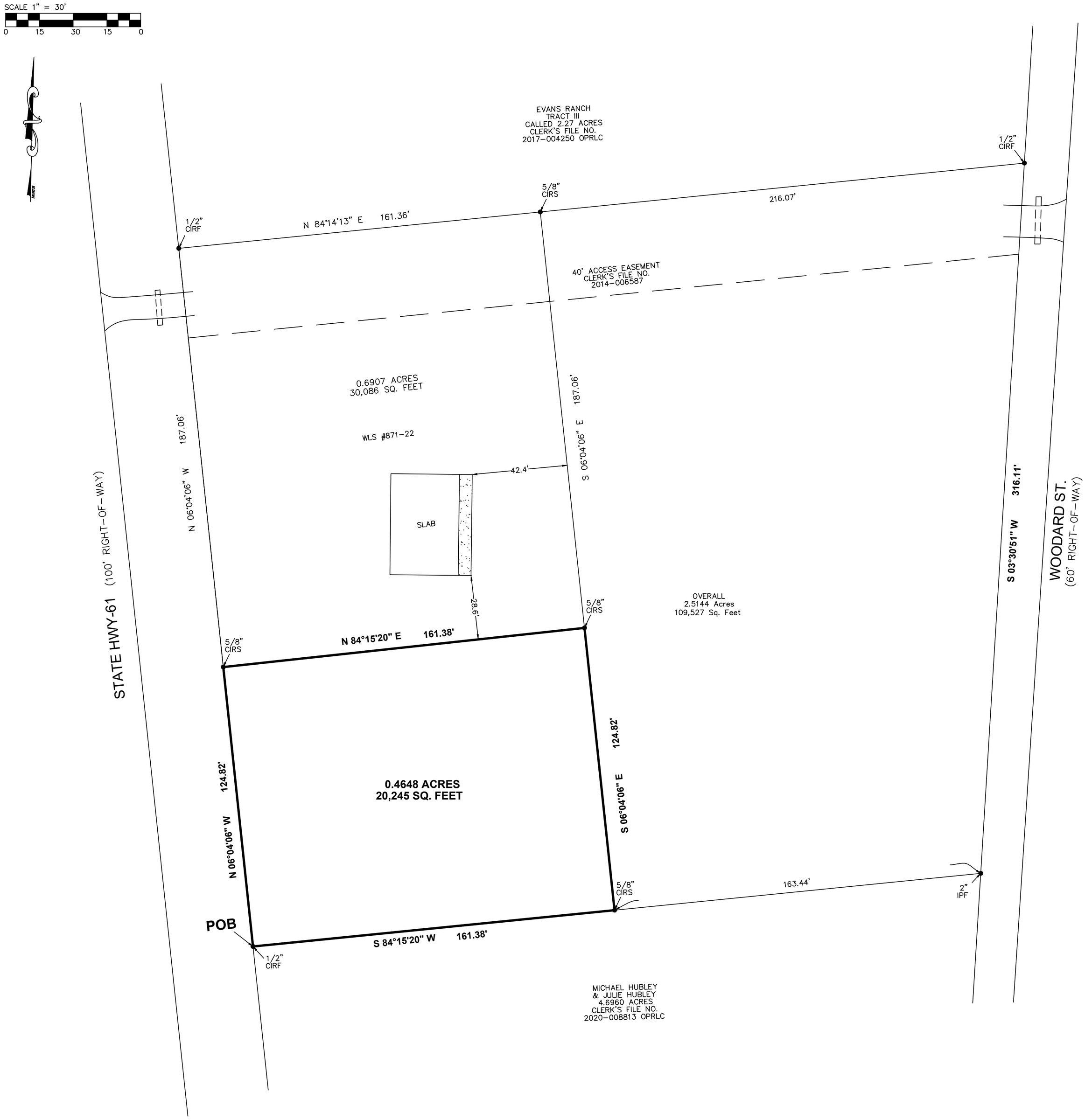


NOTES:
1. THE BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 83.
2. THIS SURVEY WAS PERFORMED WITHOUT BENEFIT OF A TITLE REPORT, CERTAIN EASEMENTS AND/OR BUILDING LINES MAY HAVE BEEN GRANTED WHICH ARE NOT REFLECTED HEREON. THIS SURVEY IS SUBJECT TO ANY FACTS 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 2022. ALL RIGHTS RESERVED.

