

NOTES:

- THIS SURVEY IS BEING PROVIDED SOLELY FOR THE USE OF THE CURRENT PARTIES AND NO LICENSE HAS BEEN CREATED, EXPRESSED OR IMPLIED, TO COPY THE SURVEY EXCEPT AS IS NECESSARY IN CONJUNCTION WITH THE ORIGINAL TRANSACTION.
- ALL BUILDING LINES, EASEMENTS, BUILDING RESTRICTIONS (DEED RESTRICTIONS, ETC.) AND ZONING ORDINANCES, IF ANY, SHOULD BE VERIFIED BY BUILDER PRIOR TO PLANNING OR CONSTRUCTION.
- THE BEARINGS ARE REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE 4204, NAD83.
- ALL CORNERS ARE PROPERTY MARKED WITH SET 1/2" IRON RODS CAPPED MARKED H&H LAND, UNLESS OTHERWISE SHOWN.
- THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR AND/OR WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT AND MAY BE SUBJECT TO ANY AND ALL EASEMENTS, RESTRICTIVE COVENANTS, ENCUMBRANCES AND AGREEMENTS OF RECORDED.

I, HEREBY DECLARE THAT THIS PLAT WAS MADE FROM AN ACTUAL SURVEY ON THE GROUND BY H & H PROFESSIONAL LAND SERVICES AND UNDER MY SUPERVISION; THAT NO ENCROACHMENTS EXIST AT THE TIME OF THIS SURVEY UNLESS REFLECTED HEREON; THAT SAID SURVEY CONFORMS TO THE CURRENT TEXAS BOARD OF PROFESSIONAL LAND SURVEYING STANDARDS AND SPECIFICATIONS.

** BEING 0.602 ACRES SITUATED IN THE LIBERTY TOWN SOUTH LEAGUE, ABSTRACT 358, LIBERTY COUNTY, TEXAS AND BEING OUT OF AND A PART OF LOT 33, WILSON ADDITION TO DAYTON, TEXAS, A SUBDIVISION IN LIBERTY COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME "F", PAGE 138, DISTRICT COURT MINUTES OF LIBERTY COUNTY, TEXAS, ALSO BEING THE SAME TRACT OF LAND CONVEYED TO DALLAS MANGUM RECORDED BY DEED IN LIBERTY COUNTY CLERK'S FILE NO.(S) 2020042873 OF THE OFFICIAL PUBLIC RECORDS OF LIBERTY COUNTY, TEXAS, SAID 0.602 ACRES BEING MORE PARTICULARLY DESCRIBED BY ATTACHED METES AND BOUNDS.



