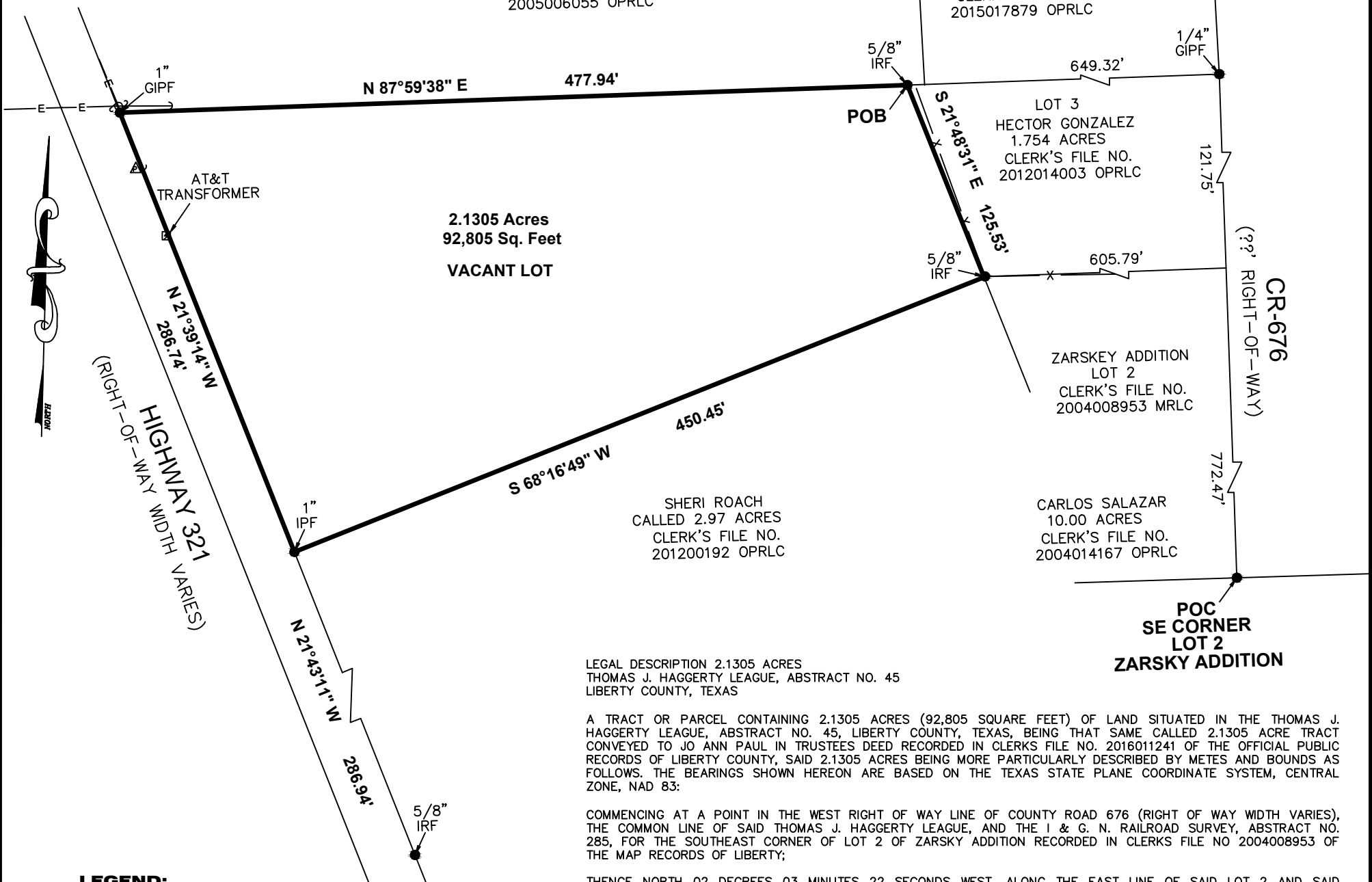


ANDREA TREVINO  
5.39 ACRES  
CLERK'S FILE NO.  
2005006055 OPRLC

JAVIER DUARTE  
CALLED 5.000 ACRES  
CLERK'S FILE NO.  
2015017879 OPRLC



2.1305 Acres  
92,805 Sq. Feet  
VACANT LOT

LOT 3  
HECTOR GONZALEZ  
1.754 ACRES  
CLERK'S FILE NO.  
2012014003 OPRLC

ZARSKY ADDITION  
LOT 2  
CLERK'S FILE NO.  
2004008953 MRLC

SHERI ROACH  
CALLED 2.97 ACRES  
CLERK'S FILE NO.  
201200192 OPRLC

CARLOS SALAZAR  
10.00 ACRES  
CLERK'S FILE NO.  
2004014167 OPRLC

POC  
SE CORNER  
LOT 2  
ZARSKY ADDITION

LEGAL DESCRIPTION 2.1305 ACRES  
THOMAS J. HAGGERTY LEAGUE, ABSTRACT NO. 45  
LIBERTY COUNTY, TEXAS

A TRACT OR PARCEL CONTAINING 2.1305 ACRES (92,805 SQUARE FEET) OF LAND SITUATED IN THE THOMAS J. HAGGERTY LEAGUE, ABSTRACT NO. 45, LIBERTY COUNTY, TEXAS, BEING THAT SAME CALLED 2.1305 ACRE TRACT CONVEYED TO JO ANN PAUL IN TRUSTEES DEED RECORDED IN CLERKS FILE NO. 2016011241 OF THE OFFICIAL PUBLIC RECORDS OF LIBERTY COUNTY, SAID 2.1305 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:

