

LEGAL DESCRIPTION
653.1023 ACRES

A TRACT OR PARCEL CONTAINING 653.1023 ACRES (28,449,138 SQUARE FEET) OF LAND IN THE H & TC RR CO. SURVEY NO. 170, ABSTRACT NO. 543, AND PART OF THE PETER MASON LEAGUE, ABSTRACT NO. 69, IN LIBERTY COUNTY, TEXAS, BEING ALL OF TRACTS 5 AND 6 OF THAT CERTAIN DEED DATED FEBRUARY 21, 1952, DESCRIBED IN VOLUME 365, PAGE 210 OF THE LIBERTY COUNTY DEED RECORDS, SAID 653.1023 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 INCH CAPPED IRON ROD SET IN THE EAST LINE OF STATE HIGHWAY FM 2830 (100 FOOT RIGHT OF WAY) BEING THE NORTH LINE OF SAID H & TC RR CO. SURVEY NO. 170, ABSTRACT NO. 543 AND THE SOUTH LINE OF THE H & TC RR CO. SURVEY NO. 171, ABSTRACT NO. 273, BEING NORTH 86 DEGREES 52 MINUTES 46 SECONDS EAST, A DISTANCE OF 50.81 FEET FORM THE CALLED NORTHWEST CORNER OF SAID TRACT 6, FROM WHICH A 1/2 INCH IRON ROD FOUND BEARS SOUTH 86 DEGREES 53 MINUTES WEST, 0.69 FEET:

THENCE NORTH 86 DEGREES 52 MINUTES 46 SECONDS EAST, ALONG THE NORTH LINE OF THE H & TC RR CO. SURVEY NO. 170, ABSTRACT NO. 543 AND THE SOUTH LINE OF THE H & TC RR CO. SURVEY NO. 171, ABSTRACT NO. 273, WITH THE NORTH LINE OF SAID TRACT 6, A DISTANCE OF 3881.19 FEET TO A 1\"/>

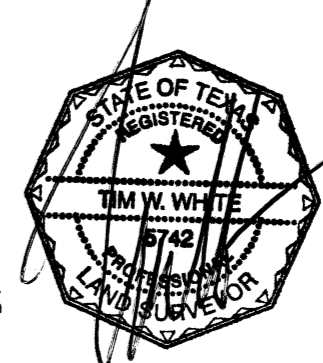
- LEGEND:**
- LCDR - LIBERTY COUNTY DEED RECORDS
 - OPRLC - OFFICIAL PUBLIC RECORDS LIBERTY COUNTY
 - POB - POINT OF BEGINNING
 - POC - POINT OF COMMENCING
 - x- BARBED WIRE FENCE
 - o- CHAIN LINK FENCE
 - E- OVERHEAD ELECTRIC LINES
 - △ - PIPELINE MARKER
 - ⊙ - POWER POLE

NOTES:

1. THE BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH 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 OR REPRODUCTION. COPYRIGHT 2014. ALL RIGHTS RESERVED.

PROPERTY LIES WITHIN FLOOD ZONE 'X', ACCORDING TO F.I.R.M. MAP NO. 48291C0475C, DATED MAY 2, 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 LARGER FLOOD PLAIN AND FLOODWAY RESTRICTIONS THAN SHOWN BY F.I.R.M. MAPS THAT MAY AFFECT DEVELOPMENT.

SURVEYOR'S CERTIFICATION
PROPERTY SUBJECT TO CITY ORDINANCES AND SUBDIVISION COVENANTS, CONDITIONS AND RESTRICTIONS. I hereby certify that this survey was made on the ground and that this plat correctly represents the facts found at the time of survey showing any improvements, from legal descriptions supplied by client. There are no encroachments apparent on the ground, except as shown. This survey is only certified for boundary and this transaction only.



SURVEY OF
A TRACT OR PARCEL CONTAINING 653.1023 ACRES (28,449,138 SQUARE FEET) OF LAND IN THE H & TC RR CO. SURVEY NO. 170, ABSTRACT NO. 543, AND PART OF THE PETER MASON LEAGUE, ABSTRACT NO. 69, IN LIBERTY COUNTY, TEXAS, BEING ALL OF TRACTS 5 AND 6 OF THAT CERTAIN DEED DATED FEBRUARY 21, 1952, DESCRIBED IN VOLUME 365, PAGE 210 OF THE LIBERTY COUNTY DEED RECORDS.

ADDRESS: FM 2830 SOUTH TX BUYER:
LIBERTY, TX 77575

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

Copyright 2014

JOB NO: 086-14A DATE: 06-01-14
DRAWN BY: KMJ CHECKED BY: TWW SCALE: 1"=500'