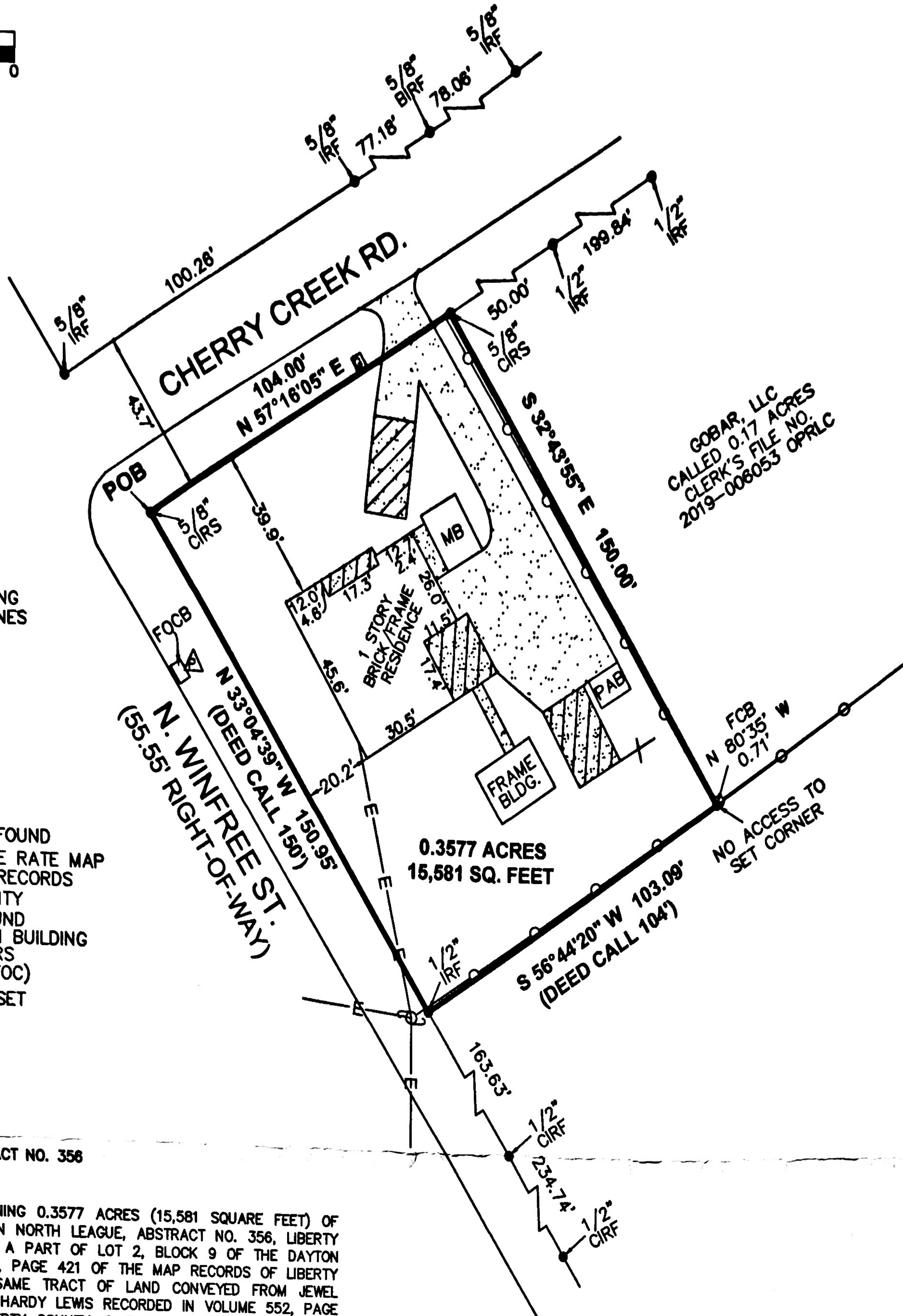
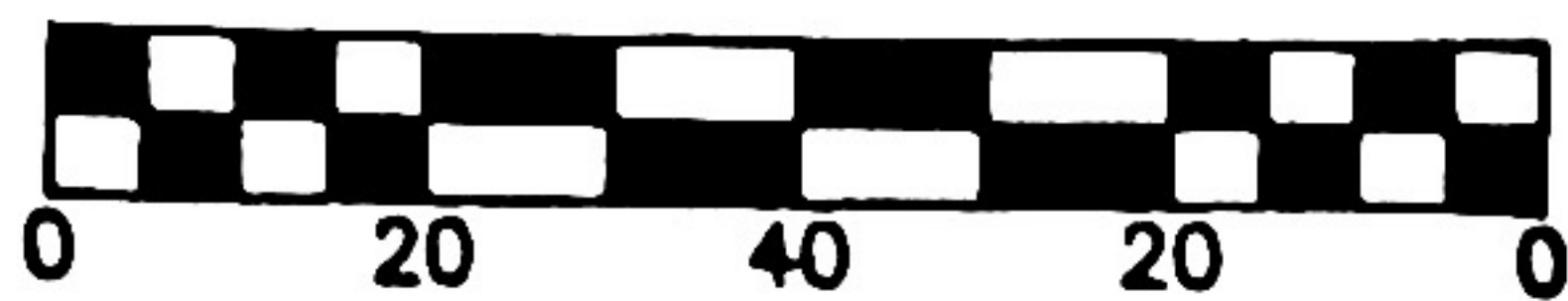


