

**NOTES:**

- THE BEARINGS SHOWN HEREON ARE BASED ON THE MAP OR PLAT OF WESTLAKE SUBDIVISION, RECORDED IN VOLUME 6, PAGE 38, MAP RECORDS, LIBERTY COUNTY, TEXAS.
- 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. 2019056454 OF TARVER ABSTRACT COMPANY.
- NOTHING IN THIS SURVEY IS INTENDED TO EXPRESS AN OPINION REGARDING OWNERSHIP OR 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, 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 2020. ALL RIGHTS RESERVED.
- SCHEDULE B ITEMS**  
7. EASEMENT DATED OCTOBER 3, 1985, EXECUTED BY O. B. TALLEY TO GULF STATES UTILITIES COMPANY AND SOUTHWESTERN BELL TELEPHONE COMPANY, RECORDED IN VOLUME 519, PAGE 7 OF THE DEED RECORDS OF LIBERTY COUNTY, TEXAS. (DOES NOT PERTAIN TO SUBJECT TRACT)
- SUBJECT TO THE SANITARY CONTROL EASEMENT DATED OCTOBER 9, 1982, EXECUTED BY JAC BOUDREAUX TO BIG OAKS MOBILE HOME PARK, RECORDED IN VOLUME 958, PAGE 438 OF THE DEED RECORDS OF LIBERTY COUNTY, TEXAS.

**SURVEYOR'S CERTIFICATION**

TO: TARVER ABSTRACT COMPANY AND KYLE J. HOELSCHER, 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 JUNE 20, 2019. 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



**LEGEND:**

- PC - POINT OF CURVATURE
- x- BARBED WIRE FENCE
- o CHAIN LINK FENCE
- E- OVERHEAD ELECTRIC LINES
- U UTILITY POLE
- IP TELEPHONE PEDESTAL
- IRF IRON ROD FOUND
- CIRF CAPPED IRON ROD FOUND
- CIRS CAPPED IRON ROD SET
- F.I.R.M. - FLOOD INSURANCE RATE MAP
- OPRLC - OFFICIAL PUBLIC RECORDS OF LIBERTY COUNTY

PROPERTY LIES WITHIN FLOOD ZONE 'X', ACCORDING TO F.I.R.M. NO. 48291C06000, DATED JAN. 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**

THE WEST 1/2 OF LOT B-8, OF THE WESTLAKE SUBDIVISION, AN ADDITION IN THE JOHN A. WILLIAMS LEAGUE, A-119, LIBERTY COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 6, PAGE 38, OF THE DEED RECORDS OF LIBERTY COUNTY, TEXAS.

