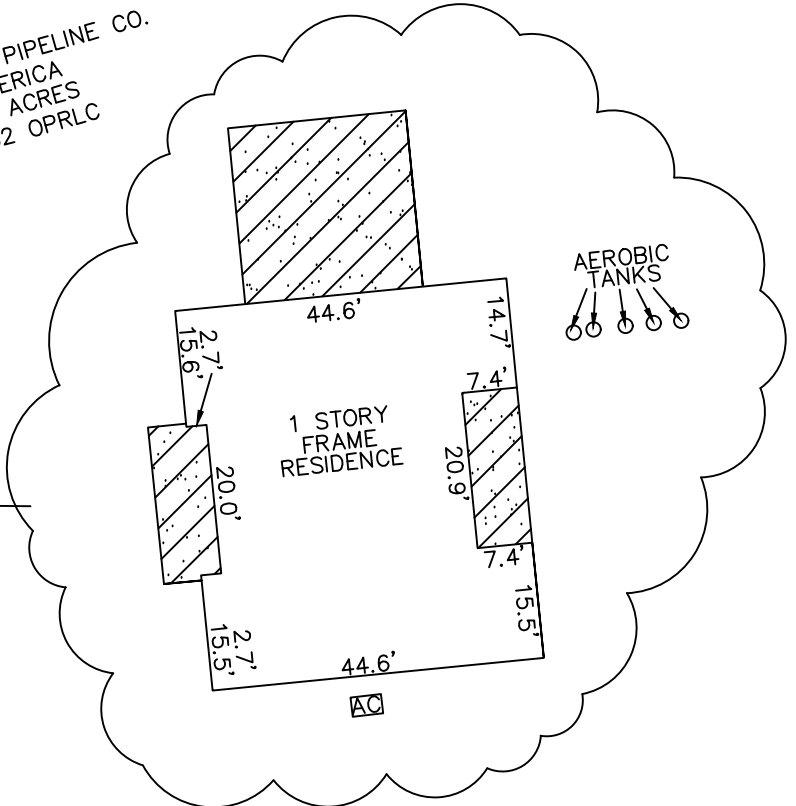
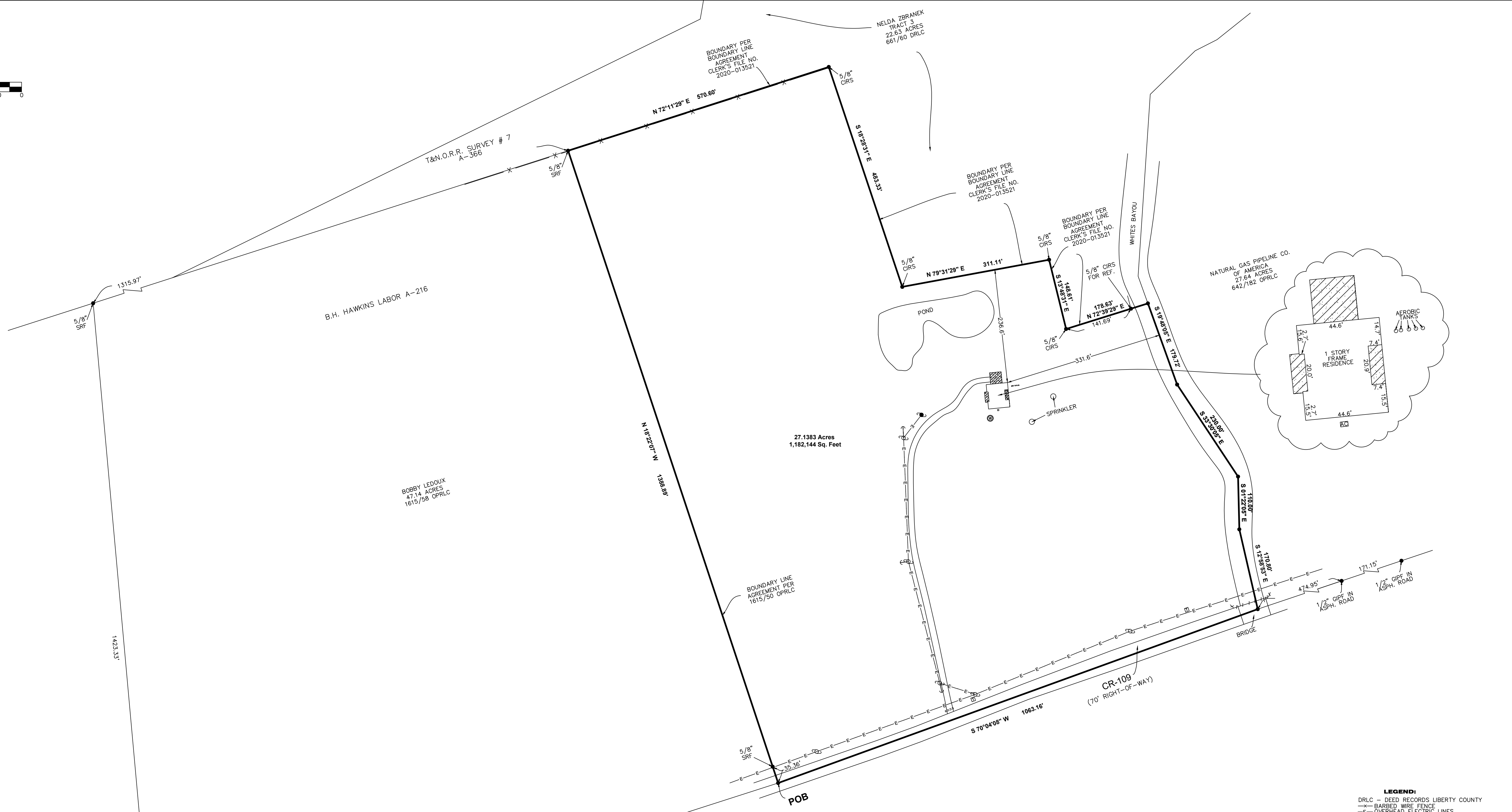
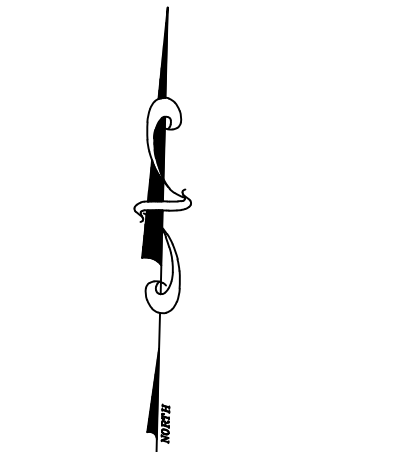
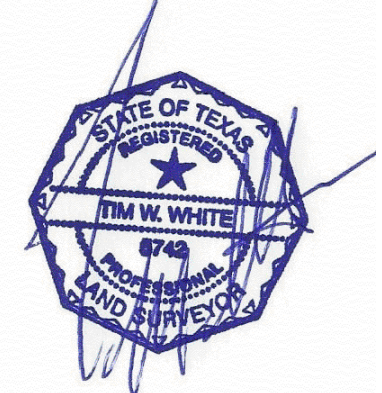


