

LEGAL DESCRIPTION 0.3379 ACRES
TOWN OF DAYTON, LIBERTY COUNTY, TEXAS

BEING A TRACT OR PARCEL CONTAINING 0.3379 ACRES (14,718 SQUARE FEET) OF LAND SITUATED IN LIBERTY COUNTY TEXAS, IN THE TOWN OF DAYTON AND BEING OUT OF AND A PART OF LOT 4, BLOCK SIX OF THE SAID TOWN OF DAYTON AND ALSO BEING OUT OF AND A PART OF THOSE CERTAIN LOTS WHICH WERE AWARDED TO P. O. WHITE AND PEARL W. DOBBS IN THAT CERTAIN PARTITION DEED WHICH WAS ENTERED INTO BY AND BETWEEN W. L. WHITE, ET AL., HEARING DATE OF APRIL 27TH 1949, RECORDED IN VOLUME 317, PAGE 465 OF THE DEED RECORDS OF LIBERTY COUNTY TEXAS, SAID 0.3379 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS. THE BEARINGS SHOWN HERE ON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 83:

COMMENCING AT A 5/8 INCH CAPPED IRON ROD SET FOR THE NORTHEAST CORNER OF SAID LOT 24 OF THE L. S. FRIEDMAN SUBDIVISION ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGE 103 OF THE MAP RECORDS OF LIBERTY COUNTY, BEING THE SOUTHEAST END OF OAKDALE STREET (47 FOOT RIGHT OF WAY);

THENCE SOUTH 31 DEGREES 41 MINUTES 43 SECONDS EAST, ALONG THE EASTERLY LINE OF SAID LOT 24, BEING THE WESTERLY LINE OF MANUEL MENDEZ CALLED 0.754 ACRE TRACT DESCRIBED IN CLERKS FILE NUMBER 2019015449 OF THE OFFICIAL PUBLIC RECORDS OF LIBERTY COUNTY, A DISTANCE OF 9.42 FEET TO A ONE INCH IRON PIPE WITH 90 DEGREE ELBOW ON TOP FOUND FOR THE SOUTHWEST CORNER OF SAID MANUEL MENDEZ TRACT BEING THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT AND THE POINT OF BEGINNING;

THENCE NORTH 58 DEGREES 18 MINUTES 17 SECONDS EAST, ALONG THE SOUTH LINE OF SAID MENDEZ 0.754 ACRE TRACT, A DISTANCE OF 100.00 FEET TO A 5/8 INCH CAPPED IRON ROD SET FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 31 DEGREES 41 MINUTES 43 SECONDS EAST, ALONG THE WESTERLY LINE OF THE REMAINDER OF SAID P. O. WHITE AND PEARL W. DOBBS TRACT, FOR A DISTANCE OF 147.18 FEET TO A 5/8 INCH CAPPED IRON ROD SET FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THEN SOUTH 58 DEGREES 18 MINUTES 17 SECONDS WEST, ALONG THE NORTH LINE OF THE MAGANA CALLED 0.6105 ACRE TRACT DESCRIBED IN CLERKS FILE NUMBER 2008013485 OF THE OFFICIAL PUBLIC RECORDS OF LIBERTY COUNTY, A DISTANCE OF 100.00 FEET TO A 5/8 INCH CAPPED IRON ROD SET FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 31 DEGREES 41 MINUTES 43 SECONDS WEST, ALONG THE EASTERLY LINE OF LOT 18 OF SAID FRIEDMAN SUBDIVISION, PASS AT 38.61 FEET A 5/8 INCH CAPPED IRON ROD SET AT THE SOUTHWEST CORNER OF SAID LOT 24, IN ALL A DISTANCE OF 147.18 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.3379 ACRES OF LAND, MORE OR LESS.

