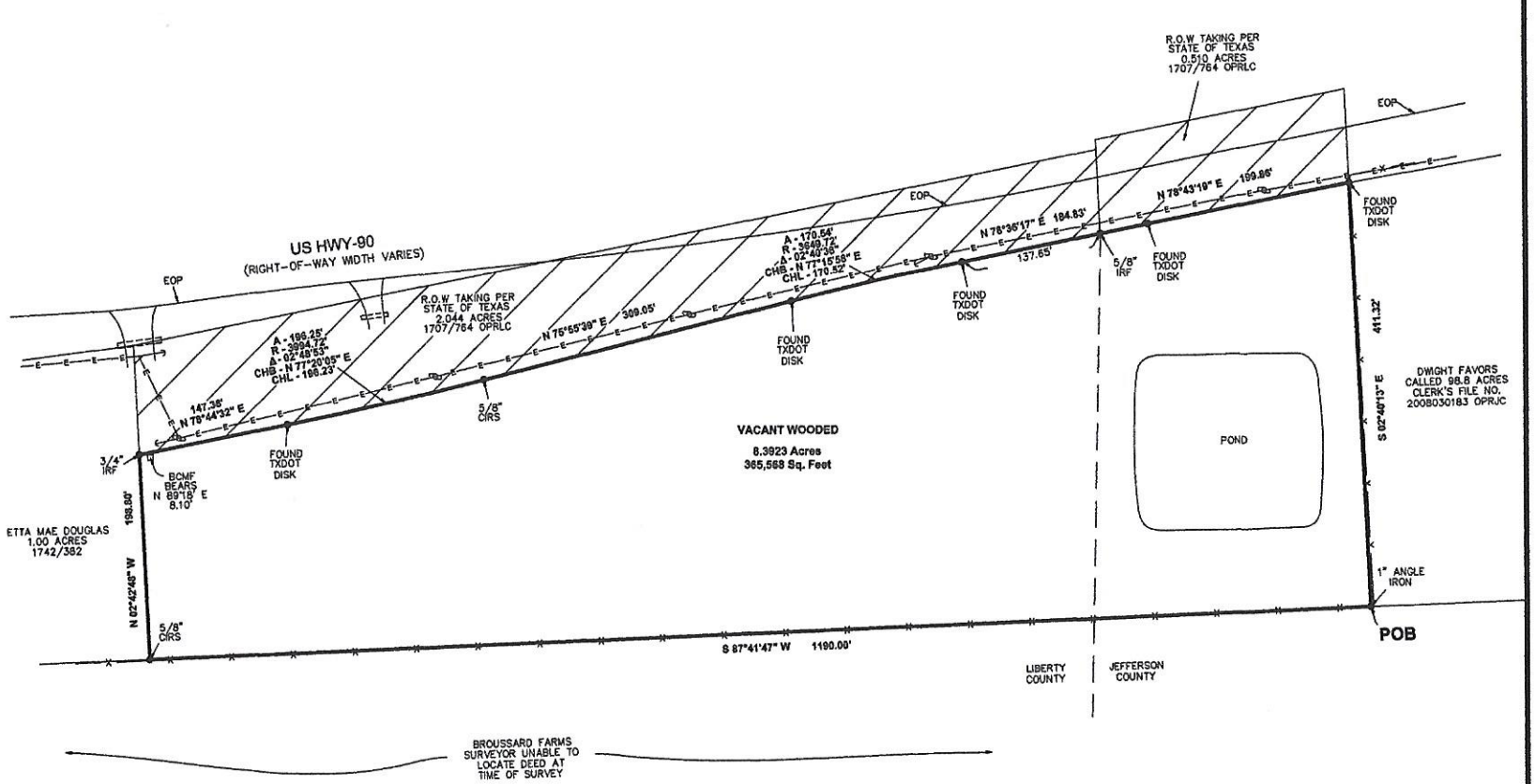
SCALE: 1"= 80'

0 40 80 40 0



LEGAL DESCRIPTION 8.3923 ACRES
JOHN VANNESS SURVEY, ABSTRACT NO. 380, JEFFERSON COUNTY, TEXAS
JOHN VANNESS SURVEY, ABSTRACT NO. 869, LIBERTY COUNTY, TEXAS