COMMENCING AT A POINT IN THE WEST RIGHT OF WAY LINE OF COUNTY ROAD 676 (RIGHT OF WAY WIDTH VARIES), THE COMMON LINE OF SAID THOMAS J. HAGGERTY LEAGUE, AND THE I & G. N. RAILROAD SURVEY, ABSTRACT NO. 285, FOR THE SOUTHEAST CORNER OF LOT 2 OF ZARSKY ADDITION RECORDED IN CLERKS FILE NO 2004008953 OF THE MAP RECORDS OF LIBERTY;

THENCE NORTH 02 DEGREES 03 MINUTES 22 SECONDS WEST, ALONG THE EAST LINE OF SAID LOT 2 AND SAID CARLOS SALAZAR CALLED 10.00 ACRE TRACT, PASS AT 772.47 FEET THE COMMON EAST CORNER OF SAID LOT 2 AND SAID CARLOS SALAZAR CALLED 10.00 ACRE TRACT AND LOT 3 OF SAID ZARSKY ADDITION AND THE HECTOR GONZALEZ CALLED 1.754 ACRE TRACT DESCRIBED IN CLERKS FILE NO. 2012014003 OF THE OFFICIAL PUBLIC RECORDS OF LIBERTY COUNTY, IN ALL A TOTAL DISTANCE OF 894.22 FEET TO A 1 1/4 INCH GALVANIZED IRON PIPE FOUND FOR THE NORTHEAST CORNER OF SAID LOT 3 AND SAID HECTOR GONZALEZ CALLED 1.754 ACRE TRACT, AND THE SOUTHEAST CORNER OF THE JAVIER DUARTE CALLED 5.00 ACRE TRACT DESCRIBED IN CLERKS FILE NO. 2015017879 OF THE OFFICIAL PUBLIC RECORDS OF LIBERTY COUNTY;

THENCE NORTH SOUTH 87 DEGREES 59 MINUTES 38 SECONDS WEST, ALONG THE COMMON LINE OF SAID LOT 3 AND SAID HECTOR GONZALEZ CALLED 1.754 ACRE TRACT, AND SAID JAVIER DUARTE CALLED 5.00 ACRE TRACT, PASS AT 575.19 THE COMMON SOUTH CORNER OF SAID JAVIER DUARTE CALLED 5.00 ACRE TRACT AND THE ANDREA TREVINO CALLED 5.39 ACRE TRACT DESCRIBED IN CLERKS FILE NO. 2005006055 OF THE OFFICIAL PUBLIC RECORDS OF LIBERTY COUNTY, IN ALL A TOTAL DISTANCE OF 649.32 FEET TO A 5/8 INCH IRON ROD FOUND FOR THE NORTHWEST CORNER OF SAID LOT 3 AND SAID HECTOR GONZALEZ CALLED 1.754 ACRE TRACT, AND BEING THE NORTHEAST CORNER THE HEREIN DESCRIBED TRACT AND POINT OF BEGINNING;

THENCE SOUTH 21 DEGREES 48 MINUTES 31 SECONDS EAST, ALONG THE WEST LINE OF SAID LOT 3 AND SAID HECTOR GONZALEZ CALLED 1.754 ACRE TRACT, A DISTANCE OF 125.53 FEET TO A 5/8 INCH IRON ROD FOUND FOR THE COMMON WEST CORNER OF SAID LOT 3 AND SAID HECTOR GONZALEZ CALLED 1.754 ACRE TRACT AND SAID LOT 2 AND SAID CARLOS SALAZAR CALLED 10.00 ACRE TRACT, THE NORTHEAST CORNER OF THE SHERI ROACH CALLED 2.97 ACRE TRACT DESCRIBED IN CLERKS FILE NO. 201200192 OF OFFICIAL PUBLIC RECORDS OF LIBERTY COUNTY, AND BEING THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 68 DEGREES 16 MINUTES 49 SECONDS WEST, ALONG THE NORTH LINE OF SAID SHERI ROACH CALLED 2.97 ACRE TRACT, A DISTANCE OF 450.45 FEET TO A 1 INCH IRON PIPE FOUND IN EAST RIGHT OF WAY LINE OF STATE HIGHWAY 321 (RIGHT OF WAY WIDTH VARIES) AND THE EAST LINE OF THE STATE OF TEXAS CALLED 0.109077 ACRE TRACT DESCRIBED IN VOLUME 594, PAGE, 230 OF THE DEED RECORDS OF LIBERTY COUNTY, FOR THE NORTHWEST CORNER OF SAID SHERI ROACH CALLED 2.97 ACRE TRACT, AND BEING THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 21 DEGREES 39 MINUTES 14 SECONDS WEST, ALONG THE EAST RIGHT OF WAY LINE OF SAID STATE HIGHWAY 321 AND THE EAST LINE OF SAID STATE OF TEXAS CALLED 0.109077 ACRE TRACT, A DISTANCE OF 286.74 FEET TO A 1 INCH GALVANIZED IRON PIPE FOUND FOR THE NORTHEAST CORNER OF STATE OF TEXAS CALLED 0.109077 ACRE TRACT, THE SOUTHWEST CORNER OF SAID ANDREA TREVINO CALLED 5.39 ACRE TRACT, AND BEING THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 87 DEGREES 59 MINUTES 38 SECONDS EAST, ALONG THE SOUTH LINE OF SAID ANDREA TREVINO CALLED 5.39 ACRE TRACT, A DISTANCE OF 477.94 FEET TO THE POINT OF BEGINNING AND CONTAINING 2.1305 ACRES OF LAND, MORE OR LESS.

