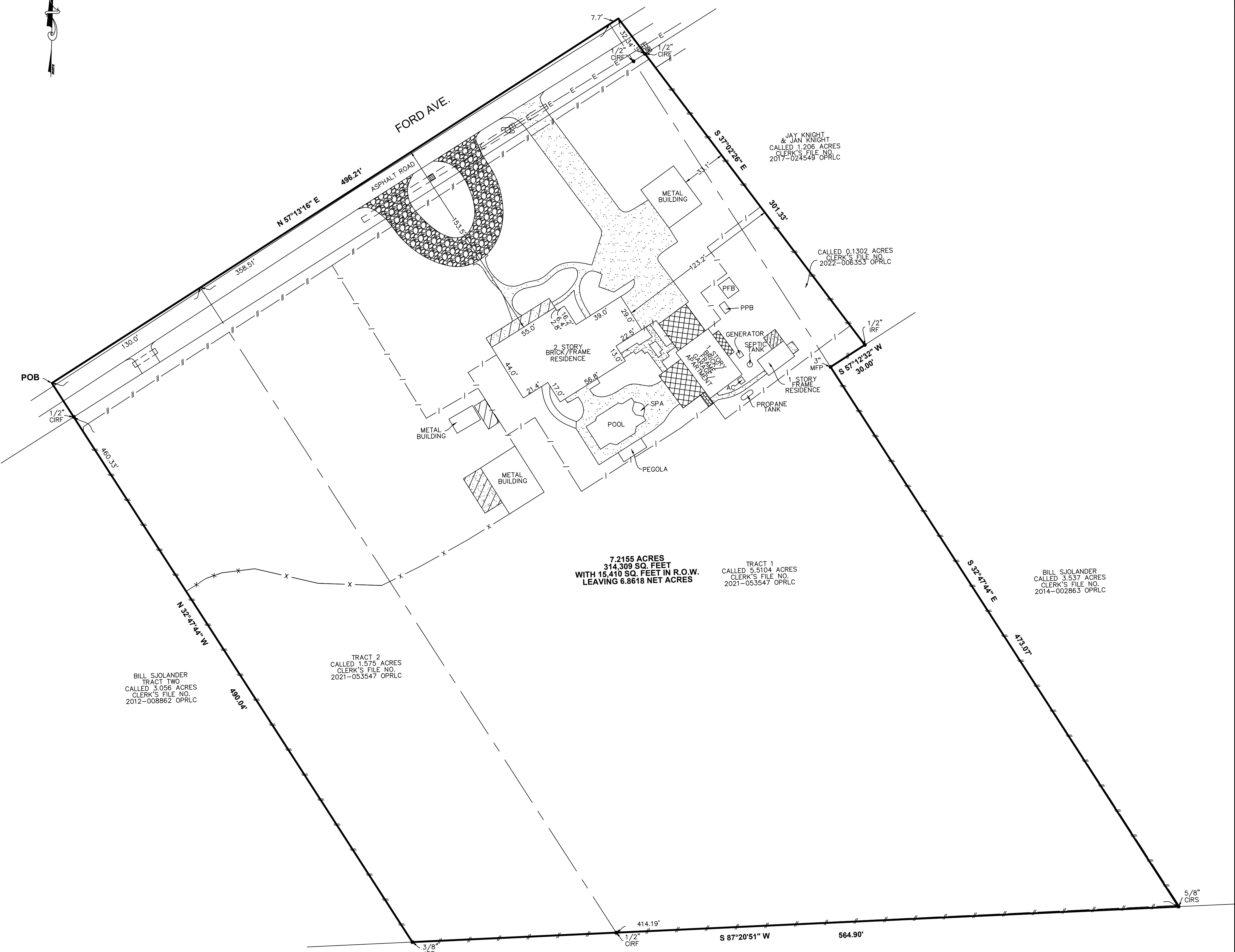
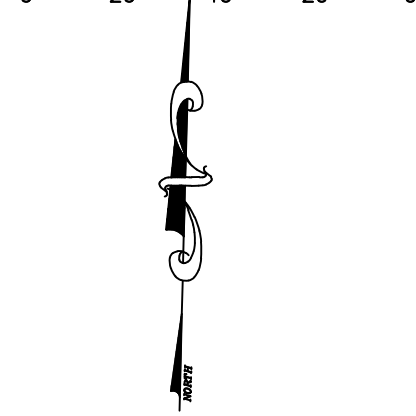