SCALE: 1" = 40'



GOBAR, LLC
CALLED 0.17 ACRES
CLERK'S FILE NO.
2019-006053 OPRLC

LEGEND:

- POB - POINT OF BEGINNING
- POC - POINT OF COMMENCING
- E- OVERHEAD ELECTRIC LINES
- CHAIN LINK FENCE
- WROUGHT IRON FENCE
- [Hatched Box] COVERED CONCRETE
- [Dotted Box] CONCRETE
- [Square with 'G'] - GAS METER
- [Circle with 'U'] - UTILITY POLE
- [Triangle] - PIPELINE MARKER
- IRF - IRON ROD FOUND
- CIRF - CAPPED IRON ROD FOUND
- F.I.R.M. - FLOOD INSURANCE RATE MAP
- OPRLC - OFFICIAL PUBLIC RECORDS OF LIBERTY COUNTY
- BIRF - BENT IRON ROD FOUND
- PAB - PORTABLE ALUMINUM BUILDING
- FCB - FENCE CORNER BEARS
- [Square with 'F'] - FIBER OPTIC CABLE (FOC)
- CIRS - CAPPED IRON ROD SET
- MB - METAL BUILDING

LEGAL DESCRIPTION 0.3577 ACRES
LIBERTY TOWN NORTH LEAGUE, ABSTRACT NO. 356
LIBERTY COUNTY, TEXAS

BEING A TRACT OR PARCEL CONTAINING 0.3577 ACRES (15,581 SQUARE FEET) OF LAND SITUATED IN THE LIBERTY TOWN NORTH LEAGUE, ABSTRACT NO. 356, LIBERTY COUNTY, TEXAS, BEING OUT OF AND A PART OF LOT 2, BLOCK 9 OF THE DAYTON TOWN LOTS, RECORDED IN VOLUME N, PAGE 421 OF THE MAP RECORDS OF LIBERTY COUNTY, TEXAS, AND BEING THAT SAME TRACT OF LAND CONVEYED FROM JEWEL FENTON TO WALTER E. AND LORENE HARDY LEWIS RECORDED IN VOLUME 552, PAGE 144 OF THE DEED RECORDS OF LIBERTY COUNTY, SAID 0.3577 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 STAMPED WELLS 5742 SET IN THE INTERSECTION OF THE EAST RIGHT OF WAY LINE OF NORTH WINFREE STREET (55.55 FEET RIGHT OF WAY) AND THE SOUTH RIGHT OF WAY OF CHERRY CREEK ROAD FOR THE NORTHWEST CORNER OF SAID LOT 2, AND BEING THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 57 DEGREES 16 MINUTES 05 SECONDS EAST, ALONG THE SOUTH LINE OF SAID CHERRY CREEK ROAD, WITH THE NORTH LINE OF SAID LOT 2, A DISTANCE OF 104.00 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED WELLS 5742 SET FOR THE NORTHWEST CORNER OF THE GOBAR, LLC CALLED 0.17 ACRE TRACT DESCRIBED IN CLERKS FILE NO. 2019-006053 OF THE OFFICIAL PUBLIC RECORDS OF LIBERTY COUNTY, AND BEING THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 32 DEGREES 43 MINUTES 55 SECONDS EAST, ALONG THE WEST LINE OF SAID GOBAR, LLC CALLED 0.17 ACRE TRACT, A DISTANCE OF 150.00 FEET TO A POINT FOR THE SOUTHWEST CORNER OF SAID GOBAR, LLC CALLED 0.17 ACRE TRACT, AND BEING THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, FROM WHICH A FENCE CORNER BEARS NORTH 80 DEGREES 35 MINUTES WEST, A DISTANCE OF 0.71 FEET;

