



LEGAL DESCRIPTION
8.751 ACRES

A TRACT OR PARCEL CONTAINING 8.751 ACRES (381,188 SQUARE FEET) OF LAND SITUATED IN THE A. B. HADSON & LEAGUE, ABSTRACT 46, LIBERTY COUNTY, TEXAS, BEING THAT SAME TRACT OF LAND CONVEYED FROM ROLAND C. DAVIS AND JOYCE V. DAVIS, HUSBAND AND WIFE, TO MITCHELL L. COLMAN AND JOY A. COLEMAN, HUSBAND AND WIFE, RECORDED IN VOLUME 1907, PAGE 729 OF THE OFFICIAL PUBLIC RECORDS OF LIBERTY COUNTY, SAID 8.751 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 POINT IN A DITCH NORTH OF COUNTY ROAD 2086 FOR THE NORTHEAST CORNER OF THE WILLIAM CAMPBELL 8.758 ACRE TRACT DESCRIBED IN CLERKS FILE NO. 2012002714 OF THE OFFICIAL PUBLIC RECORDS OF LIBERTY COUNTY, BEING THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 88 DEGREES 55 MINUTES 38 SECONDS EAST, A DISTANCE OF 218.85 FEET TO A POINT IN A DITCH NORTH OF COUNTY ROAD 2086, FOR THE NORTHEAST CORNER OF THE DALE BARNES 8.666 ACRE TRACT DESCRIBED IN VOLUME 1840, PAGE 865 OF THE OFFICIAL PUBLIC RECORDS OF LIBERTY COUNTY, BEING THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 02 DEGREES 34 MINUTES 22 SECONDS EAST, ALONG THE WEST LINE OF SAID DALE BARNES 8.666 ACRE TRACT, PASS AT 39.18 FEET A 1 1/4 GALVANIZED IRON PIPE FOUND, IN ALL A TOTAL DISTANCE OF 1737.30 FEET TO A 5/8 INCH IRON ROD FOUND IN THE NORTH LINE OF THE DANIEL PRICE 832.056 ACRES DESCRIBED IN VOLUME 1743, PAGE 615 OF THE OFFICIAL PUBLIC RECORDS OF LIBERTY COUNTY, FOR THE SOUTHWEST CORNER OF SAID DALE BARNES 8.666 ACRE TRACT, BEING THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 88 DEGREES 55 MINUTES 47 SECONDS WEST, ALONG THE NORTH LINE OF SAID DANIEL PRICE 832.056 ACRE TRACT, A DISTANCE OF 213.33 FEET TO A 5/8 INCH IRON ROD FOUND FOR THE SOUTHEAST CORNER OF SAID WILLIAM CAMPBELL 8.758 ACRE TRACT, BEING THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 02 DEGREES 30 MINUTES 00 SECONDS WEST, ALONG THE EAST LINE OF SAID WILLIAM CAMPBELL 8.758 ACRE TRACT, PASS AT 1688.23 FEET A SUGAR ROAD, A 1/2 INCH IRON ROD FOUND BEARS NORTH 82 DEGREES 30 MINUTES EAST, 2.55 FEET, IN ALL A TOTAL DISTANCE OF 1737.30 FEET TO THE POINT OF BEGINNING AND CONTAINING 8.751 ACRES OF LAND, MORE OR LESS.

SURVEYOR'S CERTIFICATION

TO: FARMER ABSTRACT COMPANY AND WILLIAM B. CAMPBELL, ENCLOSURE: 1. TM W WHITE, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAN REPRESENTS A SURVEY MADE ON THE GROUND UNDER MY DIRECT SUPERVISION ON AUGUST 10, 2015 AT THE TIME OF THIS SURVEY THERE WERE NO APPARENT DISCREPANCIES, 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:

- COVERED AREA
- CONCRETE BLOCKS
- OVERHEAD ELECTRIC LINES
- BARBED WIRE FENCE
- GUY WIRE
- UTILITY POLE
- IRON ROD FOUND
- GALVANIZED IRON PIPE FOUND
- IRON PIPE FOUND
- LIBERTY COUNTY
- OFFICIAL PUBLIC RECORDS
- PORTABLE FRAME BUILDING
- PORTABLE FRAME RECORDS
- SUCKER ROD FOUND

NOTES:

- THE BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 83.
- SURVEYOR DID NOT ABSTRACT PROPERTY. SURVEY BASED ON LEGAL DESCRIPTIONS SUPPLIED BY TITLE COMPANY, EASEMENTS, BUILDING LINES, ETC., SHOWN AND AS DENIED BY NO. 15072729 OF TARRANT ABSTRACT COMPANY.
- NOTHING IN THIS SURVEY IS INTENDED TO EXPRESS AN OPINION REGARDING OWNERSHIP OR TITLE.
- 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.
- SURVEY IS CERTIFIED FOR THIS TRANSACTION ONLY.
- THE PURPOSE AND OBJECTS OF WELLS LAND SURVEY, LLC REFLECTED HEREON ARE PRELIMINARY, CONFIDENTIAL, AND INTENDED FOR THE USE OF THE INDIVIDUAL OR ENTITY FOR WHOM THIS WORK WAS PREPARED. IT IS UNDERSTOOD THAT THE USE OF THIS SURVEY OR REPRODUCTION OF SAME, IN WHOLE OR IN PART, BY OTHERS WITHOUT THE EXPRESS WRITTEN CONSENT OF WELLS LAND SURVEY, LLC IS PROHIBITED. 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 2015, ALL RIGHTS RESERVED.

SCHEDULE B. ITEMS

- RIGHT-OF-WAY DATED SEPTEMBER 18, 1940, RECORDED IN VOLUME 244, PAGE 308 OF THE DEED RECORDS OF LIBERTY COUNTY, TEXAS, (BLANKET NOT PLATABLE).
- SALT WATER DISPOSAL AGREEMENT DATED OCTOBER 20, 1989, RECORDED IN VOLUME 652, PAGE 732 OF THE DEED RECORDS OF LIBERTY COUNTY.
- EASEMENT DATED APRIL 22, 1982, RECORDED IN VOLUME 1444, PAGE 424 OF THE OFFICIAL PUBLIC RECORDS OF LIBERTY COUNTY, TEXAS (BLANKET NOT PLATABLE).
- SUBJECT TO SALT WATER DISPOSAL AGREEMENT, RECORDED IN VOLUME 1878, PAGE 295 OF THE OFFICIAL PUBLIC RECORDS OF LIBERTY COUNTY, TEXAS.

PROPERTY LIES WITHIN FLOOD ZONE "X" ACCORDING TO F.I.R.M. MAP NO. 14030G0001, DATED MAY 2, 2008 BY GRADING, PLATTING 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 PLANS AND FLOODING RESTRICTIONS THAN SHOWN BY F.I.R.M. MAPS THAT MAY AFFECT DEVELOPMENT.

SURVEY OF

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ADDRESS: 171 CW 2086 LIBERTY, TX 77575 BUYER: WILLIAM B. CAMPBELL

WELLS LAND SURVEY 712 P.M. 562 ANAHUAC, TX 77514 (409) 267-3002

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JOB NO: 447-15 DATE: 08-10-15
DRAWN BY: AGS SCALE: 1"= 100'