SCALE: 1" = 40'



7.2155 ACRES
314,309 SQ. FEET
WITH 15,410 SQ. FEET IN R.O.W.
LEAVING 6,8618 NET ACRES

BILL SJOLANDER
CALLED 3.058 ACRES
CLERK'S FILE NO.
2012-008862 OPRLC

TRACT 2
CALLED 1.575 ACRES
CLERK'S FILE NO.
2021-053547 OPRLC

TRACT 1
CALLED 5.5104 ACRES
CLERK'S FILE NO.
2021-053547 OPRLC

BILL SJOLANDER
CALLED 3.537 ACRES
CLERK'S FILE NO.
2014-002863 OPRLC

BILL SJOLANDER
CALLED 300.0 ACRES
CLERK'S FILE NO.
2013-008758 OPRLC

NOTES:
1. THE BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 83.
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. THIS SURVEY IS SUBJECT TO ANY FACTS 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 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 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 2026. ALL RIGHTS RESERVED.
7. ALL 5/8" IRON RODS SET ARE CAPPED WITH A PLASTIC CAP STAMPED "WELLS 5742".

SURVEYORS CERTIFICATION
TO: KEVIN KING, EXCLUSIVELY;
I, TIM WELLS 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 JANUARY 28, 2026. 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. 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 7.2155 ACRES
SOUTH LIBERTY TOWN LEAGUE, ABSTRACT NO. 358
LIBERTY COUNTY, TEXAS

BEING A TRACT OR PARCEL CONTAINING 7.2155 ACRES (314,309 SQUARE FEET) OF LAND, SITUATED IN THE SOUTH LIBERTY TOWN LEAGUE, ABSTRACT NO. 358, LIBERTY COUNTY, TEXAS, BEING OUT OF AND A PART OF LOTS 2, 3, AND 4, BLOCK 28 OF THE CITY OF DAYTON ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME N, PAGE 421 OF THE DEED RECORDS OF LIBERTY COUNTY, BEING THE COMBINATION OF A CALLED 0.1302 ACRE TRACT CONVEYED FROM BILL SJOLANDER TO KARL KEVIN KING AND DENISE JANE KING DESCRIBED IN CLERK'S FILE NO. 2022-008353 OF THE OFFICIAL PUBLIC RECORDS OF LIBERTY COUNTY, A CALLED 5.5104 ACRE TRACT AND A 1.575 ACRE TRACT BOTH CONVEYED FROM RANDOLPH D. ARNOLD AND KAREN A. ARNOLD TO KARL KEVIN KING AND DENISE JANE KING DESCRIBED IN CLERK'S FILE NO. 2021-053547 OF THE OFFICIAL PUBLIC RECORDS OF LIBERTY COUNTY, FOR THE SOUTHWEST CORNER OF SAID 7.2155 ACRE TRACT 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 IN THE RIGHT OF WAY OF FORD AVENUE, FOR THE NORTHEAST CORNER OF THE BILL SJOLANDER TRACT 2, CALLED 3.058 ACRE TRACT DESCRIBED IN CLERK'S FILE NO. 2012-008862 OF THE OFFICIAL PUBLIC RECORDS OF LIBERTY COUNTY, AND BEING THE NORTHWEST CORNER OF SAID 1.575 ACRE TRACT AND THE HEREN DESCRIBED TRACT;

