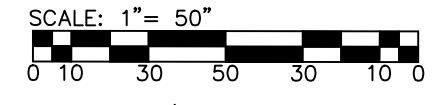


POINT FALLS IN IRRIGATION CANAL



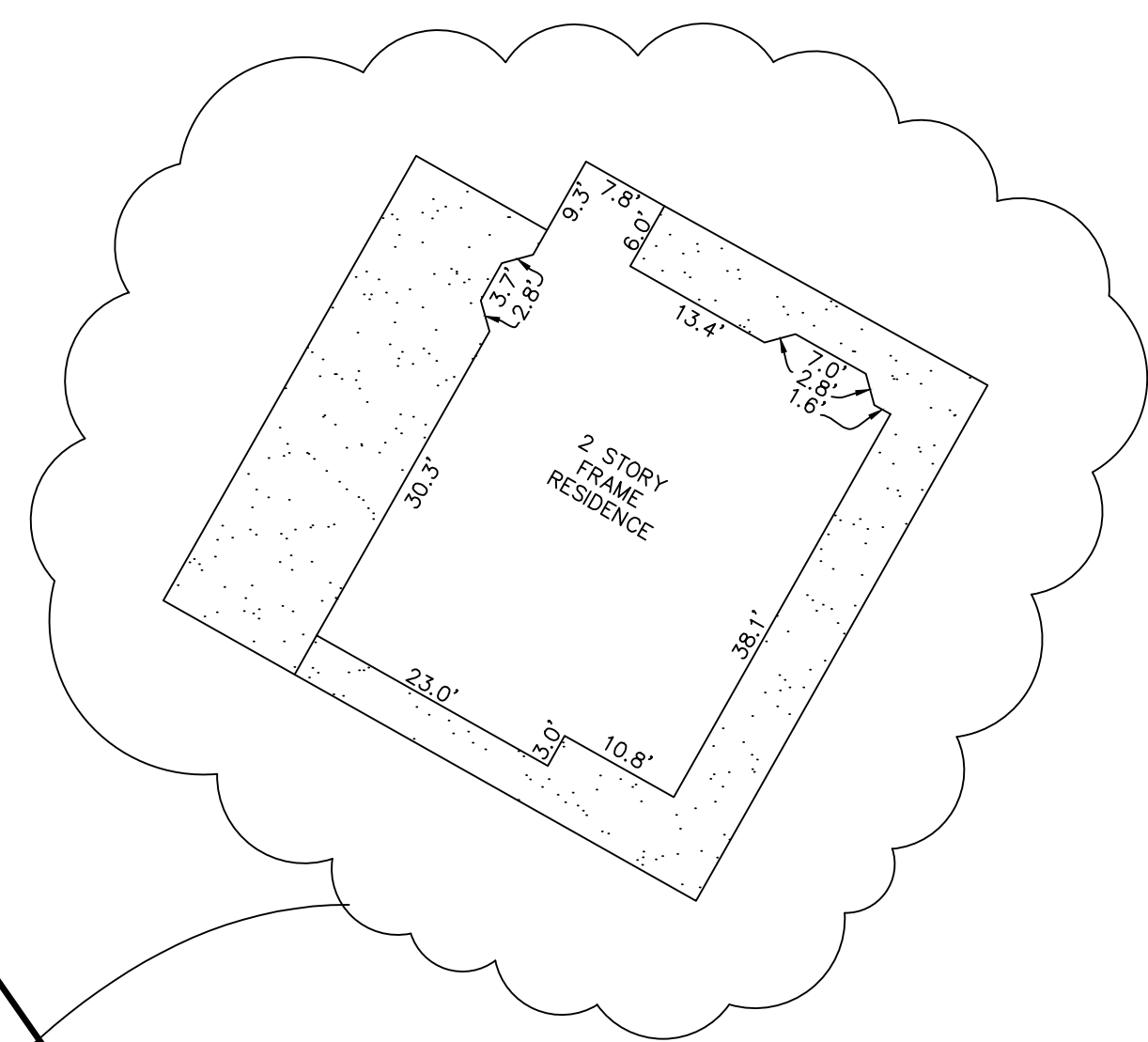
86°06' M. 87°16' E. 631'

198.76' 5/8" CIRF FOR REF.

