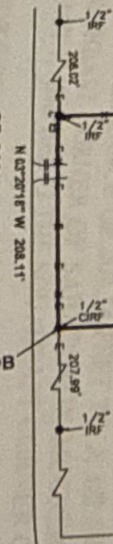


SCALE: 1"=100'

CR-2068 (40' RIGHT-OF-WAY)

POB

N 62°28'18" W 208.11'



PAUL WILLIAM SEARS
CALLED 5.0188 ACRES
CLERK'S FILE NO.
2021-050328 OPRLC

N 86°54'51" E 1057.91'

5.0068 ACRES
218,097 SQ. FEET

DUSTIN MCCREIGHT
CALLED 5.01 ACRES
CALLED TRACT 1
CLERK'S FILE NO.
2019-023361 OPRLC

S 86°42'35" W 1057.24'

CR-2068 (40' RIGHT-OF-WAY)

LEGAL DESCRIPTION 5.0068 ACRES
THOMAS MURPHY SURVEY, ABSTRACT NO. 315
LIBERTY COUNTY, TEXAS

BEING A TRACT OR PARCEL CONTAINING 5.0068 ACRES (218,097 SQUARE FEET) OF LAND IN THE THOMAS MURPHY SURVEY, ABSTRACT NO. 315, LIBERTY COUNTY, TEXAS, BEING OUT OF AND A PART OF A CALLED 132.00 ACRE TRACT CALLED TRACT 7 CONVEYED TO LUCINDA DENNISON PARSON RECORDED IN VOLUME 1950, PAGE 409 OF THE OFFICIAL PUBLIC RECORDS OF LIBERTY COUNTY, AND BEING THAT SAME CALLED 5.01 ACRE TRACT, CALLED TRACT 2, CONVEYED FROM LUCINDA DENNISON PARSON ALSO KNOWN AS CINDY PARSON TO DUSTIN MCCREIGHT RECORDED IN CLERKS FILE NO. 2019-023361 OF THE OFFICIAL PUBLIC RECORDS OF LIBERTY COUNTY, SAID 5.0068 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS. THE BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE COORDINATE SYSTEM, CENTRAL ZONE, NAD 83:

BEGINNING AT A 1/2 INCH CAPPED IRON ROD FOUND IN THE EAST RIGHT OF WAY LINE OF COUNTY ROAD 2068 (40 FOOT RIGHT OF WAY) FOR THE NORTHWEST CORNER OF THE DUSTIN MCCREIGHT CALLED 5.01 ACRE TRACT CALLED TRACT 1 DESCRIBED IN CLERKS FILE NO. 2019-023361 OF THE OFFICIAL PUBLIC RECORDS OF LIBERTY COUNTY, AND BEING THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 03 DEGREES 20 MINUTES 18 SECONDS WEST, ALONG THE EAST LINE OF SAID COUNTY ROAD 2068, A DISTANCE OF 208.11 FEET TO A 1/2 INCH IRON ROD FOUND FOR THE SOUTHWEST CORNER OF THE PAUL WILLIAM SEARS CALLED 5.0188 ACRE TRACT DESCRIBED IN CLERKS FILE NO. 2021-050328 OF THE OFFICIAL PUBLIC RECORDS OF LIBERTY COUNTY, AND BEING THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 86 DEGREES 54 MINUTES 51 SECONDS EAST, ALONG THE SOUTH LINE OF SAID PAUL WILLIAM SEARS CALLED 5.0188 ACRE TRACT, A DISTANCE OF 1057.91 FEET TO A 5/8 INCH IRON ROD FOUND FOR THE SOUTHEAST CORNER OF SAID PAUL WILLIAM SEARS CALLED 5.0188 ACRE TRACT, AND BEING THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 03 DEGREES 09 MINUTES 20 SECONDS EAST, ACROSS SAID 132 ACRE TRACT, A DISTANCE OF 204.34 FEET TO A 1/2 INCH CAPPED IRON ROD FOUND FOR THE NORTHEAST CORNER OF SAID DUSTIN MCCREIGHT CALLED 5.01 ACRE TRACT CALLED TRACT 1, AND BEING THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 86 DEGREES 42 MINUTES 35 SECONDS WEST, ALONG THE NORTH LINE OF SAID DUSTIN MCCREIGHT CALLED 5.01 ACRE TRACT CALLED TRACT 1, A DISTANCE OF 1057.24 FEET TO THE POINT OF BEGINNING AND CONTAINING 5.0068 ACRES OF LAND, MORE OR LESS.

