



LEGAL DESCRIPTION 5.9958 ACRES
NORTH LIBERTY TOWN LEAGUE, ABSTRACT NO. 356
LIBERTY COUNTY, TEXAS

BEING A TRACT OR PARCEL CONTAINING 5.9958 ACRES (261,175 SQUARE FEET) OF LAND IN THE NORTH LIBERTY TOWN LEAGUE, ABSTRACT NO. 356, IN LIBERTY COUNTY, TEXAS, BEING OUT OF DAYTON AS RECORDED IN VOLUME N, PAGE 421 OF THE CITY OF DAYTON DEED RECORDS, BEING THAT SAME CALLED 8.0 ACRE TRACT CONVEYED FROM GEORGE RAYMOND MORSE TO GEORGE BUDDY MORSE AND ROY EDWARD MORSE RECORDED IN VOLUME COUNTY, SAID 5.9958 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: THE BEGINNINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 83.

BEGINNING AT A POINT IN THE NORTH RIGHT OF WAY LINE OF CHERRY CREEK ROAD (27.78' FOOT RIGHT OF WAY PER PLAT) FOR THE COMMON SOUTH CORNER OF SAID LOT 4 AND LOT 1, BLOCK 45, RILEY CALLED 2,000 ACRE TRACT, THE SOUTHWEST CORNER OF THE LYNN 2074-019074 OF THE OFFICIAL PUBLIC RECORDS OF LIBERTY COUNTY, AND BEING THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, FROM WHICH A 3/4 INCH IRON PIPE FOUND FOR THE HEREIN REFERENCE WHICH BEARS NORTH 34 DEGREES 25 MINUTES WEST, 1.67 FEET;

THENCE NORTH 32 DEGREES 02 MINUTES 44 SECONDS WEST ALONG THE COMMON LINE OF SAID LOT 4 AND LOT 1, AND THE EAST 1/2 FEET SAID 3/4 INCH IRON PIPE, IN ALL A DISTANCE OF 722.78 FEET TO A 3/8 INCH BENT IRON ROD FOUND FOR THE COMMON CORNER OF SAID LOT 1, LOT 2, LOT 3 AND LOT 4 OF SAID BLOCK 45 OF THE CITY OF DAYTON, THE NORTHEAST CORNER OF SAID LYNN RILEY CALLED 2,000 ACRE TRACT DESCRIBED IN VOLUME 766, PAGE 832 OF THE DEED RECORDS OF LIBERTY COUNTY, AND BEING THE SOUTHWEST CORNER OF THE SHAY STRUTHERS CALLED 12,5468 ACRE TRACT DESCRIBED IN CLERKS FILE NO. 2019-021376 OF THE OFFICIAL PUBLIC RECORDS OF LIBERTY COUNTY, AND BEING THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 58 DEGREES 49 MINUTES 47 SECONDS EAST ALONG THE SOUTH LINE OF SAID SHAY STRUTHERS CALLED 12,5468 ACRE TRACT, A DISTANCE OF 361.39 FEET TO A 5/8 INCH CAPPED IRON ROD SET FOR THE NORTHWEST CORNER OF THE CHARLES KELLEY JR AND MISTY KELLEY CALLED 2,3214 ACRE TRACT DESCRIBED IN CLERKS FILE NO. 2014-000738 OF THE OFFICIAL PUBLIC RECORDS OF LIBERTY COUNTY, AND BEING THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 32 DEGREES 02 MINUTES 44 SECONDS EAST, ALONG THE WEST LINE OF SAID CHARLES KELLEY JR AND MISTY KELLEY CALLED 2,3214 ACRE TRACT, PASS AT 716.50 FEET A 5/8 INCH CAPPED IRON ROD SET FOR REFERENCE, IN ALL A DISTANCE OF 722.78 FEET TO A POINT IN THE NORTH LINE OF SAID CHERRY CREEK ROAD FOR THE SOUTHWEST CORNER OF SAID CHARLES KELLEY JR AND MISTY KELLEY CALLED 2,3214 ACRE TRACT, AND BEING THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 58 DEGREES 49 MINUTES 47 SECONDS WEST ALONG THE NORTH LINE OF SAID CHERRY CREEK ROAD, A DISTANCE OF 361.39 FEET TO THE POINT OF BEGINNING AND CONTAINING 5.9958 ACRES OF LAND, MORE OR LESS.