LOT B
5850 HWY 61
Devers, TX 77538

7.0981 ACRES
309,192 SQ. FEET

RAYMOND L. SPILLER & JANET D. SPILLER CALLED 155.316 ACRES CLERK'S FILE NO. 2003-013116 OPRLC



MONICA OAKLEY CALLED 10.1001 ACRES CLERK'S FILE NO. 2017-012610 OPRLC

POINT FALLS IN IRRIGATION CANAL

75.0' S 84°34'33" E 271.21' N 84°34'33" W 271.21'

LOTA
5870 HWY 61
Devers, TX 77538

3.0020 ACRES
130,767 SQ. FEET

N 03°19'43" W 333.38'

POINT FALLS IN IRRIGATION CANAL

RAYMOND L. SPILLER & JANET D. SPILLER CALLED 155.316 ACRES CLERK'S FILE NO. 2003-013116 OPRLC

POB 3.0020 ACRES & POC 7.0981 ACRES

STATE HWY 61
(120' RIGHT-OF-WAY)

POB 7.0981 ACRES

H.&T.C.R.R. SURVEY NO. 2 (C. BINGLE) A-534
JOHN CHERRY SURVEY A-160

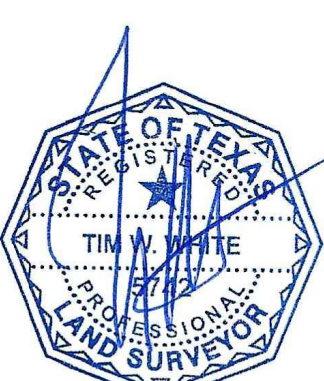
- NOTES:
- THE BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 83.
 - THIS SURVEY WAS PERFORMED WITHOUT BENEFIT OF A TITLE REPORT. CERTAIN EASEMENTS AND/OR BUILDING LINES MAY HAVE BEEN GRANTED WHICH ARE NOT REFLECTED HEREON. THIS SURVEY IS SUBJECT TO ANY FACTS THAT MAY BE DISCLOSED BY A FULL AND ACCURATE TITLE SEARCH.
 - NOTHING IN THIS SURVEY IS INTENDED TO EXPRESS AN OPINION REGARDING OWNERSHIP OF 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 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 THIS REPORT FOR ANY OTHER PURPOSE, 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 2023. ALL RIGHTS RESERVED.

SURVEYORS CERTIFICATION

TO: BRADY BEN, EXCLUSIVELY;
I, TIM 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 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 White, Registered Professional Land Surveyor No. 5742



LEGAL DESCRIPTION 3.0020 ACRES
H. & T. C. R.R. COMPANY SURVEY NO. 2 (C. BINGLE) ABSTRACT NO. 534
LIBERTY COUNTY, TEXAS

BEING A TRACT OR PARCEL CONTAINING 3.0020 ACRES (130,767 SQUARE FEET) OF LAND, SITUATED IN THE H. & T. C. R.R. COMPANY SURVEY NO. 2 (C. BINGLE) ABSTRACT NO. 534, LIBERTY COUNTY, TEXAS, BEING OUT OF AND A PART OF A CALLED 10.10 ACRE TRACT CONVEYED FROM TURKEY MARSH, LLC TO GERALD BEN AND CASEY BEN DESCRIBED IN CLERK'S FILE NO. 2008-015447 OF THE OFFICIAL PUBLIC RECORDS OF LIBERTY COUNTY, SAID 3.0020 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 1/2 INCH IRON ROD FOUND IN THE WESTERLY RIGHT OF WAY LINE OF STATE HIGHWAY 61 (120 FOOT RIGHT OF WAY) IN THE SOUTH LINE OF SAID H. & T. C. R.R. COMPANY SURVEY NO. 2, AND THE NORTH LINE OF THE JOHN CHERRY SURVEY, ABSTRACT NO. 160, FOR THE EASTERLY NORTHEAST CORNER OF SAID RAYMOND L. SPILLER AND JANET D. SPILLER CALLED 155.316 ACRE TRACT DESCRIBED IN CLERK'S FILE NO. 2002-013116 OF THE OFFICIAL PUBLIC RECORDS OF LIBERTY COUNTY, BEING THE SOUTHWEST CORNER OF SAID 10.10 ACRE TRACT AND THE HEREN DESCRIBED TRACT;