THENCE NORTH 57 DEGREES 13 MINUTES 16 SECONDS EAST, ALONG THE RIGHT OF WAY OF SAID FORD AVENUE, A DISTANCE OF 496.21 FEET TO A POINT FOR THE NORTHWEST CORNER OF THE JAY KNIGHT AND JANE KNIGHT CALLED 1.206 ACRE TRACT DESCRIBED IN CLERK'S FILE NO. 2017-024549 OF THE OFFICIAL PUBLIC RECORDS OF LIBERTY COUNTY, AND BEING THE NORTHEAST CORNER OF SAID 0.1302 ACRE TRACT AND THE HEREN DESCRIBED TRACT;

THENCE SOUTH 37 DEGREES 02 MINUTES 26 SECONDS EAST, ALONG THE NORTHEAST LINE OF SAID 0.1302 ACRE TRACT, WITH THE SOUTHWEST LINE OF SAID JAY KNIGHT AND JANE KNIGHT CALLED 1.206 ACRE TRACT, PASS AT 32.34 FEET A 1/2 INCH CAPPED IRON ROD IN A WATER METER BOX FOUND FOR REFERENCE IN THE SOUTH RIGHT OF WAY LINE OF SAID FORD AVENUE, IN ALL A DISTANCE OF 30.53 FEET TO A 1/2 INCH IRON ROD FOUND IN THE NORTH LINE OF THE BILL SJOLANDER CALLED 3.537 ACRE TRACT DESCRIBED IN CLERK'S FILE NO. 2021-053547 OF THE OFFICIAL PUBLIC RECORDS OF LIBERTY COUNTY, FOR THE SOUTHWEST CORNER OF SAID JAY KNIGHT AND JANE KNIGHT CALLED 1.206 ACRE TRACT, BEING THE SOUTHWEST CORNER OF SAID 0.1302 ACRE TRACT AND THE NORTHERLY SOUTHWEST CORNER OF THE HEREN DESCRIBED TRACT;

THENCE SOUTH 57 DEGREES 12 MINUTES 32 SECONDS WEST, ALONG THE SOUTH LINE OF SAID 0.1302 ACRE TRACT, WITH THE NORTH LINE OF SAID BILL SJOLANDER CALLED 3.537 ACRE TRACT, A DISTANCE OF 30.00 FEET TO A 3/8 INCH METAL FENCE POST IN THE EAST LINE OF SAID 5.5104 ACRE TRACT, FOR THE NORTHWEST CORNER OF SAID BILL SJOLANDER CALLED 3.537 ACRE TRACT, THE SOUTHWEST CORNER OF SAID 0.1302 ACRE TRACT, AND BEING AN INTERIOR CORNER OF THE HEREN DESCRIBED TRACT;

THENCE SOUTH 32 DEGREES 47 MINUTES 44 SECONDS EAST, ALONG THE EAST LINE OF SAID 5.5104 ACRE TRACT, WITH THE WEST LINE OF SAID BILL SJOLANDER CALLED 3.537 ACRE TRACT, A DISTANCE OF 473.07 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED WELLS 5742 SET IN THE NORTH LINE OF THE BILL SJOLANDER CALLED 300.0 ACRE TRACT DESCRIBED IN CLERK'S FILE NO. 2013-008758 OF THE OFFICIAL PUBLIC RECORDS OF LIBERTY COUNTY, FOR THE SOUTHWEST CORNER OF SAID BILL SJOLANDER CALLED 3.537 ACRE TRACT, BEING THE SOUTHWEST CORNER OF SAID 5.5104 ACRE TRACT, AND THE SOUTHERLY SOUTHWEST CORNER OF THE HEREN DESCRIBED TRACT;

THENCE NORTH 87 DEGREES 20 MINUTES 51 SECONDS WEST, ALONG THE SOUTH LINE OF SAID 5.5104 ACRE TRACT AND SAID 1.575 ACRE TRACT, WITH THE NORTH LINE OF SAID BILL SJOLANDER CALLED 300.0 ACRE TRACT, PASS AT 414.19 FEET A 1/2 INCH CAPPED IRON ROD FOUND FOR THE COMMON CORNER OF SAID 5.5104 ACRE TRACT AND SAID 1.575 ACRE TRACT, IN ALL A DISTANCE OF 564.90 FEET TO A 3/8 INCH IRON ROD FOUND FOR THE SOUTHWEST CORNER OF SAID BILL SJOLANDER TRACT 2, CALLED 3.058 ACRE TRACT, AND BEING THE SOUTHWEST CORNER OF SAID 1.575 ACRE TRACT AND THE HEREN DESCRIBED TRACT;