BEING A TRACT OR PARCEL CONTAINING 8.3923 ACRES (365,568 SQUARE FEET) OF LAND IN THE JOHN VANNESS SURVEY, ABSTRACT NO. 380, JEFFERSON COUNTY, TEXAS, AND IN THE JOHN VANNESS SURVEY, ABSTRACT NO. 869, LIBERTY COUNTY, TEXAS, BEING THE RESIDUE OF THAT CERTAIN 11.0 ACRE TRACT CONVEYED TO ERVIN HACKETT AND WIFE ELIZABETH HACKETT BY WARRANTY DEED WITH VENDORS LIEN DATED JANUARY 29, 1980 RECORDED IN VOLUME 871, PAGE 608 OF THE LIBERTY COUNTY DEED RECORDS, SAID 8.3923 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 AN OLD 1 INCH ANGLE IRON FOUND FOR THE SOUTHEAST CORNER OF SAID 11.0 ACRE TRACT AND BEING IN THE NORTH LINE OF THE BROUSSARD FARMS TRACT (SURVEYOR UNABLE TO LOCATE DEED AT TIME OF SURVEY), BEING THE SOUTH-WEST CORNER OF THE DWIGHT FAVORS CALLED 98.8 ACRES DESCRIBED IN CLERKS FILE NO. 2008-030183 OF THE OFFICIAL PUBLIC RECORDS OF JEFFERSON COUNTY;

THENCE SOUTH 87 DEGREES 41 MINUTES 47 SECONDS WEST, ALONG THE NORTH LINE OF SAID BROUSSARD FARMS AND THE SOUTH LINE OF SAID 11.0 ACRE TRACT, A DISTANCE OF 1190.00 FEET TO A 5/8 INCH CAPPED IRON ROD SET FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 02 DEGREES 42 MINUTES 46 SECONDS WEST, ALONG THE EAST LINE OF THE ETTA MAE DOUGLAS CALLED 1.00 ACRE TRACT DESCRIBED IN VOLUME 1742, PAGE 382 OF THE OFFICIAL PUBLIC RECORDS OF LIBERTY COUNTY, A DISTANCE OF 198.60 FEET TO THE SOUTHWEST CORNER OF A CALLED 2.044 ACRE TRACT CONVEYED TO THE STATE OF TEXAS AND DESCRIBED IN VOLUME 1707, PACE 764 OF THE OFFICIAL PUBLIC RECORDS OF LIBERTY COUNTY AND BEING THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, FROM WHICH A BROKEN CONCRETE MONUMENT FOUND BEARS NORTH 89 DEGREES 18 MINUTES EAST, 8.10 FEET;

THENCE NORTH 78 DEGREES 44 MINUTES 32 SECONDS EAST, ALONG THE SOUTH LINE OF SAID 2.044 ACRE STATE OF TEXAS TRACT, WITH THE SOUTH LINE OF U.S. HIGHWAY 90 (RIGHT OF WAY WIDTH VARIES), A DISTANCE OF 147.38 FEET TO A FOUND TXDOT DISK AT THE BEGINNING OF A TANGENT CURVE TO THE LEFT;

THENCE IN A NORTHEASTERLY DIRECTION CONTINUING ALONG THE SOUTH LINE OF SAID 2.044 ACRES AND THE SOUTH LINE OF SAID U. S. HIGHWAY 90, ALONG SAID CURVE TO THE LEFT HAVING A RADIUS OF 3994.72 FEET, AN ARC LENGTH OF 196.25 FEET, AN INTERIOR ANGLE OF 02 DEGREES 48 MINUTES 53 SECONDS, AND A CHORD BEARING NORTH 77 DEGREES 20 MINUTES 05 SECONDS EAST, 196.23 FEET TO A 5/8 INCH CAPPED IRON ROD SET AT THE END OF SAID CURVE;

THENCE NORTH 75 DEGREES 55 MINUTES 39 SECONDS EAST, CONTINUING ALONG THE SOUTH LINE OF SAID 2.044 ACRE TRACT AND THE SOUTH LINE OF SAID U. S. HIGHWAY 90, A DISTANCE OF 309.05 FEET TO A FOUND TXDOT DISK AT THE BEGINNING OF A TANGENT CURVE TO THE RIGHT;