THENCE SOUTH 85 DEGREES 24 MINUTES 49 SECONDS WEST, ALONG THE SOUTHEAST LINE OF SAID 10.10 ACRE TRACT, WITH THE COMMON LINE OF SAID H. & T. C. R.R. COMPANY SURVEY, AND SAID JOHN CHERRY SURVEY, AND THE NORTH LINE OF SAID RAYMOND L. SPILLER AND JANET D. SPILLER CALLED 155.316 ACRE TRACT, A DISTANCE OF 480.60 FEET TO A POINT IN AN IRRIGATION CANAL FOR AN INTERIOR CORNER OF SAID RAYMOND L. SPILLER AND JANET D. SPILLER CALLED 155.316 ACRE TRACT, AND BEING THE SOUTHWEST CORNER OF SAID 10.10 ACRE TRACT AND THE HEREN DESCRIBED TRACT;

THENCE NORTH 03 DEGREES 19 MINUTES 48 SECONDS WEST, ALONG THE WEST LINE OF SAID 10.10 ACRE TRACT, WITH THE NORTHERLY EAST LINE OF SAID RAYMOND L. SPILLER AND JANET D. SPILLER CALLED 155.316 ACRE TRACT, A DISTANCE OF 333.38 FEET TO A POINT IN AN IRRIGATION CANAL FOR THE SOUTHWEST CORNER OF A 7.0981 ACRE TRACT SURVEYED THIS DAY, AND BEING THE NORTHWEST CORNER OF THE HEREN DESCRIBED TRACT;

THENCE SOUTH 84 DEGREES 34 MINUTES 33 SECONDS EAST, ACROSS SAID 10.10 ACRE TRACT, WITH THE WESTERLY SOUTH LINE OF SAID 7.0981 ACRE TRACT SURVEYED THIS DAY, PASS AT 75.00 FEET A 5/8 INCH CAPPED IRON ROD STAMPED WELLS 5742 SET FOR REFERENCE, IN ALL A DISTANCE OF 271.21 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED WELLS 5742 SET FOR AN ANGLE POINT IN THE NORTH LINE OF THE HEREN DESCRIBED TRACT;

THENCE SOUTH 57 DEGREES 06 MINUTES 33 SECONDS EAST, CONTINUING ACROSS SAID 10.10 ACRE TRACT, WITH THE NORTHERLY EAST LINE OF SAID MONICA OAKLEY CALLED 10.0101 ACRE TRACT, A DISTANCE OF 340.91 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED WELLS 5742 SET FOR REFERENCE, IN ALL A DISTANCE OF 196.76 FEET TO A 1/2 INCH CAPPED IRON ROD FOUND FOR REFERENCE, IN ALL A DISTANCE OF 192.09 FEET TO A 5/8 INCH CAPPED IRON ROD FOUND IN THE WESTERLY RIGHT OF WAY LINE OF SAID STATE HIGHWAY 61, FOR THE SOUTHWEST CORNER OF SAID 7.0981 ACRE TRACT SURVEYED THIS DAY, AND BEING THE NORTHEAST CORNER OF THE HEREN DESCRIBED TRACT;

THENCE SOUTH 34 DEGREES 40 MINUTES 08 SECONDS WEST, ALONG THE WESTERLY RIGHT OF WAY LINE OF SAID STATE HIGHWAY 61, A DISTANCE OF 101.68 FEET TO THE POINT OF BEGINNING AND CONTAINING 3.0020 ACRES OF LAND, MORE OR LESS.

LEGAL DESCRIPTION 7.0981 ACRES
H. & T. C. R.R. COMPANY SURVEY NO. 2 (C. BINGLE) ABSTRACT NO. 534
LIBERTY COUNTY, TEXAS

BEING A TRACT OR PARCEL CONTAINING 7.0981 ACRES (309,192 SQUARE FEET) OF LAND, SITUATED IN THE H. & T. C. R.R. COMPANY SURVEY NO. 2 (C. BINGLE) ABSTRACT NO. 534, LIBERTY COUNTY, TEXAS, BEING OUT OF AND A PART OF A CALLED 10.10 ACRE TRACT CONVEYED FROM TURKEY MARSH, LLC TO GERALD BEN AND CASEY BEN DESCRIBED IN CLERK'S FILE NO. 2008-015447 OF THE OFFICIAL PUBLIC RECORDS OF LIBERTY COUNTY, AND ALL OF A CALLED 2.0000 ACRE TRACT CONVEYED FROM GERALD BEN AND CASEY BEN TO BRADY THOMAS BEN DESCRIBED IN CLERK'S FILE NO. 2018-022033 OF THE OFFICIAL PUBLIC RECORDS OF LIBERTY COUNTY, BEING THE SOUTHWEST CORNER OF SAID 10.10 ACRE TRACT AND A 3.0020 ACRE TRACT SURVEYED THIS DAY;

