



LEGAL DESCRIPTION 0.5067 ACRES
 JOSEPH DUGAT LEAGUE, ABSTRACT NO. 175
 LIBERTY COUNTY, TEXAS

BEING A TRACT OR PARCEL CONTAINING 0.5067 OF AN ACRE (22,072 SQUARE FEET) OF LAND, SITUATED IN THE JOSEPH DUGAT LEAGUE, ABSTRACT NO. 175, LIBERTY COUNTY, TEXAS, BEING OUT OF AND A PART OF RESERVE "A" AND LOT 1, BLOCK 6 OF WOODWAY SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 8, PAGE 205 OF THE MAP RECORDS OF LIBERTY COUNTY, BEING THAT SAME CALLED 0.502 ACRE TRACT CONVEYED FROM ALDERS LAND COMPANY TO DONALD R. COFFEY AND REBECCA S. COFFEY DESCRIBED IN VOLUME 1880, PAGE 809 OF THE OFFICIAL PUBLIC RECORDS OF LIBERTY COUNTY, SAID 0.5067 OF AN ACRE 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:

COMMENCING AT A POINT IN THE EAST RIGHT OF WAY LINE OF COUNTY ROAD 4267 (A.K.A. CANEY CREEK LANE, 60 FOOT RIGHT OF WAY) FOR THE SOUTHWEST CORNER OF SAID LOT 1, BEING THE WESTERLY NORTHWEST CORNER OF SAID RESERVE "A";

THENCE NORTH 32 DEGREES 46 MINUTES 04 SECONDS EAST, ALONG THE EAST RIGHT OF WAY LINE OF SAID COUNTY ROAD 4267, WITH THE WEST LINE OF SAID LOT 1, A DISTANCE OF 2.75 FEET TO THE SOUTHWEST CORNER OF THE MICHAEL H. LINKINHOKER AND KATHY A. LINKINHOKER CALLED 0.528 ACRE TRACT DESCRIBED IN VOLUME 1518, PAGE 138 OF THE OFFICIAL PUBLIC RECORDS OF LIBERTY COUNTY, IN THE NORTH RIGHT OF WAY LINE OF HILL TOP DRIVE (40 FOOT RIGHT OF WAY);

THENCE SOUTH 35 DEGREES 49 MINUTES 38 SECONDS EAST, ALONG THE NORTH RIGHT OF WAY LINE OF SAID HILL TOP DRIVE, ACROSS SAID LOT 1 AND RESERVE "A", A DISTANCE OF 137.23 FEET TO A 1/2 INCH BENT IRON ROD FOUND FOR AN ANGLE POINT IN THE NORTH LINE OF SAID HILL TOP DRIVE;

THENCE SOUTH 67 DEGREES 36 MINUTES 46 SECONDS EAST, ALONG THE NORTH RIGHT OF WAY LINE OF SAID HILL TOP DRIVE, ACROSS SAID RESERVE "A", A DISTANCE OF 102.93 FEET TO A POINT FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT AND POINT OF BEGINNING, FROM WHICH A 1/2 INCH BENT IRON ROD FOUND BEARS NORTH 43 DEGREES 10 MINUTES EAST, 0.63 FEET;

THENCE NORTH 22 DEGREES 23 MINUTES 14 SECONDS EAST, ACROSS SAID RESERVE "A", ACROSS SAID LOT 1, PASS AT 82.63 FEET THE COMMON LINE OF SAID RESERVE "A" AND SAID LOT 1, PASS AT 130.00 FEET A 5/8 INCH CAPPED IRON ROD STAMPED WELLS 5742 SET FOR REFERENCE NEAR THE HIGH BANK OF A DRAINAGE GULLY, IN ALL A DISTANCE OF 150.10 FEET TO A POINT IN THE CENTERLINE OF A SAID DRAINAGE GULLY FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE IN A SOUTHEASTERLY DIRECTION, ALONG THE CENTERLINE OF SAID DRAINAGE DITCH, THE FOLLOWING COURSES AND DISTANCES:

- NORTH 82 DEGREES 37 MINUTES 13 SECONDS EAST, A DISTANCE OF 41.11 FEET;
- SOUTH 63 DEGREES 40 MINUTES 58 SECONDS EAST, A DISTANCE OF 22.80 FEET;
- SOUTH 10 DEGREES 23 MINUTES 10 SECONDS WEST, A DISTANCE OF 15.00 FEET;
- SOUTH 73 DEGREES 47 MINUTES 18 SECONDS EAST, A DISTANCE OF 31.40 FEET;
- SOUTH 22 DEGREES 15 MINUTES 22 SECONDS EAST, A DISTANCE OF 27.31 FEET;
- SOUTH 54 DEGREES 07 MINUTES 46 SECONDS EAST, A DISTANCE OF 16.10 FEET;
- SOUTH 15 DEGREES 02 MINUTES 20 SECONDS EAST, A DISTANCE OF 28.66 FEET TO A POINT FOR THE NORTHWEST CORNER OF THE MARILYN E. OLSON CALLED 0.709 ACRE TRACT DESCRIBED IN CLERK'S FILE NO. 2017-024766 OF THE OFFICIAL PUBLIC RECORDS OF LIBERTY COUNTY, AND BEING THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 22 DEGREES 23 MINUTES 14 SECONDS WEST, ACROSS SAID RESERVE "A", WITH THE WEST LINE OF SAID MARILYN E. OLSON CALLED 0.709 ACRE TRACT, PASS AT 6.00 FEET A 5/8 INCH CAPPED IRON ROD SET FOR REFERENCE, IN ALL A DISTANCE OF 111.71 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED WELLS 5742 SET IN THE NORTH RIGHT OF WAY LINE OF SAID HILL TOP DRIVE, FOR THE SOUTHWEST CORNER OF SAID MARILYN E. OLSON CALLED 0.709 ACRE TRACT, AND BEING THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 67 DEGREES 36 MINUTES 46 SECONDS WEST, ACROSS SAID RESERVE "A", WITH THE NORTH RIGHT OF WAY LINE OF SAID HILL TOP DRIVE, A DISTANCE OF 145.04 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.5067 OF AN ACRE OF LAND, MORE OR LESS.

- NOTES:
1. THE BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH 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. 24-01-11227 OF MOMENTUM TITLE.
 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, 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".
- SCHEDULE B ITEMS
8. THE FOLLOWING MATTERS OF 10 FOOT UTILITY EASEMENT ALONG THE FRONT PROPERTY LINE REFLECTED ON THE RECORDED PLAT FILED IN VOLUME 8, PAGE 205, OF THE MAP RECORDS OF LIBERTY COUNTY, TEXAS, (DOES NOT PERTAIN TO SUBJECT TRACT)

SURVEYOR'S CERTIFICATION

TO: MOMENTUM TITLE AND QUEST TRUST IRA, EXCLUSIVELY;
 I, TIM WELLS 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 MARCH 18, 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

- LEGEND:**
- DRLC - DEED RECORDS LIBERTY COUNTY
 - DE - DRAINAGE EASEMENT
 - UE - UTILITY EASEMENT
 - MRLC - MAP RECORDS LIBERTY COUNTY
 - POB - POINT OF BEGINNING
 - POC - POINT OF COMMENCING
 - OE - OVERHEAD ELECTRIC LINES
 - WF - WOOD FENCE
 - WIF - WROUGHT IRON FENCE
 - GUY - GUY WIRE
 - CONCRETE
 - UTILITY POLE
 - SERVICE POLE
 - TELEPHONE PEDESTAL
 - WATER METER
 - IRF - IRON ROD FOUND
 - CIRS - CAPPED IRON ROD SET
 - BIRF - BENT IRON ROD FOUND
 - PFB - PORTABLE FRAME BUILDING
 - F.I.R.M. - FLOOD INSURANCE RATE MAP
 - OPRLC - OFFICIAL PUBLIC RECORDS OF LIBERTY COUNTY

PROPERTY LIES WITHIN FLOOD ZONE "X", ACCORDING TO F.I.R.M. NO. 482910600D, 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 0.5067 OF AN ACRE (22,072 SQUARE FEET) OF LAND, SITUATED IN THE JOSEPH DUGAT LEAGUE, ABSTRACT NO. 175, LIBERTY COUNTY, TEXAS, BEING OUT OF AND A PART OF RESERVE "A" AND LOT 1, BLOCK 6 OF WOODWAY SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 8, PAGE 205 OF THE MAP RECORDS OF LIBERTY COUNTY, BEING THAT SAME CALLED 0.502 ACRE TRACT CONVEYED FROM ALDERS LAND COMPANY TO DONALD R. COFFEY AND REBECCA S. COFFEY DESCRIBED IN VOLUME 1880, PAGE 809 OF THE OFFICIAL PUBLIC RECORDS OF LIBERTY COUNTY.

ADDRESS: 415 CR-4267 DAYTON, TX 77535	BUYER: QUEST TRUST IRA
TBPLS LICENSE # 10193909	
WELLS LAND SURVEY	
712 F.M. 562 ANAHUAC, TX 77514 (409) 267-3002	
www.wellstandsurvey.com	
JOB NO: 149-24	DATE: 03-18-24
DRAWN BY: AL	SCALE: 1" = 30'