THENCE SOUTH 56 DEGREES 44 MINUTES 20 SECONDS WEST, ACROSS SAID LOT 2, A DISTANCE OF 103.09 FEET (DEED CALL 104 FEET) TO A 1/2 INCH IRON ROD FOUND IN THE EAST LINE OF SAID NORTH WINFREE STREET FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 33 DEGREES 04 MINUTES 39 SECONDS WEST, ALONG THE EAST LINE OF SAID NORTH WINFREE STREET, A DISTANCE OF 150.95 FEET (DEED CALL 150 FEET) TO THE POINT OF BEGINNING AND CONTAINING 0.3577 OF AN ACRE OF LAND, MORE OR LESS.

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 GF NO. RSG2302976 OF SOUTH LAND TITLE, 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 OR REPRODUCTION. COPYRIGHT 2023. ALL RIGHTS RESERVED.
7. ALL 5/8" IRON RODS SET ARE CAPPED WITH A PLASTIC CAP STAMPED "WELLS 5742".

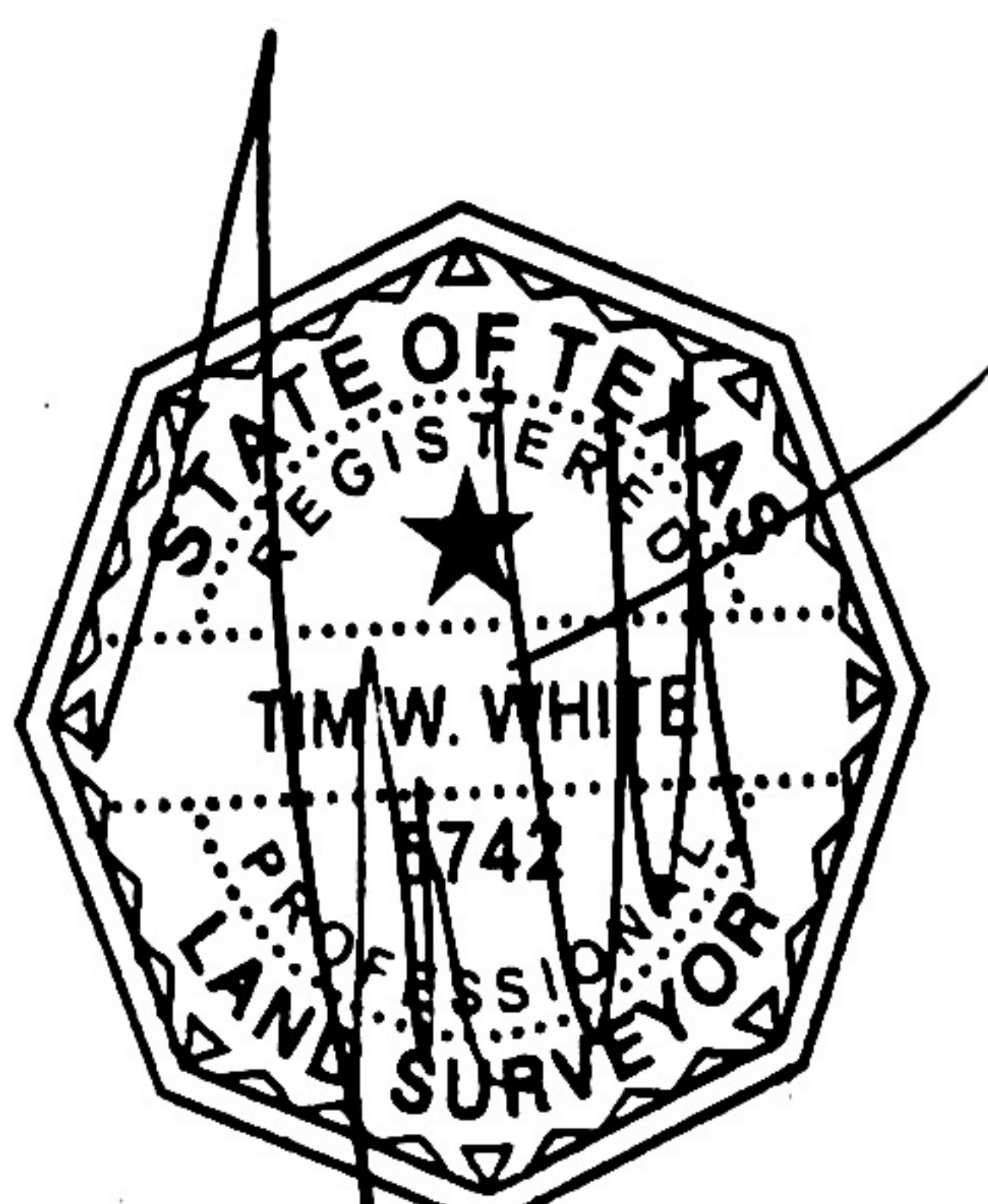
PROPERTY LIES WITHIN FLOOD ZONE 'X', ACCORDING TO F.I.R.M. NO. 48291C04200 & 48291C04100, DATED JAN. 19, 2018, BY GRAPHIC PLOTTING ONLY, WELLS LAND SURVEY DOES NOT ASSUME RESPONSIBILITY FOR EXACT DETERMINATION. BEFORE ANY DEVELOPMENT PLANNING, DESIGN, OR CONSTRUCTION IS STARTED, THE COMMUNITY, CITY, 