SURVEYOR'S CERTIFICATION

TO: DAVID MOELLER, EXCLUSIVELY:
I, TIM WELLS 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 DECEMBER 09, 2022. 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 0.4648 ACRES
J. H. CHISM SURVEY, ABSTRACT NO. 163
LIBERTY COUNTY, TEXAS

BEING A TRACT OR PARCEL CONTAINING 0.4648 OF AN ACRE (20,245 SQUARE FEET) OF LAND IN THE J. H. CHISM SURVEY, ABSTRACT NO. 163, LIBERTY COUNTY, TEXAS, BEING OUT OF AND A PART OF A CALLED 2.51 ACRE TRACT CONVEYED FROM MOLLY MARIE MAXWELL MCKAY TO DAVID MOELLER RECORDED IN CLERKS FILE NO. 2021-007804 OF THE OFFICIAL PUBLIC RECORDS OF LIBERTY COUNTY, SAID 0.4648 OF AN ACRE 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 CAPPED IRON ROD FOUND IN THE EAST RIGHT OF WAY LINE OF STATE HIGHWAY 61 (100 FOOT RIGHT OF WAY) FOR THE NORTHWEST CORNER OF THE MICHAEL HUBLEY AND JULIE HUBLEY CALLED 4.6960 ACRE TRACT DESCRIBED IN CLERKS FILE NO. 2020-008813 OF THE OFFICIAL PUBLIC RECORDS OF LIBERTY COUNTY, AND BEING THE SOUTHWEST CORNER OF SAID 2.51 ACRE TRACT AND THE HEREIN DESCRIBED TRACT;

THENCE NORTH 06 DEGREES 04 MINUTES 06 SECONDS WEST, ALONG THE EAST RIGHT OF WAY LINE OF SAID STATE HIGHWAY 61, A DISTANCE OF 124.82 FEET TO A 5/8 INCH CAPPED IRON ROD SET FOR THE SOUTHWEST CORNER OF A 0.6907 ACRE TRACT SURVEYED THIS DAY, AND BEING THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 84 DEGREES 15 MINUTES 20 SECONDS EAST, ALONG THE SOUTH LINE OF SAID 0.6907 ACRE TRACT SURVEYED THIS DAY, A DISTANCE OF 161.38 FEET TO A 5/8 CAPPED IRON ROD SET FOR THE SOUTHEAST CORNER OF SAID 0.6907 ACRE TRACT SURVEYED THIS DAY, AND BEING THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 06 DEGREES 04 MINUTES 06 SECONDS EAST, ACROSS SAID 2.51 ACRE TRACT, A DISTANCE OF 124.82 FEET TO A 5/8 INCH CAPPED IRON ROD SET IN THE NORTH LINE OF SAID MICHAEL HUBLEY AND JULIE HUBLEY CALLED 4.6960 ACRE TRACT, AND IN THE SOUTH LINE OF SAID 2.51 ACRE TRACT FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 84 DEGREES 15 MINUTES 20 SECONDS WEST, ALONG THE NORTH LINE OF SAID MICHAEL HUBLEY AND JULIE HUBLEY CALLED 4.6960 ACRE TRACT, A DISTANCE OF 161.38 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.4648 OF AN ACRE OF LAND, MORE OR LESS.

LEGEND:

CIRF – CAPPED IRON ROD FOUND
IPF – IRON PIPE FOUND
F.I.R.M. – FLOOD INSURANCE RATE MAP
OPRLC – OFFICIAL PUBLIC RECORDS OF LIBERTY COUNTY
POB – POINT OF BEGINNING
CIRS – CAPPED IRON ROD SET
POC – POINT OF COMMENCING

PROPERTY LIES WITHIN FLOOD ZONE 'X-SHADED', ACCORDING TO F.I.R.M. NO. 48291C0500D, 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 0.4648 OF AN ACRE (20,245 SQUARE FEET) OF LAND IN THE J. H. CHISM SURVEY, ABSTRACT NO. 163, LIBERTY COUNTY, TEXAS, BEING OUT OF AND A PART OF A CALLED 2.51 ACRE TRACT CONVEYED FROM MOLLY MARIE MAXWELL MCKAY TO DAVID MOELLER RECORDED IN CLERKS FILE NO. 2021-007804 OF THE OFFICIAL PUBLIC RECORDS OF LIBERTY COUNTY.

ADDRESS: 0 HWY-61
DEVERS, TX 77538

SURVEYED FOR:
DAVID MOELLER

TBPLS LICENSE # 10193909
WELLS LAND SURVEY
712 F.M. 562
ANAHUAC, TX 77514
(409) 267-3002

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JOB NO: 873-22	*DATE: 12-09-22*
DRAWN BY: AL	*SCALE: 1"= 30'*