**LEGEND:**

- POB - POINT OF BEGINNING
- POC - POINT OF COMMENCING
- x- BARBED WIRE FENCE
- E- OVERHEAD ELECTRIC LINES
- G- GUY WIRE

- △ - PIPELINE MARKER
- - UTILITY POLE
- - TRANSFORMER
- IRF - IRON ROD FOUND
- IPF - IRON PIPE FOUND
- F.I.R.M. - FLOOD INSURANCE RATE MAP
- OPRLC - OFFICIAL PUBLIC RECORDS OF LIBERTY COUNTY
- MRLC - MAP RECORDS LIBERTY COUNTY
- GIPF - GALVANIZED IRON PIPE FOUND

**NOTES:**

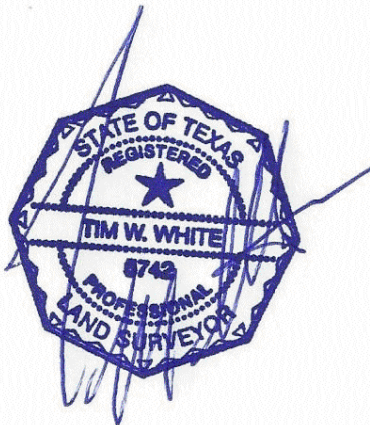
1. THE BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 83.
2. SURVEYOR DID NOT ABSTRACT PROPERTY. SURVEY BASED ON LEGAL DESCRIPTIONS SUPPLIED BY TITLE COMPANY. EASEMENTS, BUILDING LINES, ETC., SHOWN ARE AS IDENTIFIED BY GF NO. 2018074977 OF TARVER ABSTRACT COMPANY.
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 2018. ALL RIGHTS RESERVED.

**SCHEDULE B ITEMS**

7. EASEMENT DATED MAY 13, 1992, EXECUTED BY THERESA ZARSKY TO SAM HOUSTONELECTRIC COOPERATIVE INC., RECORDED IN VOLUME 1444, PAGE 511 OF THE OFFICIAL PUBLIC RECORDS OF LIBERTY COUNTY, TEXAS. (DOES NOT PERTAIN TO SUBJECT TRACT)

**SURVEYOR'S CERTIFICATION**

TO: TARVER ABSTRACT COMPANY AND SHEPPEY LAND, LLC, 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 SEPTEMBER 13, 2018. 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

PROPERTY LIES WITHIN FLOOD ZONE 'X', ACCORDING TO F.I.R.M. NO. 48291C0410D, DATED JANUARY 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**

A TRACT OR PARCEL CONTAINING 2.1305 ACRES (92,805 SQUARE FEET) OF LAND SITUATED IN THE THOMAS J. HAGGERTY LEAGUE, ABSTRACT NO. 45, LIBERTY COUNTY, TEXAS, BEING THAT SAME CALLED 2.1305 ACRE TRACT CONVEYED TO JO ANN PAUL IN TRUSTEES DEED RECORDED IN CLERKS FILE NO. 2016011241 OF THE OFFICIAL PUBLIC RECORDS OF LIBERTY COUNTY.

|   |  |  |  |
|---|--|--|--|
| <b>ADDRESS: HWY 321<br/>DAYTON, TX 77535</b>  |  | <b>BUYER:<br/>SHEPPEY LAND CO., LLC</b>                      |  |
|   |  | <b>TBPLS LICENSE # 10193901</b>                              |  |
|   |  | <b>712 F.M. 562<br/>ANAHUAC, TX 77514<br/>(409) 267-3002</b> |  |
| Copyright 2018 <a href="http://www.wellslandsurvey.com">www.wellslandsurvey.com</a> |  |  |  |
| <b>JOB NO: 551-18</b>   |  | <b>DATE: 09-13-18</b>  |  |
| <b>DRAWN BY: AL</b>   |  | <b>SCALE: 1" = 80'</b>                                       |  |