COMMENCING AT A 1/2 INCH IRON ROD FOUND IN THE WESTERLY RIGHT OF WAY LINE OF STATE HIGHWAY 61 (120 FOOT RIGHT OF WAY) IN THE SOUTH LINE OF SAID H. & T. C. R.R. COMPANY SURVEY NO. 2, AND THE NORTH LINE OF THE JOHN CHERRY SURVEY, ABSTRACT NO. 160, FOR THE EASTERLY NORTHEAST CORNER OF THE RAYMOND L. SPILLER AND JANET D. SPILLER CALLED 155.316 ACRE TRACT DESCRIBED IN CLERK'S FILE NO. 2002-013116 OF THE OFFICIAL PUBLIC RECORDS OF LIBERTY COUNTY, BEING THE SOUTHWEST CORNER OF SAID 10.10 ACRE TRACT AND A 3.0020 ACRE TRACT SURVEYED THIS DAY;

THENCE NORTH 34 DEGREES 40 MINUTES 08 SECONDS EAST, ALONG THE WESTERLY RIGHT OF WAY LINE OF SAID STATE HIGHWAY 61, WITH THE SOUTHWEST LINE OF SAID 10.10 ACRE TRACT, A DISTANCE OF 101.68 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED WELLS 5742 SET FOR THE NORTHEAST CORNER OF SAID 3.0020 ACRE TRACT SURVEYED THIS DAY, AND BEING THE SOUTHWEST CORNER AND POINT OF BEGINNING OF THE HEREN DESCRIBED TRACT;

THENCE NORTH 57 DEGREES 06 MINUTES 33 SECONDS WEST, ACROSS SAID 10.10 ACRE TRACT, WITH THE NORTHERLY EAST LINE OF SAID 3.0020 ACRE TRACT SURVEYED THIS DAY, A DISTANCE OF 340.91 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED WELLS 5742 SET FOR AN ANGLE POINT IN THE SOUTH LINE OF THE HEREN DESCRIBED TRACT;

THENCE NORTH 84 DEGREES 34 MINUTES 33 SECONDS WEST, CONTINUING ACROSS SAID 10.10 ACRE TRACT, WITH THE NORTHERLY EAST LINE OF SAID MONICA OAKLEY CALLED 10.0101 ACRE TRACT, A DISTANCE OF 271.21 FEET TO A POINT IN AN IRRIGATION CANAL IN THE WEST LINE OF SAID 10.10 ACRE TRACT, THE NORTHERLY EAST LINE OF SAID RAYMOND L. SPILLER AND JANET D. SPILLER CALLED 155.316 ACRE TRACT, FOR THE NORTHWEST CORNER OF SAID 3.0020 ACRE TRACT SURVEYED THIS DAY, AND BEING THE SOUTHWEST CORNER OF THE HEREN DESCRIBED TRACT;

THENCE NORTH 03 DEGREES 19 MINUTES 48 SECONDS WEST, ALONG THE WEST LINE OF SAID 10.10 ACRE TRACT, WITH THE NORTHERLY EAST LINE OF SAID RAYMOND L. SPILLER AND JANET D. SPILLER CALLED 155.316 ACRE TRACT, A DISTANCE OF 906.98 FEET TO A POINT IN AN IRRIGATION CANAL FOR THE SOUTHWEST CORNER OF THE MONICA OAKLEY CALLED 10.0101 ACRE TRACT DESCRIBED IN CLERK'S FILE NO. 2017-012610 OF THE OFFICIAL PUBLIC RECORDS OF LIBERTY COUNTY, AND BEING THE NORTH CORNER OF SAID 10.10 ACRE TRACT AND THE HEREN DESCRIBED TRACT;