MIKE H. RUBAY, R.P.L.S. NO. 2907, STATE OF TEXAS

H & H
PROFESSIONAL
LAND
SERVICES

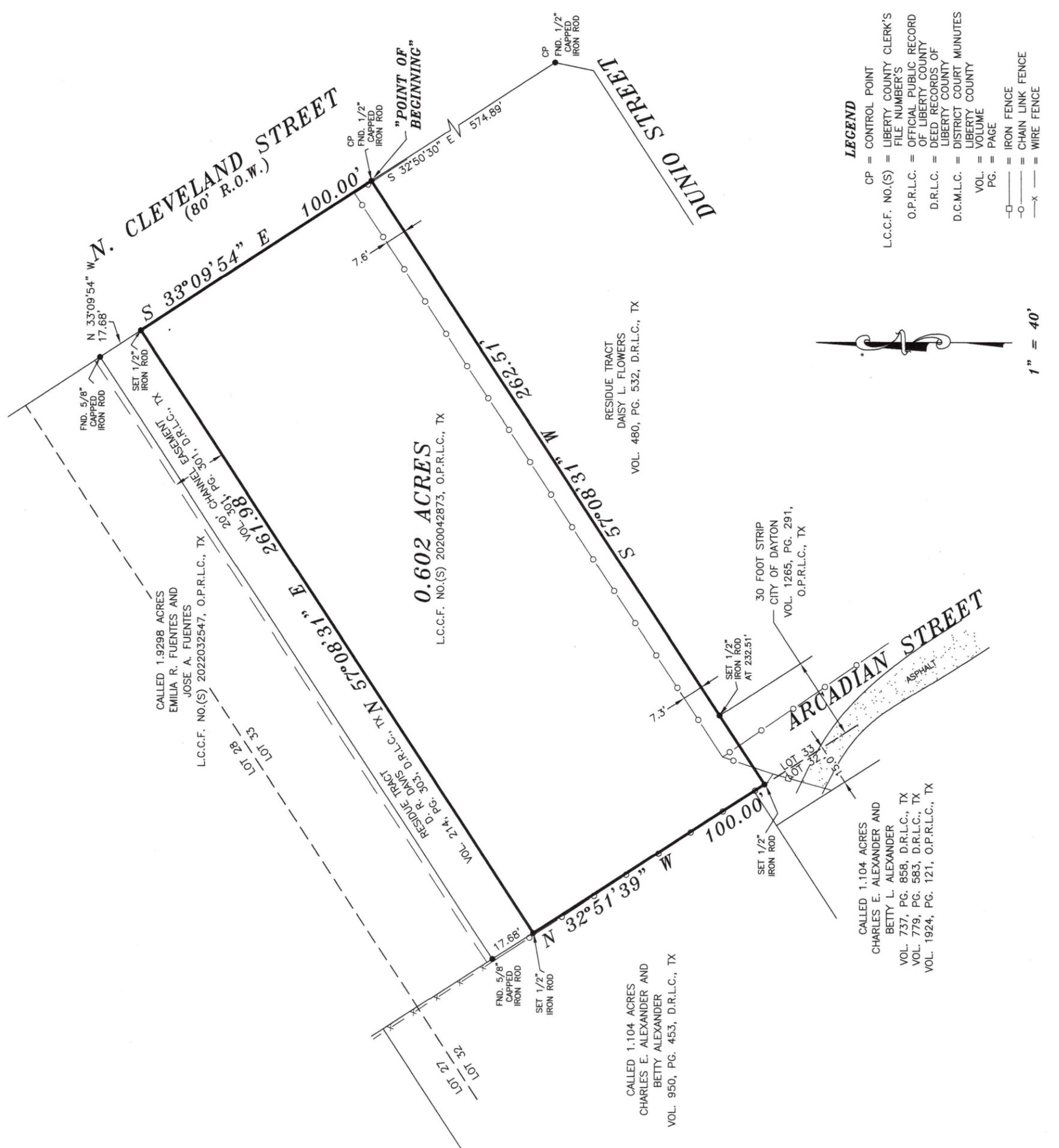
P.O. Box 1974
Mont Belvieu, Tx 77580
(Office) 281 385-2087 (Fax) 281 385-5792
Firm No. 10052400 JOB NO. 225025

LOT: 0.602 AC. **
BLOCK: **
SECTION: **
SUBDIVISION: WILSON ADDITION TO DAYTON, TEXAS
COUNTY: LIBERTY STATE: TEXAS SURVEY: LIBERTY TOWN SOUTH LEAGUE
LIBERTY COUNTY, TEXAS ABSTRACT 358
LENDER: ** TITLE CO.: ** GF NO.: **

PURCHASER: DALLAS MANGUM
ADDRESS: 806 N. CLEVELAND STREET, DAYTON, TEXAS 77555
FLOOD ZONE INFORMATION: This lot DOES NOT lie in the 100 year flood plain and is in ZONE "X" according to the Federal Insurance Administration designated Flood Hazard Area by Community Panel No. 480440-04200 dated 01/17/2018.

FLOOD ZONE DETERMINED BY GRAPHIC PLOTTING ONLY. FLOOD INFORMATION PROVIDED HEREON IS BASED ON SCALING THE LOCATION TO THE SUBJECT TRACT ON THE FLOOD INSURANCE RATE MAPS. THE INFORMATION SHOULD BE USED TO DETERMINE FLOOD INSURANCE RATES ONLY AND IS NOT INTENDED TO IDENTIFY SPECIFIC FLOOD CONDITIONS. WE DO NOT ASSUME RESPONSIBILITY FOR EXACT DETERMINATION.

FIELD WORK NO.	DESCRIPTION	DATE
04/05/25-CW		
04/05/25-H		
04/04/25-MK		
KEY MAP NO.		
L.C.		