ADDRESS: CR-443 DAYTON, TX 77535 BUYER: KYLE J. HOELSCHER



TBPLS LICENSE # 10193901  
712 F.M. 562  
ANAHUAC, TX 77514  
(409) 267-3002

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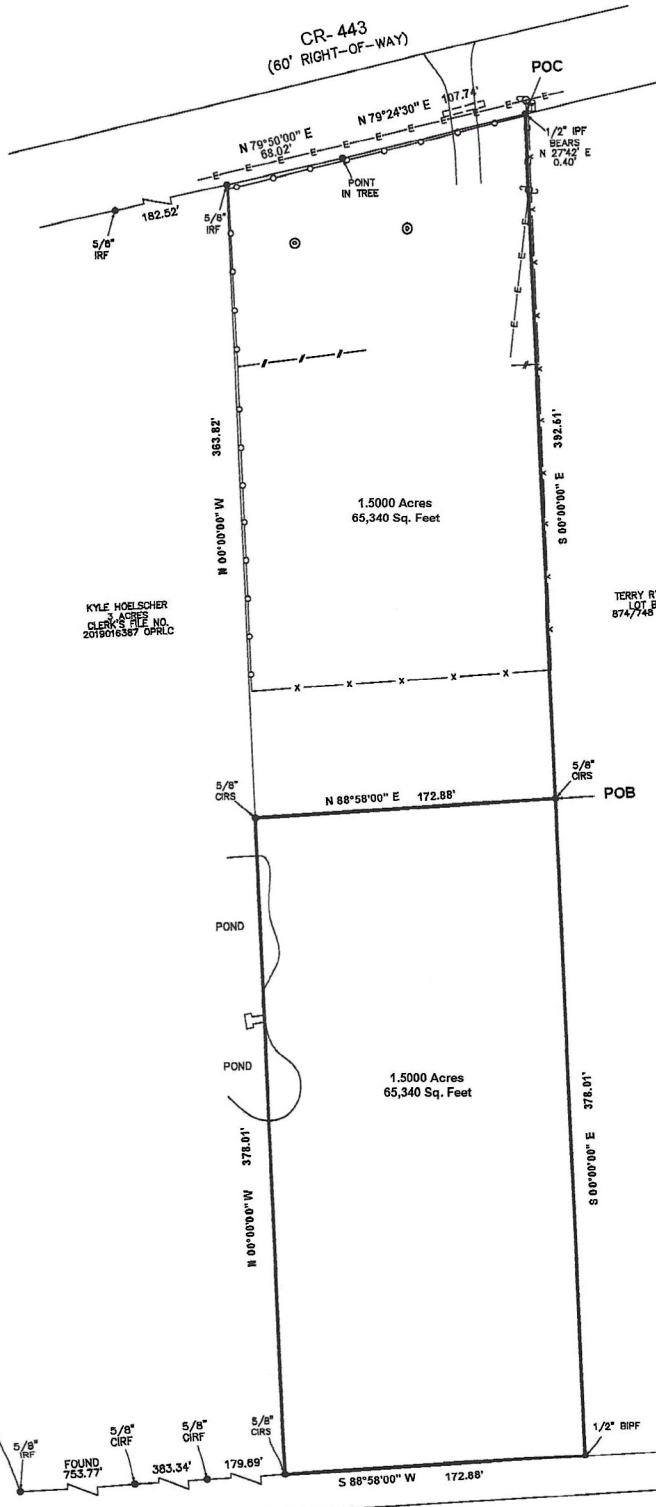
JOB NO: 297-19

DATE: 06-20-19

REVISED: 07-21-20 "BOUNDARY"

SCALE: 1" = 100'

SCALE: 1" = 50'



**LEGAL DESCRIPTION 1,500 ACRES**  
**JOHN A. WILLIAMS LEAGUE, ABSTRACT NO. 119**  
**LIBERTY COUNTY, TEXAS**

BEING A TRACT OR PARCEL CONTAINING 1,500 ACRES (65,340 SQUARE FEET) OF LAND IN THE JOHN A. WILLIAMS LEAGUE, ABSTRACT NUMBER 119, IN LIBERTY COUNTY, TEXAS, BEING OUT OF AND A PART OF THE EAST 1/2 OF LOT 8-9 OF THE WESTLAKE SUBDIVISION ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 6, PAGE 38 OF THE DEED RECORDS OF LIBERTY COUNTY, SAID 1,500 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS - THE BEARINGS SHOWN HEREON ARE BASED ON THE PLAT OF SAID WESTLAKE SUBDIVISION:

COMMENCING AT A POINT IN THE SOUTH LINE OF COUNTY ROAD 443 (60 FOOT RIGHT OF WAY), BEING THE NORTHEAST CORNER OF SAID LOT 8-9 AND THE NORTHWEST CORNER OF LOT 8-7 OF SAID WESTLAKE ADDITION, FROM WHICH A 1/2 INCH IRON PIPE FOUND BEARS SOUTH 27 DEGREES 42 MINUTES EAST, 0.40 FEET;

THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, ALONG THE COMMON LINE OF SAID LOTS 8-7 AND 8-9, A DISTANCE OF 392.61 FEET TO A 5/8 INCH CAPPED IRON ROD SET FOR THE SOUTHEAST CORNER OF A 1,500 ACRE TRACT SURVEYED THIS DAY AND BEING THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT AND THE POINT OF BEGINNING;

THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, CONTINUING ALONG THE COMMON LINE OF SAID LOTS 8-7 AND 8-9, A DISTANCE OF 378.01 FEET TO A 1/2 INCH IRON PIPE FOUND IN THE NORTH LINE OF COUNTY ROAD 442 (60 FOOT RIGHT OF WAY) FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 88 DEGREES 58 MINUTES 00 SECONDS WEST, ALONG THE NORTH LINE OF SAID COUNTY ROAD 442, A DISTANCE OF 172.88 FEET TO A 5/8 INCH CAPPED IRON ROD FOUND FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, ALONG THE EAST LINE OF THE WEST HALF OF LOT 8-9 OF SAID WESTLAKE ADDITION, BEING THE EAST LINE OF THE KYLE HOELSCHER TRACT DESCRIBED IN CLERKS FILE NO. 2019016387 OF THE OFFICIAL PUBLIC RECORDS OF LIBERTY COUNTY, A DISTANCE OF 378.01 FEET TO A 5/8 INCH CAPPED IRON ROD SET FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 88 DEGREES 58 MINUTES 00 SECONDS EAST, ALONG THE SOUTH LINE OF SAID 1,500 ACRE TRACT SURVEYED THIS DAY, A DISTANCE OF 172.88 FEET TO THE POINT OF BEGINNING AND CONTAINING 1,500 ACRES OF LAND, MORE OR LESS.