- LEGEND:**
- CHAIN LINK FENCE
 - E— OVERHEAD ELECTRIC LINES
 - W— WOOD FENCE
 - G— GUY WIRE
 - ▨ COVERED CONCRETE
 - CONCRETE
 - GRATE INLET
 - MANHOLE
 - UTILITY POLE
 - TELEPHONE PEDESTAL
 - WATER METER
 - CAPPED IRON ROD SET
 - IPF — IRON PIPE FOUND
 - PFB — PORTABLE FRAME BUILDING
 - F.I.R.M. — FLOOD INSURANCE RATE MAP
 - AC — AIR CONDITIONER
 - OPRLC — OFFICIAL PUBLIC RECORDS OF LIBERTY COUNTY
 - IRF — IRON ROD FOUND
 - CIRF — CAPPED IRON ROD FOUND
 - DRLC — DEED RECORDS LIBERTY COUNTY
 - x— BARBED WIRE FENCE
 - BIRF — BENT IRON ROD FOUND
 - IPF — IRON PIPE FOUND
 - POB — POINT OF BEGINNING
 - POC — POINT OF COMMENCING

PROPERTY LIES WITHIN FLOOD ZONE 'X', ACCORDING TO F.I.R.M. NO. 48291C0420D, 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

TRACT 1

LOTS 23 AND 24 OF L. S. FRIEDMAN SUBDIVISION OF THE WEST 1/2 OF LOT 4 AND THE SOUTHEAST 139.7 FEET OF LOT 3, BLOCK 6 OF THE CITY OF DAYTON, LIBERTY COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGE 103 OF THE MAP RECORDS OF LIBERTY COUNTY, TEXAS.

TRACT 2

BEING A TRACT OR PARCEL CONTAINING 0.3379 ACRES (14,718 SQUARE FEET) OF LAND SITUATED IN LIBERTY COUNTY TEXAS, IN THE TOWN OF DAYTON AND BEING OUT OF AND A PART OF LOT 4, BLOCK SIX OF THE SAID TOWN OF DAYTON AND ALSO BEING OUT OF AND A PART OF THOSE CERTAIN LOTS WHICH WERE AWARDED TO P. O. WHITE AND PEARL W. DOBBS IN THAT CERTAIN PARTITION DEED WHICH WAS ENTERED INTO BY AND BETWEEN W. L. WHITE, ET AL., HEARING DATE OF APRIL 27TH 1949, RECORDED IN VOLUME 317, PAGE 465 OF THE DEED RECORDS OF LIBERTY COUNTY TEXAS.

NOTES:

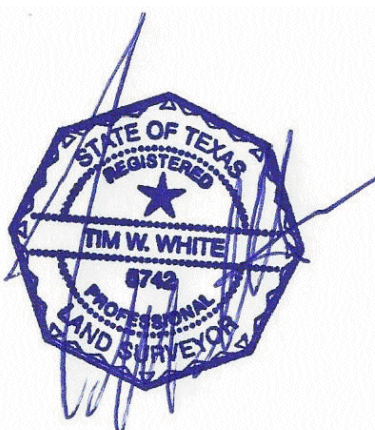
1. THE BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 83.
2. SURVEYOR DID NOT ABSTRACT PROPERTY. SURVEY BASED ON LEGAL DESCRIPTIONS SUPPLIED BY TITLE COMPANY. EASEMENTS, BUILDING LINES, ETC., SHOWN ARE AS IDENTIFIED BY OF NO. RSG2001174 OF SOUTH LAND TITLE, 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 OF REPRODUCTION. COPYRIGHT 2020. ALL RIGHTS RESERVED.

SURVEYOR'S CERTIFICATION

TO: SOUTH LAND TITLE, LLC, ROBERT DAVID PERRY AND MARK C. TAUBER, EXCLUSIVELY;
I, TIM W. 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 04, 2020. 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



ADDRESS: 111 OAKDALE ST. BUYER: ROBERT DAVID PERRY
DAYTON, TX 77535 & MARK C. TAUBER



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REVISED: 06-18-20
REVISED: 06-17-20 ADD TRACT 2

JOB NO: 266-20 DATE: 05-04-20
REVISED: 09-23-20 SEPARATE 2 TRACTS SCALE: 1" = 30'