THENCE IN A NORTHEASTERLY DIRECTION CONTINUING ALONG THE SOUTH LINE OF SAID U. S. HIGHWAY 90, WITH THE SOUTH LINE OF SAID 2.044 ACRE TRACT AND SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 3649.72 FEET, AN ARC LENGTH OF 170.54 FEET, AN INTERIOR ANGLE OF 02 DEGREES 40 MINUTES 36 SECONDS, AND A CHORD BEARING NORTH 77 DEGREES 15 MINUTES 58 SECONDS EAST, 170.52 FEET TO A FOUND TXDOT DISK AT THE END OF SAID CURVE;

THENCE NORTH 78 DEGREES 36 MINUTES 17 SECONDS EAST, CONTINUING ALONG THE SOUTH LINE OF SAID 2.044 ACRES AND THE SOUTH LINE OF U. S. HIGHWAY 90, PASS AT 137.65 FEET THE SOUTHEAST CORNER OF SAID 2.044 ACRE TRACT AND THE SOUTHWEST CORNER OF A STATE OF TEXAS 0.510 ACRE TRACT DESCRIBED IN VOLUME 1707, PAGE 764 OF THE OFFICIAL PUBLIC RECORDS OF JEFFERSON COUNTY, IN ALL A DISTANCE OF 184.83 FEET TO A FOUND TXDOT DISK FOR AN ANGLE POINT IN THE HEREIN DESCRIBED TRACT;

THENCE NORTH 78 DEGREES 43 MINUTES 19 SECONDS EAST, CONTINUING ALONG THE SOUTH LINE OF SAID U. S. HIGHWAY 90, WITH THE SOUTH LINE OF SAID 0.510 ACRE TRACT, A DISTANCE OF 199.86 FEET TO A FOUND TXDOT DISK FOR THE NORTHWEST CORNER OF SAID DWIGHT FAVORS CALLED 98.8 ACRE TRACT AND BEING THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THEN SOUTH 02 DEGREES 40 MINUTES 13 SECONDS EAST, ALONG THE WEST LINE OF SAID DWIGHT FAVORS CALLED 98.8 ACRE TRACT, A DISTANCE OF 411.32 FEET TO THE POINT OF BEGINNING AND CONTAINING 8.3923 ACRES OF LAND, MORE OR LESS.

LEGEND:

—x— BARBED WIRE FENCE
—E— OVERHEAD ELECTRIC LINES
<— GUY WIRE
UP — UTILITY POLE
IRF — IRON ROD FOUND
CIRS — CAPPED IRON ROD SET
EOP — EDGE OF PAVING
OPRLC — OFFICIAL PUBLIC RECORDS OF LIBERTY COUNTY
OPRJC — OFFICIAL PUBLIC RECORDS OF JEFFERSON COUNTY
POB — POINT OF BEGINNING

PROPERTY LIES WITHIN FLOOD ZONE "X/A", ACCORDING TO F.I.R.M. NO. 48291C0535C, 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.

SURVEYOR'S CERTIFICATION

TO: FILICE PRINCE, 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 SEPTEMBER 08, 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.

Tim Wells White, Registered Professional Land Surveyor No. 5742

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 2020. ALL RIGHTS RESERVED.

SURVEY OF

BEING A TRACT OR PARCEL CONTAINING 8.3923 ACRES (365,568 SQUARE FEET) OF LAND IN THE JOHN VANNESS SURVEY, ABSTRACT NO. 380, JEFFERSON COUNTY, TEXAS, AND IN THE JOHN VANNESS SURVEY, ABSTRACT NO. 869, LIBERTY COUNTY, TEXAS, BEING THE RESIDUE OF THAT CERTAIN 11.0 ACRE TRACT CONVEYED TO ERVIN HACKETT AND WIFE ELIZABETH HACKETT BY WARRANTY DEED WITH VENDORS LIEN DATED JANUARY 29, 1980 RECORDED IN VOLUME 871, PAGE 608 OF THE LIBERTY COUNTY DEED RECORDS.

ADDRESS: 0 HWY-90 NOME, TX	SURVEYED FOR: FILICE PRINCE
	TBPLS LICENSE # 10193901
WELLS LAND SURVEY	712 F.M. 562 ANAHUAC, TX 77514 (409) 267-3002
Copyright 2020	www.wellslandsurvey.com
JOB NO: 548-20	DATE: 09-08-20
DRAWN BY: AL	SCALE: 1"= 80'