THENCE SOUTH 34 DEGREES 53 MINUTES 24 SECONDS EAST, ALONG THE NORTHEAST LINE OF SAID 10.10 ACRE TRACT, WITH THE SOUTHWESTERLY LINE OF SAID MONICA OAKLEY CALLED 10.0101 ACRE TRACT, PASS AT 196.76 FEET A 1/2 INCH CAPPED IRON ROD FOUND FOR REFERENCE, IN ALL A DISTANCE OF 192.09 FEET TO A 5/8 INCH CAPPED IRON ROD FOUND IN THE WESTERLY RIGHT OF WAY LINE OF SAID STATE HIGHWAY 61 FOR THE SOUTHWEST CORNER OF SAID MONICA OAKLEY CALLED 10.0101 ACRE TRACT, AND BEING THE NORTHEAST CORNER OF SAID 10.10 ACRE TRACT AND THE HEREN DESCRIBED TRACT;

THENCE SOUTH 34 DEGREES 40 MINUTES 08 SECONDS WEST, ALONG THE WESTERLY RIGHT OF WAY LINE OF SAID STATE HIGHWAY 61, WITH THE SOUTHWEST LINE OF SAID 10.10 ACRE TRACT, A DISTANCE OF 148.33 FEET TO THE POINT OF BEGINNING AND CONTAINING 7.0981 ACRES OF LAND, MORE OR LESS.

- LEGEND:**
- OVERHEAD ELECTRIC LINES
 - UTILITY POLE
 - LIGHT POLE
 - IRF - IRON ROD FOUND
 - CIRF - CAPPED IRON ROD SET
 - F.I.R.M. - FLOOD INSURANCE RATE MAP
 - OPRLC - OFFICIAL PUBLIC RECORDS OF LIBERTY COUNTY
 - SEPTIC SPRAY HEAD
 - COVERED AREA
 - W.D. - WOOD DECK
 - PFB - PORTABLE FRAME BUILDING
 - AC - AIR CONDITIONER
 - CONCRETE
 - POB - POINT OF BEGINNING
 - POC - POINT OF COMMENCING
 - CIRF - CAPPED IRON ROD FOUND
 - OPRLC - OFFICIAL PUBLIC RECORDS OF LIBERTY COUNTY

SURVEY OF

PROPERTY LIES WITHIN FLOOD ZONE "X" ACCORDING TO F.I.R.M. NO. 480700000, 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 PLAN AND FLOODWAY RESTRICTIONS THAN SHOWN BY THE F.I.R.M. THAT MAY AFFECT DEVELOPMENT.

BEING A TRACT OR PARCEL CONTAINING 3.0020 ACRES (130,767 SQUARE FEET) OF LAND, SITUATED IN THE H. & T. C. R.R. COMPANY SURVEY NO. 2 (C. BINGLE) ABSTRACT NO. 534, LIBERTY COUNTY, TEXAS, BEING OUT OF AND A PART OF A CALLED 10.10 ACRE TRACT CONVEYED FROM TURKEY MARSH, LLC TO GERALD BEN AND CASEY BEN DESCRIBED IN CLERK'S FILE NO. 2008-015447 OF THE OFFICIAL PUBLIC RECORDS OF LIBERTY COUNTY.

BEING A TRACT OR PARCEL CONTAINING 7.0981 ACRES (309,192 SQUARE FEET) OF LAND, SITUATED IN THE H. & T. C. R.R. COMPANY SURVEY NO. 2 (C. BINGLE) ABSTRACT NO. 534, LIBERTY COUNTY, TEXAS, BEING OUT OF AND A PART OF A CALLED 10.10 ACRE TRACT CONVEYED FROM TURKEY MARSH, LLC TO GERALD BEN AND CASEY BEN DESCRIBED IN CLERK'S FILE NO. 2008-015447 OF THE OFFICIAL PUBLIC RECORDS OF LIBERTY COUNTY, AND ALL OF A CALLED 2.0000 ACRE TRACT CONVEYED FROM GERALD BEN AND CASEY BEN TO BRADY THOMAS BEN DESCRIBED IN CLERK'S FILE NO. 2018-022033 OF THE OFFICIAL PUBLIC RECORDS OF LIBERTY COUNTY.

ADDRESS: 5870 & 5850 HWY 61
DEVERS, TX 77538

WELLS LAND SURVEY

712 P.M. 582
ANAHUAC, TX 77514
(409) 267-3002
www.wellsandsurvey.com

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JOB NO: 614-23
DRAWN BY: AL

SURVEYED FOR:
BRADY BEN

TBPLS LICENSE # 10193909

DATE: 10-23-23
SCALE: 1" = 50'