SCALE: 1"=100'



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. R522001167 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. ANY 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 2020. ALL RIGHTS RESERVED.
 7. PIPELINE CROSSING THE NORTHERLY PORTION OF SUBJECT PROPERTY AS SHOWN ON BLS CONSULTING MAPS OF LIBERTY COUNTY, TEXAS. (NO SIGNAGE VISIBLE ON THE GROUND)

SURVEYOR'S CERTIFICATION
 TO: SOUTH LAND TITLE, LLC, JEREMY REED BROUSSARD AND DEANNA BROUSSARD, 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 APRIL 23, 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



LEGAL DESCRIPTION 27.1383 ACRES
 B. H. HAWKINS LABOR, ABSTRACT NO. 216
 LIBERTY COUNTY, TEXAS.

A TRACT OR PARCEL CONTAINING 27.1383 ACRES (1,182,144 SQUARE FEET) OF LAND SITUATED IN THE B. H. HAWKINS LABOR, ABSTRACT NO. 216, LIBERTY COUNTY, TEXAS, BEING THAT SAME CALLED 25.334 ACRE TRACT OF LAND SET ASIDE TO CLYDE DALE ABSHIRE JR., BY PARTITION DEED DATED AUGUST 24, 1981 RECORDED IN VOLUME 920, PAGE 192 OF THE DEED RECORDS OF LIBERTY COUNTY, SAID 27.1383 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 1 FOOT SOUTH OF AN ASPHALT ROAD (COUNTY ROAD 109 / RIGHT OF WAY WIDTH VARIES), IN THE NORTH LINE OF THE REMAINDER OF THE SETH AND EVA CALLED 88.50 ACRE TRACT RECORDED IN VOLUME 143, PAGE 351 OF THE DEED RECORDS OF LIBERTY COUNTY, FOR THE SOUTHEAST CORNER OF THE BOBBY LEDOUX CALLED 47.14 ACRE TRACT, AND BEING THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;
 THENCE NORTH 18 DEGREES 22 MINUTES 07 SECONDS WEST, ALONG THE EAST LINE OF SAID BOBBY LEDOUX CALLED 47.14 ACRE TRACT, PASS AT 35.36 FEET A 5/8 INCH SULKER ROD FOUND IN THE NORTH RIGHT OF WAY LINE OF SAID COUNTY ROAD 109, IN ALL A TOTAL DISTANCE OF 1388.89 FEET TO A 5/8 INCH SULKER ROD FOUND IN THE SOUTHERLY LINE OF THE NELDA ZBRANEK CALLED 22.63 ACRE TRACT CALLED TRACT 3 RECORDED IN VOLUME 661, PAGE 60 OF THE DEED RECORDS OF LIBERTY COUNTY, FOR THE NORTHEAST CORNER OF SAID BOBBY LEDOUX CALLED 47.14 ACRE TRACT, AND BEING THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;
 THENCE NORTH 72 DEGREES 11 MINUTES 29 SECONDS EAST, ALONG THE SOUTHERLY LINE SAID NELDA ZBRANEK CALLED 22.63 ACRE TRACT CALLED TRACT 3, A DISTANCE OF 483.33 FEET TO A 5/8 INCH CAPPED IRON ROD SET FOR AN INTERIOR CORNER OF SAID NELDA ZBRANEK CALLED 22.63 ACRE TRACT CALLED TRACT 3, AND BEING THE NORTHERLY NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;