NOTES:
1. THE BEGINNINGS 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 EXAMINERS, BOUND LINES, ETC. SHOWN ARE AS IDENTIFIED BY OF NO. 2637611-1044 OF FIRST AMERICAN TITLE.
3. NOTHING IN THIS SURVEY IS INTENDED TO EXPRESS AN OPINION REGARDING OWNERSHIP OF 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 BELIEFS.
5. SURVEY IS CONVEYED FOR THIS TRANSACTION ONLY.
6. THE FINDINGS AND OPINIONS OF WELLS LAND SURVEY, LLC REFLECTED HEREON ARE UNREVOKED, 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 WARRANTY, EXPRESS OR IMPLIED, OF WELLS LAND SURVEY, LLC, SHALL BE HELD HARMLESS AGAINST DAMAGES OR EXPENSES RESULTING FROM SUCH UNAUTHORIZED USE, RELIANCE, OR REPRODUCTION COPYRIGHT 2021. ALL RIGHTS RESERVED.
7. EASEMENT RECORDED IN VOLUME 424A, PAGE 208, OF THE DEED RECORDS, LIBERTY COUNTY, TEXAS (MARKET NOT PLUMBABLE, NO VISIBLE EVIDENCE OF PIPELINE OR PIPELINE MARKERS ON THE GROUND AT THE SURVEY).
8. EASEMENT RECORDED IN VOLUME 690, PAGE 683, OF THE DEED RECORDS, LIBERTY COUNTY, TEXAS (DOES NOT PERTAIN TO SUBJECT TRACT).

SURVEYOR'S CERTIFICATION
I, THE FIRST AMERICAN TITLE AND ANCEL, INC. EXCLUSIVELY,
I, THE SURVEYOR, 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 JUNE 23, 2021. AT THE TIME OF THIS SURVEY THERE WERE NO APPARENT DISCREPANCIES, SHORTAGES OR ARE A BOUNDARY LINE CONFLICTS, ENCROACHMENTS, OVERLAPPING 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 RECALLED ROADWAY. PROPERTY IS SUBJECT TO ALL CITY ORGANIZED 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:
-E- OVERHEAD ELECTRIC LINES
"U" UTILITY POLE
IRF - IRON ROD FOUND
CIRC - CAPPED IRON ROD FOUND
CIRS - CAPPED IRON ROD SET
BRIF - BENT IRON ROD FOUND
IRP - IRON PIPE FOUND
F.I.R.M. - FLOOD INSURANCE RATE MAP
OPRLC - OFFICIAL PUBLIC RECORDS OF LIBERTY COUNTY
DRLC - DEED RECORDS LIBERTY COUNTY
POB - POINT OF BEGINNING

PROPERTY LIES WITHIN FLOOD ZONE X ACCORDING TO F.I.R.M. NO. 48304010D, DATED JAN. 18, 2018, BY GRADING PLUSTING ONLY. WELLS LAND SURVEY DOES NOT ASSUME RESPONSIBILITY FOR EXACT DETERMINATION BEFORE COMMUNITY CITY AND COUNTY IN WHICH SUBJECT TRACT EXISTS SHOULD BE CONTACTED. SAID ENTITIES MAY IMPOSE GREATER FLOOD PLAN AND FLOODWAY RESTRICTIONS THAN SHOWN BY THE F.I.R.M. THAT MAY AFFECT DEVELOPMENT.

SURVEY OF
BEING A TRACT OR PARCEL CONTAINING 5.9958 ACRES (261,175 SQUARE FEET) OF LAND IN THE NORTH LIBERTY TOWN LEAGUE, ABSTRACT NO. 356, IN LIBERTY COUNTY, TEXAS, BEING OUT OF AND A PART OF LOT 4, BLOCK 45 OF THE PLAT OF CITY OF DAYTON AS RECORDED IN VOLUME N, PAGE 421 OF THE LIBERTY COUNTY DEED RECORDS, BEING THAT SAME CALLED 8.0 ACRE TRACT CONVEYED FROM GEORGE RAYMOND MORSE TO GEORGE BUDDY MORSE AND ROY EDWARD MORSE RECORDED IN VOLUME 1301, PAGE 344 OF THE OFFICIAL PUBLIC RECORDS OF LIBERTY COUNTY.

ADDRESS: 6 CHERRY CREEK RD. BUYER: ANGEL NEHR
DAYTON, TX 77835

WELLS LAND SURVEY
TBPLS LICENSE # 10193901
712 P.M. 582 ANAHUAC, TX 77514
(409) 267-3002
www.wellsandsurvey.com

Copyright 2021
JOB NO: 443-21 DATE: 06-25-21
REVISED: 07-29-21 *PIPELINE NOTE SCALE: 1"=60'