**NOTES:**

1. THE BEARINGS SHOWN HEREON ARE BASED ON THE MAP OR PLAT OF THE WESTLAKE SUBDIVISION, RECORDS OF PUBLIC RECORDS, LIBERTY COUNTY, TEXAS.
2. 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. IT IS THE RESPONSIBILITY OF THE BUYER TO OBTAIN A TITLE REPORT THAT MAY BE DISCLOSED BY A FULL AND ACCURATE TITLE SEARCH.
3. NOTHING IN THIS SURVEY IS INTENDED TO EXPRESS AN OPINION REGARDING OWNERSHIP OR TITLE.
4. THE BUYER'S CERTIFICATION IS UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL JUDGMENT BY THE SURVEYOR, WHICH IS BASED ON HIS BEST KNOWLEDGE, INFORMATION AND BELIEF.
5. THIS SURVEY IS CERTIFIED FOR THE TRANSACTION ONLY.
6. THE FINDINGS AND OPINIONS OF WELLS LAND SURVEY, LLC REFLECTED HEREON ARE PROVIDED CONFIDENTIAL AND INTENDED FOR THE USE OF THE INDIVIDUAL OR ENTITY FOR WHOM THIS WORK WAS PREPARED. IT IS UNDERSTOOD THAT THE USE, REPRODUCTION OF SAME, IN WHOLE OR IN PART, BY OTHERS WITHOUT THE EXPRESS WRITTEN PERMISSION 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 2020. ALL RIGHTS RESERVED.

**SURVEYOR'S CERTIFICATION**

TO: KYLE HOELSCHER, EXCLUSIVELY:  
 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 JULY 09, 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 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 W. White, Registered Professional Land Surveyor No. 5742

- LEGEND:**
- BARBED WIRE FENCE
  - CHAIN LINK FENCE
  - OVERHEAD ELECTRIC LINES
  - WOOD FENCE
  - ▨ COVERED AREA
  - ▩ COVERED CONCRETE
  - UTILITY POLE
  - TELEPHONE PEDESTAL
  - WATER WELL
  - SEPTIC SPRAY HEAD
  - IRF - IRON ROD FOUND
  - CRIF - CAPPED IRON ROD FOUND
  - CRIS - CAPPED IRON ROD SET
  - BIFP - BENT IRON PIPE FOUND
  - IPF - IRON PIPE FOUND
  - PFB - PORTABLE FRAME BUILDING
  - F.I.R.M. - FLOOD INSURANCE RATE MAP
  - W.D. - WOOD DECK
  - AC - AIR CONDITIONER
  - OPRLC - OFFICIAL PUBLIC RECORDS OF LIBERTY COUNTY
  - POB - POINT OF BEGINNING
  - POC - POINT OF COMMENCING

PROPERTY LIES WITHIN FLOOD ZONE "C" ACCORDING TO F.I.R.M. NO. 4825P0000 DATED JAN. 18, 2018 BY GRADING 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.

**SURVEY OF**

BEING A TRACT OR PARCEL CONTAINING 1,500 ACRES (65,340 SQUARE FEET) OF LAND IN THE JOHN A. WILLIAMS LEAGUE, ABSTRACT NUMBER 119, IN LIBERTY COUNTY, TEXAS, BEING OUT OF AND A PART OF THE EAST 1/2 OF LOT 8-9 OF THE WESTLAKE SUBDIVISION ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 6, PAGE 38 OF THE DEED RECORDS OF LIBERTY COUNTY.

ADDRESS: 108 CR-443 DAYTON, TX 77686	BUYER: KYLE HOELSCHER
<b>WELLS LAND SURVEY</b>	
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JOB NO: 427-20 B	DATE: 07-09-20
REVISED: 07-01-20 "BOUNDARY"	SCALE: 1" = 50'