 THENCE SOUTH 18 DEGREES 28 MINUTES 31 SECONDS EAST, ALONG A WESTERLY LINE OF SAID NELDA ZBRANEK CALLED 22.63 ACRE TRACT CALLED TRACT 3, A DISTANCE OF 311.11 FEET TO A 5/8 INCH CAPPED IRON ROD SET FOR AN INTERIOR CORNER OF SAID NELDA ZBRANEK CALLED 22.63 ACRE TRACT CALLED TRACT 3, AND BEING AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;
 THENCE NORTH 79 DEGREES 31 MINUTES 29 SECONDS EAST, ALONG A SOUTHERLY LINE OF SAID NELDA ZBRANEK CALLED 22.63 ACRE TRACT CALLED TRACT 3, A DISTANCE OF 483.33 FEET TO A 5/8 INCH CAPPED IRON ROD SET FOR AN INTERIOR CORNER OF SAID NELDA ZBRANEK CALLED 22.63 ACRE TRACT CALLED TRACT 3, AND BEING AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;
 THENCE SOUTH 13 DEGREES 48 MINUTES 31 SECONDS EAST, ALONG A WESTERLY LINE OF SAID NELDA ZBRANEK CALLED 22.63 ACRE TRACT CALLED TRACT 3, A DISTANCE OF 148.61 FEET TO A 5/8 INCH CAPPED IRON ROD SET FOR AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;
 THENCE NORTH 72 DEGREES 39 MINUTES 29 SECONDS EAST, ALONG THE SOUTHERLY LINE OF SAID NELDA ZBRANEK CALLED 22.63 ACRE TRACT CALLED TRACT 3, PASS AT 141.69 FEET A 5/8 INCH CAPPED IRON ROD SET FOR REFERENCE AT THE SOUTHEAST CORNER OF SAID NELDA ZBRANEK CALLED 22.63 ACRE TRACT CALLED TRACT 3, IN ALL A TOTAL DISTANCE OF 178.63 FEET TO A POINT IN THE APPROXIMATE CENTERLINE OF WHITES BAYOU, IN THE WEST LINE OF THE NATURAL GAS PIPELINE COMPANY OF AMERICA CALLED 27.64 ACRE TRACT RECORDED IN VOLUME 642, PAGE 182 OF THE OFFICIAL PUBLIC RECORDS OF LIBERTY COUNTY, AND BEING THE EASTERLY NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;
 THENCE IN A SOUTHEASTERLY DIRECTION ALONG THE CENTER LINE OF SAID WHITES BAYOU AND THE EAST LINE OF SAID NATURAL GAS PIPELINE COMPANY OF AMERICA CALLED 27.64 ACRE TRACT THE FOLLOWING COURSES AND DISTANCES:
 SOUTH 19 DEGREES 48 MINUTES 05 SECONDS EAST, A DISTANCE OF 179.72 FEET;
 SOUTH 33 DEGREES 30 MINUTES 05 SECONDS EAST, A DISTANCE OF 230.00 FEET;
 SOUTH 01 DEGREES 22 MINUTES 05 SECONDS EAST, A DISTANCE OF 100.00 FEET;
 SOUTH 12 DEGREES 58 MINUTES 53 SECONDS EAST, A DISTANCE OF 170.80 FEET TO A POINT IN SAID COUNTY ROAD 109 BRIDGE OVER WHITES BAYOU FOR THE SOUTHWEST CORNER OF SAID NATURAL GAS PIPELINE COMPANY OF AMERICA CALLED 27.64 ACRE TRACT AND BEING THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;
 THENCE SOUTH 70 DEGREES 04 MINUTES 08 SECONDS WEST, ALONG SAID COUNTY ROAD 109 AND THE NORTH LINE OF SAID SETH AND EVA CALLED 88.50 ACRE TRACT, A DISTANCE OF 1063.16 FEET TO THE POINT OF BEGINNING AND CONTAINING 27.1383 ACRES OF LAND, MORE OR LESS.

