAL PUBLIC RECORDS OF LIBERTY COUNTY
POB — POINT OF BEGINNING

NOTES:
1. THE BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 83.
2. SURVEYOR DID NOT ABSTRACT PROPERTY. SURVEY BASED ON LEGAL DESCRIPTIONS SUPPLIED BY TITLE COMPANY. EASEMENTS, BUILDING LINES, ETC., SHOWN ARE AS IDENTIFIED BY OF NO. 1320388 OF MORTGAGE CONNECT OF TEXAS, LLC.
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 2020. ALL RIGHTS RESERVED.

SURVEYOR'S CERTIFICATION

TO: MORTGAGE CONNECT OF TEXAS, LLC AND SHARON K. GINSEL , 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 JUNE 04, 2020. 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

PROPERTY LIES WITHIN FLOOD ZONE "X", ACCORDING TO F.I.R.M. NO. 48291C0420D, 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

A TRACT OR PARCEL OF LAND CONTAINING 1.7528 ACRES (76,350 SQUARE FEET) OF LAND, SITUATED IN BLOCK 16 OF THE T. & N. O. RAILROAD COMPANY SURVEY NO. 74, ABSTRACT NO. 357, IN LIBERTY COUNTY, TEXAS, BEING THAT SAME CALLED 1.75 ACRE TRACT, CONVEYED FROM JAMES O. MOFFETT AND WIFE MARY L. MOFFETT TO RUSSEL W. GINSEL AND WIFE, SHARON K. GINSEL, DESCRIBED IN VOLUME 1928, PAGE 401 OF THE OFFICIAL PUBLIC RECORDS OF LIBERTY COUNTY.

ADDRESS: 3047 CR-661 DAYTON, TX 77535	BUYER: SHARON K. GINSEL

TBPLS LICENSE # 10193901

WELLS LAND SURVEY
712 F.M. 562
ANAHUAC, TX 77514
(409) 267-3002

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JOB NO: 342-20	DATE: 06-04-20
DRAWN BY: AL	SCALE: 1"= 30'