THENCE NORTH 32 DEGREES 47 MINUTES 44 SECONDS WEST, ALONG THE SOUTHWEST LINE OF SAID 1.575 ACRE TRACT, WITH THE NORTHWEST LINE OF SAID BILL SJOLANDER TRACT 2, CALLED 3.058 ACRES, PASS AT 400.33 FEET A 1/2 INCH CAPPED IRON ROD STAMPED 5088 FOUND FOR REFERENCE IN THE SOUTH RIGHT OF WAY LINE OF SAID FORD AVENUE, IN ALL A DISTANCE OF 48.04 FEET TO THE POINT OF BEGINNING AND CONTAINING 7.2155 ACRES OF LAND, MORE OR LESS, THERE BEING 15,410 SQUARE FEET WITHIN THE RIGHT OF WAY OF SAID FORD AVENUE, LEAVING A NET AREA OF 6,8618 ACRES OF LAND, MORE OR LESS.

LEGEND:

- BARBED WIRE FENCE
- OVERHEAD ELECTRIC LINES
- WOOD FENCE
- WROUGHT IRON FENCE
- GUY WIRE
- COVERED BRICK
- COVERED CONCRETE
- CONCRETE
- GRATE INLET
- UTILITY POLE
- TELEPHONE PEDESTAL
- WATER METER
- IRON ROD FOUND
- CAPPED IRON ROD FOUND
- PORTABLE PLASTIC BUILDING
- PORTABLE FRAME BUILDING
- F.I.R.M. - FLOOD INSURANCE RATE MAP
- AC - AIR CONDITIONER
- MFP - METAL FENCE POST
- OPRLC - OFFICIAL PUBLIC RECORDS OF LIBERTY COUNTY
- POB - POINT OF BEGINNING

PROPERTY LIES WITHIN FLOOD ZONE 'X', ACCORDING TO F.I.R.M. NO. 4829104500, 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

BEING A TRACT OR PARCEL CONTAINING 7.2155 ACRES (314,309 SQUARE FEET) OF LAND, SITUATED IN THE SOUTH LIBERTY TOWN LEAGUE, ABSTRACT NO. 358, LIBERTY COUNTY, TEXAS, BEING OUT OF AND A PART OF LOTS 2, 3, AND 4, BLOCK 28 OF THE CITY OF DAYTON ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME N, PAGE 421 OF THE DEED RECORDS OF LIBERTY COUNTY, BEING THE COMBINATION OF A CALLED 0.1302 ACRE TRACT CONVEYED FROM BILL SJOLANDER TO KARL KEVIN KING AND DENISE JANE KING DESCRIBED IN CLERK'S FILE NO. 2022-008353 OF THE OFFICIAL PUBLIC RECORDS OF LIBERTY COUNTY, A CALLED 5.5104 ACRE TRACT AND A 1.575 ACRE TRACT BOTH CONVEYED FROM RANDOLPH D. ARNOLD AND KAREN A. ARNOLD TO KARL KEVIN KING AND DENISE JANE KING DESCRIBED IN CLERK'S FILE NO. 2021-053547 OF THE OFFICIAL PUBLIC RECORDS OF LIBERTY COUNTY.

ADDRESS: 1365 FORD AVE DAYTON, TX 77535 SURVEYED FOR: KEVIN KING
TBPLS LICENSE # 10193909
712 P.M. 562 ANAHUAC, TX 77514
(409) 267-3002

Copyright 2026 www.wellsandsurvey.com
JOB NO: 039-26 DATE: 01-28-26
REVISED: 03-17-26 "FENCE" SCALE: 1" = 40'