LEGEND:
 DRLC - DEED RECORDS LIBERTY COUNTY
 X - BARBED WIRE FENCE
 -E- OVERHEAD ELECTRIC LINES
 -W- WROUGHT IRON FENCE
 U - UTILITY POLE
 T - TELEPHONE PEDESTAL
 SRF - SULKER ROD FOUND
 CIRS - CAPPED IRON ROD SET
 F.I.R.M. - FLOOD INSURANCE RATE MAP
 OPRLC - OFFICIAL PUBLIC RECORDS OF LIBERTY COUNTY
 GIPF - GALVANIZED IRON PIPE FOUND
 S - SERVICE POLE
 W - WATER WELL
 AC - AIR CONDITIONER
 GUY WIRE
 CC - COVERED CONCRETE
 C - CONCRETE

FINAL AS BUILT SURVEY OF
 A TRACT OR PARCEL CONTAINING 27.1383 ACRES (1,182,144 SQUARE FEET) OF LAND SITUATED IN THE B. H. HAWKINS LABOR, ABSTRACT NO. 216, LIBERTY COUNTY, TEXAS, BEING THAT SAME CALLED 25.334 ACRE TRACT OF LAND SET ASIDE TO CLYDE DALE ABSHIRE JR., BY PARTITION DEED DATED AUGUST 24, 1981 RECORDED IN VOLUME 920, PAGE 192 OF THE DEED RECORDS OF LIBERTY COUNTY.

PROPERTY LIES WITHIN FLOOD ZONE "X"/X-SHADED/A, ACCORDING TO F.I.R.M. NO. 420300000, DATED JAN. 19, 2016. BY GRAPHIC FLOODING 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.

ADDRESS: CR-109 LIBERTY, TX 77756 BUYER: JEREMY E. BROUSSARD & DEANNA BROUSSARD
 TBPLS LICENSE # 10193901
 712 P.M. 562 ANAHUAC, TX 77514 (409) 267-3002
 www.wellslandsurvey.com
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 JOB NO: 233-20 DATE: 04-23-20
 REVISED: 06-22-21 FINAL AS BUILT SCALE: 1"= 100'