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 0.3577 ACRES (15,581 SQUARE FEET) OF LAND SITUATED IN THE LIBERTY TOWN NORTH LEAGUE, ABSTRACT NO. 356, LIBERTY COUNTY, TEXAS, BEING OUT OF AND A PART OF LOT 2, BLOCK 9 OF THE DAYTON TOWN LOTS, RECORDED IN VOLUME N, PAGE 421 OF THE MAP RECORDS OF LIBERTY COUNTY, TEXAS, AND BEING THAT SAME TRACT OF LAND CONVEYED FROM JEWEL FENTON TO WALTER E. AND LORENE HARDY LEWIS RECORDED IN VOLUME 552, PAGE 144 OF THE DEED RECORDS OF LIBERTY COUNTY.

SURVEYOR'S CERTIFICATION

TO: SOUTH LAND TITLE, LLC AND LAURA TANTON, 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 MAY 20, 2023. 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 SUBMISSION COVENANTS, CONDITIONS AND RESTRICTIONS THAT MAY APPLY.



THIS SURVEY IS CERTIFIED FOR THIS TRANSACTION ONLY.

Tim Wells White, Registered Professional Land Surveyor No. 5742

ADDRESS: 301 CHERRY CREEK RD. BUYER: LAURA TANTON
DAYTON, TX 77535



TBPLS LICENSE # 10193909
712 F.M. 562
ANAHUAC, TX 77514
(409) 267-3002

www.wellslandsurvey.com

JOB NO: 280-23 DATE: 06-09-23
DRAWN BY: AL SCALE: 1" = 40'

Laura Tanton