- LEGEND**
- CP = CONTROL POINT
 - L.C.C.F. NO.(S) = LIBERTY COUNTY CLERK'S FILE NUMBER'S
 - O.P.R.L.C. = OFFICIAL PUBLIC RECORD OF LIBERTY COUNTY
 - D.R.L.C. = DEED RECORDS OF LIBERTY COUNTY
 - D.C.M.L.C. = DISTRICT COURT MINUTES LIBERTY COUNTY
 - VOL. = VOLUME
 - PG. = PAGE
 - = IRON FENCE
 - = CHAIN LINK FENCE
 - x— = WIRE FENCE

1" = 40'

“ EXHIBIT A “

FIELD NOTES OF A TRACT OF LAND CONTAINING 0.602 ACRES SITUATED IN THE LIBERTY TOWN SOUTH LEAGUE, ABSTRACT 358, LIBERTY COUNTY, TEXAS AND BEING OUT OF AND A PART OF LOT 33, WILSON ADDITION TO DAYTON, TEXAS, A SUBDIVISION IN LIBERTY COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME "F", PAGE 138, DISTRICT COURT MINUTES OF LIBERTY, COUNTY, TEXAS, ALSO BEING THE SAME TRACT OF LAND CONVEYED TO DALLAS MANGUM RECORDED BY DEED IN LIBERTY COUNTY CLERK'S FILE NO.(S) 2020042873 OF THE OFFICIAL PUBLIC RECORDS OF LIBERTY COUNTY, TEXAS. SAID 0.602 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

NOTE: THE BEARINGS ARE REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE 4204, NAD83. THE MONUMENTS FOUND IN THE WEST RIGHT-OF-WAY LINE OF N. CLEVELAND STREET (80 FOOT RIGHT-OF-WAY) WERE USED FOR CONTROL MONUMENTS.

BEGINNING at a ½” capped iron rod, found, in the west right-of-way line of said N. Cleveland Street, the northeast corner of a residue tract conveyed to Daisy L. Flowers recorded by deed in Volume 480, Page 532 of the Deed Records of said county, and for the **southeast corner** of the herein described tract, from which a ½” capped iron rod, found, in the north right-of-way line of Dunio Street bears S 32°50’30” E, a distance of 574.89 feet;

THENCE, S 57°08’31” W, along the north line of said Flowers Tract, at 232.51 feet pass a ½” capped iron rod, set, being the northwest corner of the residue of said Flowers Tract and the northeast corner of a 30 foot strip of land conveyed to the City of Dayton recorded by deed in Volume 1265, Page 291 of the Official Public Records of said county, in all a total distance of 262.51 feet to a ½” capped iron rod, set, in the common lot corner of Lot 32 and 33 of said Wilson Addition, the east line of a 15 foot strip out of said Lot 32 (no deed reference found) and for the **southwest corner** of the herein described tract;

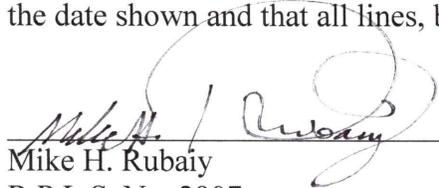
THENCE, N 32°51’39” W, along the common lot line of said Lot 32 and 33 together with the east line of said 15 foot strip and the east line of a called 1.104 acre tract of land conveyed to Charles E. Alexander and Betty Alexander recorded by deed in Volume 950, Page 453 of the Deed Records of said county, a distance of 100.00 feet to a ½” capped iron rod, set, being the southwest corner of the residue of a tract of land conveyed to D. R. Davis recorded by deed in Volume 214, Page 303 of the Deed Records of said county and for the **northwest corner** of the herein described tract, from which a 5/8” capped iron rod, found, being the southwest corner of a called 1.9298 acre tract of land conveyed to Emilia R. Fuentes and Jose A. Fuentes recorded by deed in Liberty County Clerk’s File No.(s) 2022032547 of the Official Public Records of said county bears N 32°51’39” W, a distance of 17.68 feet;

THENCE, N 57°08’31” E, along the south line of the residue of said Davis Tract, a distance of 261.98 feet to a ½” capped iron rod, set, in the west right-of-way line of said N. Cleveland Street, the southeast corner of the residue of said Davis Tract and for the **northeast corner** of the herein described tract, from which a 5/8” capped iron rod, found, being the southeast corner of said 1.9298 acres bears N 33°09’54” W, a distance of 17.68 feet;

THENCE, S 33°09’54” E, along the west right-of-way line of said N. Cleveland Street, a distance of 100.00 feet to the **“Point of Beginning”** and containing 0.602 acres of land, more or less.

Surveyed: April 03, 2025

I, Mike H. Rubaiy, Registered Professional Land Surveyor No. 2907, do hereby certify that the foregoing field notes were prepared from a survey made on the ground under my supervision on the date shown and that all lines, boundaries and landmarks are accurately described therein.


Mike H. Rubaiy
R.P.L.S. No. 2907



Job No. 225025
Date: 04-04-2025
hh