LEGEND:
POB - POINT OF BEGINNING
—X— BARBED WIRE FENCE
—E— OVERHEAD ELECTRIC LINES
—U— UTILITY POLE
—T— TELEPHONE PEDESTAL
—R— IRON ROD FOUND

CIRF - CAPPED IRON ROD FOUND
F.I.R.M. - FLOOD INSURANCE RATE MAP
OPRLC - OFFICIAL PUBLIC RECORDS
OF LIBERTY COUNTY
DRLC - DEED RECORDS LIBERTY COUNTY
TRRC - TEXAS RAILROAD COMMISSION
PLE - PIPE LINE EASEMENT

PROPERTY LIES WITHIN FLOOD ZONE "X/A", ACCORDING TO F.I.R.M. NO. 48291003500, DATED JAN. 15, 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 5.0068 ACRES (218,097 SQUARE FEET) OF LAND IN THE THOMAS MURPHY SURVEY, ABSTRACT NO. 315, LIBERTY COUNTY, TEXAS, BEING OUT OF AND A PART OF A CALLED 132.00 ACRE TRACT CALLED TRACT 7 CONVEYED TO LUCINDA DENNISON PARSON RECORDED IN VOLUME 1950, PAGE 409 OF THE OFFICIAL PUBLIC RECORDS OF LIBERTY COUNTY, AND BEING THAT SAME CALLED 5.01 ACRE TRACT, CALLED TRACT 2, CONVEYED FROM LUCINDA DENNISON PARSON ALSO KNOWN AS CINDY PARSON TO DUSTIN MCCREIGHT RECORDED IN CLERKS FILE NO. 2019-023361 OF THE OFFICIAL PUBLIC RECORDS OF LIBERTY COUNTY.

ADDRESS: CR-2068 LIBERTY, TX 77706		BUYER: OMAR RODRIGUEZ	
 Copyright 2022		TBPLS LICENSE # 10193909	
		712 F.M. 562 ANAHUAC, TX 77514 (409) 267-3002	
JOB NO: 622-22		DATE: 06-16-22	
DRAWN BY: AL		SCALE: 1"= 30'	
www.wellslandsurvey.com			

- NOTES:**
1. THE BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 83.
 2. SURVEYOR DID NOT ABSTRACT PROPERTY. SURVEY BASED ON LEGAL DESCRIPTIONS SUPPLIED BY TITLE COMPANY. EASEMENTS, BUILDING LINES, ETC. SHOWN ARE AS IDENTIFIED BY OF NO. 2022072453-LP OF TAYLOR ABSTRACT COMPANY.
 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 PROVIDED, 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 OR REPRODUCTION. COPYRIGHT 2022. ALL RIGHTS RESERVED.
 7. SCHEDULE B ITEMS
RIGHT-OF-WAY DATED DECEMBER 4, 1962, EXECUTED BY FLOYD L. GRAMORE ET UX TO SHOLAR DR. AND DAS COMPANY, RECORDED IN VOLUME 547, PAGE 837 OF THE DEED RECORDS OF LIBERTY COUNTY, TEXAS. (DOES NOT PERTAIN TO SUBJECT TRACT)
 8. EASEMENT DATED MARCH 28, 1994, EXECUTED BY A. S. DENNISON TO SAM HOUSTON ELECTRIC COOPERATIVE, INC., RECORDED IN VOLUME 1514, PAGE 541 OF THE OFFICIAL PUBLIC RECORDS OF LIBERTY COUNTY, TEXAS. (BLANKET NOT PLOTTABLE)
 9. EASEMENT DATED FEBRUARY 8, 2003, EXECUTED BY VERNON PARSON AND CINDY PARSON TO SAM HOUSTON ELECTRIC COOPERATIVE, INC., RECORDED UNDER COUNTY CLERK'S FILE NO. 2003011231, OF THE OFFICIAL PUBLIC RECORDS OF LIBERTY COUNTY, TEXAS. (BLANKET NOT PLOTTABLE)
 10. EASEMENT DATED JULY 12, 2002, EXECUTED BY LUCINDA DENNISON PARSON AND VERNON PARSON TO SAM HOUSTON ELECTRIC COOPERATIVE, INC., RECORDED UNDER COUNTY CLERK'S FILE NO. 2003019847, OF THE OFFICIAL PUBLIC RECORDS OF LIBERTY COUNTY, TEXAS. (BLANKET NOT PLOTTABLE)

SURVEYOR'S CERTIFICATION

TO: TAYLOR ABSTRACT COMPANY AND OMAR RODRIGUEZ, 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 AUGUST 18, 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

OK

8-26-22