



DUSTIN PAUL MANESS  
CLERK'S FILE NO.  
2022-036663 OPRLC

WILEY TROUSDALE  
CALLED 17.75 ACRES  
CLERK'S FILE NO.  
2015-003159 OPRLC

POB  
1.7820 ACRES

POB  
1.7819 ACRES

POC  
1.7819 ACRES  
& 1.7820 ACRES

1.7820 ACRES  
77,623 SQ. FEET

1.7819 ACRES  
77,620 SQ. FEET

TRACT ONE  
CALLED 1.725 ACRES  
CLERK'S FILE NO.  
2015-008261 OPRLC

RESIDUE  
TRACT TWO  
CALLED 2.081 ACRES  
CLERK'S FILE NO.  
2015-008261 OPRLC

RICHARD HENRY JENSEN  
& CYNTHIA DIANNE JENSEN  
CALLED 1.725 ACRES  
1950/515 OPRLC

RICHARD HENRY JENSEN  
& CYNTHIA DIANNE JENSEN  
CALLED 1.00 ACRES  
804/185 DRLC

CR-401 (60' RIGHT-OF-WAY)

ASPHALT ROAD

MAG NAIL SET

MAG NAIL SET

LAURA LANE 40' RIGHT-OF-WAY  
542/184 DRLC

- LEGEND:**
- DRLC - DEED RECORDS LIBERTY COUNTY
  - E- OVERHEAD ELECTRIC LINES
  - GUY WIRE
  - ⊙ - UTILITY POLE
  - ⊞ - TELEPHONE PEDESTAL
  - IRF - IRON ROD FOUND
  - BIPF - BENT IRON PIPE FOUND
  - CIRS - CAPPED IRON ROD SET
  - F.I.R.M. - FLOOD INSURANCE RATE MAP
  - OPRLC - OFFICIAL PUBLIC RECORDS OF LIBERTY COUNTY
  - POB - POINT OF BEGINNING
  - POC - POINT OF COMMENCING
  - IPF - IRON PIPE FOUND
  - CIRF - CAPPED IRON ROD FOUND

PROPERTY LIES WITHIN FLOOD ZONE 'X', ACCORDING TO F.I.R.M. NO. 48291C0600, 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 1.7820 ACRES (77,623 SQUARE FEET) SITUATED IN THE JOHN DORSETT SURVEY, ABSTRACT NO. 172, LIBERTY COUNTY, TEXAS, BEING OUT OF AND A PART OF TRACT ONE, CALLED 1.725 ACRES AND OUT OF AND A PART OF TRACT TWO, CALLED 2.081 ACRES CONVEYED FROM KENNETH C. COLLIER AND ELLIS C. COLLIER TO RODOLFO ZEPEDA DESCRIBED IN CLERK'S FILE NO. 2015-008261 OF THE OFFICIAL PUBLIC RECORDS OF LIBERTY COUNTY.

BEING A TRACT OR PARCEL CONTAINING 1.7819 ACRES (77,620 SQUARE FEET) SITUATED IN THE JOHN DORSETT SURVEY, ABSTRACT NO. 172, LIBERTY COUNTY, TEXAS, BEING OUT OF AND A PART OF TRACT ONE, CALLED 1.725 ACRES AND OUT OF AND A PART OF TRACT TWO, CALLED 2.081 ACRES CONVEYED FROM KENNETH C. COLLIER AND ELLIS C. COLLIER TO RODOLFO ZEPEDA DESCRIBED IN CLERK'S FILE NO. 2015-008261 OF THE OFFICIAL PUBLIC RECORDS OF LIBERTY COUNTY.

ADDRESS: CR-401 DAYTON, TX 77535

SURVEYED FOR: COLDWELL BANKER REALTY

TBPLS LICENSE # 10193909

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

www.wellstandsurvey.com

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JOB NO: 093-24 DATE: 03-07-24

DRAWN BY: AL SCALE: 1" = 40'

- 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 OR REPRODUCTION. COPYRIGHT 2024. ALL RIGHTS RESERVED.
  7. ALL 5/8" IRON RODS SET ARE CAPPED WITH A PLASTIC CAP STAMPED "WELLS 5742".

LEGAL DESCRIPTION 1.7820 ACRES  
JOHN DORSETT SURVEY, ABSTRACT NO. 172  
LIBERTY COUNTY, TEXAS

BEING A TRACT OR PARCEL CONTAINING 1.7820 ACRES (77,623 SQUARE FEET) SITUATED IN THE JOHN DORSETT SURVEY, ABSTRACT NO. 172, LIBERTY COUNTY, TEXAS, BEING OUT OF AND A PART OF TRACT ONE, CALLED 1.725 ACRES AND OUT OF AND A PART OF TRACT TWO, CALLED 2.081 ACRES CONVEYED FROM KENNETH C. COLLIER AND ELLIS C. COLLIER TO RODOLFO ZEPEDA DESCRIBED IN CLERK'S FILE NO. 2015-008261 OF THE OFFICIAL PUBLIC RECORDS OF LIBERTY COUNTY, SAID 1.7820 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS. THE BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD 83:

COMMENCING AT A 1 INCH IRON PIPE FOUND IN THE NORTH RIGHT OF WAY LINE OF COUNTY ROAD 401 (60 FOOT RIGHT OF WAY) FOR THE SOUTHWEST CORNER OF THE WILEY TROUSDALE CALLED 17.75 ACRE TRACT DESCRIBED IN CLERK'S FILE NO. 2015-003159 OF THE OFFICIAL PUBLIC RECORDS OF LIBERTY COUNTY;

THENCE NORTH 03 DEGREES 34 MINUTES 56 SECONDS WEST, ALONG THE EAST LINE OF SAID WILEY TROUSDALE CALLED 17.75 ACRE TRACT, A DISTANCE OF 388.95 FEET TO A 3/8 INCH IRON ROD FOUND FOR THE NORTHWEST CORNER OF THE RICHARD HENRY JENSEN AND CYNTHIA DIANNE JENSEN CALLED 1.725 ACRE TRACT DESCRIBED IN VOLUME 1950, PAGE 515 OF THE OFFICIAL PUBLIC RECORDS OF LIBERTY COUNTY, BEING THE SOUTHWEST CORNER OF SAID TRACT ONE, CALLED 1.725 ACRES, AND THE SOUTHWEST CORNER OF A 1.7819 ACRE TRACT SURVEYED THIS DAY;

THENCE NORTH 03 DEGREES 34 MINUTES 56 SECONDS WEST, CONTINUING ALONG THE EAST LINE OF SAID WILEY TROUSDALE CALLED 17.75 ACRE TRACT, WITH THE WEST LINE OF SAID TRACT ONE, CALLED 1.725 ACRES AND SAID TRACT TWO, CALLED 2.081 ACRES, WITH THE SOUTH LINE OF SAID TRACT ONE, CALLED 1.725 ACRES, A DISTANCE OF 185.02 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED WELLS 5742 SET FOR THE SOUTHWEST CORNER OF THE DUSTIN PAUL MANESS TRACT DESCRIBED IN CLERK'S FILE NO. 2022-036663 OF THE OFFICIAL PUBLIC RECORDS OF LIBERTY COUNTY, AND BEING THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, FROM WHICH A 3/4 INCH BENT IRON PIPE FOUND BEARS SOUTH 27 DEGREES 35 MINUTES EAST, 2.06 FEET;

THENCE SOUTH 89 DEGREES 13 MINUTES 30 SECONDS EAST, ALONG THE NORTH LINE OF SAID TRACT ONE, CALLED 1.725 ACRES AND SAID TRACT TWO, CALLED 2.081 ACRES, WITH THE SOUTH LINE OF SAID TRACT ONE, CALLED 1.725 ACRES, A DISTANCE OF 437.23 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED WELLS 5742 SET IN THE WEST RIGHT OF WAY LINE OF LAURA LANE (40 FOOT RIGHT OF WAY, PER VOLUME 542, PAGE 184 DEED RECORDS LIBERTY COUNTY) AND BEING THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 06 DEGREES 37 MINUTES 04 SECONDS WEST, ACROSS SAID TRACT TWO, CALLED 2.081 ACRES, WITH THE NORTH LINE OF SAID RICHARD HENRY JENSEN AND CYNTHIA DIANNE JENSEN CALLED 1.00 ACRE TRACT, A DISTANCE OF 185.45 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED WELLS 5742 SET FOR THE NORTHEAST CORNER OF SAID TRACT TWO, CALLED 2.081 ACRES AND SAID TRACT ONE, CALLED 1.725 ACRES, AND BEING AN ANGLE POINT IN THE SOUTH LINE OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 89 DEGREES 00 MINUTES 04 SECONDS WEST, CONTINUING ACROSS SAID TRACT TWO, CALLED 2.081 ACRES, WITH THE NORTH LINE OF SAID RICHARD HENRY JENSEN AND CYNTHIA DIANNE JENSEN CALLED 1.00 ACRE TRACT, A DISTANCE OF 122.07 FEET TO A MAG NAIL SET FOR THE NORTHWEST CORNER OF THE RICHARD HENRY JENSEN AND CYNTHIA DIANNE JENSEN CALLED 1.00 ACRE TRACT, AND BEING THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 02 DEGREES 20 MINUTES 04 SECONDS WEST, CONTINUING ACROSS SAID TRACT TWO, CALLED 2.081 ACRES, WITH THE NORTH LINE OF SAID RICHARD HENRY JENSEN AND CYNTHIA DIANNE JENSEN CALLED 1.00 ACRE TRACT, A DISTANCE OF 72.34 FEET TO A MAG NAIL SET FOR THE SOUTHWEST CORNER OF SAID TRACT TWO, CALLED 2.081 ACRES AND SAID TRACT ONE, CALLED 1.725 ACRES, AND BEING AN ANGLE POINT IN THE SOUTH LINE OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 89 DEGREES 42 MINUTES 02 SECONDS WEST, ALONG THE SOUTH LINE OF SAID RICHARD HENRY JENSEN AND CYNTHIA DIANNE JENSEN CALLED 1.00 ACRE TRACT, A DISTANCE OF 193.24 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.7819 ACRES OF LAND, MORE OR LESS.

**SURVEYOR'S CERTIFICATION**

TO: COLDWELL BANKER REALTY, EXCLUSIVELY;

I, TIM WELLS, 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 MARCH 07, 2024. 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