

10.0106 ACRES  
436,060 SQ. FEET  
WITH 7,221 SQ. FEET IN R.O.W  
& 26,761 SQ. FEET IN ACCESS & UE  
LEAVING 9.2304 NET ACRES

LEGAL DESCRIPTION 10.0106 ACRES  
FRANK HUMPHREY SURVEY, ABSTRACT NO. 544  
LIBERTY COUNTY, TEXAS

BEING A TRACT OR PARCEL CONTAINING 10.0106 ACRES (436,060 SQUARE FEET) OF LAND SITUATED IN THE FRANK HUMPHREY SURVEY, ABSTRACT NO. 544, IN LIBERTY COUNTY, TEXAS, BEING OUT OF AND A PART OF LOT 35 OF THE STILSON AND HILL SUBDIVISION ACCORDING TO THE PLAT RECORDED IN VOLUME 7, PAGES 389-390 OF THE LIBERTY COUNTY DEED RECORDS, AND BEING THAT SAME CALLED 10.010 ACRE TRACT CONVEYED FROM MARIA AGUEDA LEON MARTINEZ TO RONALD HADDOX RECORDED IN CLERKS FILE NO. 2020-026505 OF THE OFFICIAL PUBLIC RECORDS OF LIBERTY COUNTY, SAID 10.0106 ACRES 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 CENTERLINE OF COUNTY ROAD 601 ALSO KNOWN AS STILSON ROAD (60 FOOT RIGHT OF WAY), AND IN THE EAST LINE OF LOT 29 OF SAID STILSON HILL SUBDIVISION, AND THE EAST LINE OF THE BESSIE FILDER CALLED 80.078 ACRE TRACT RECORDED IN VOLUME 1674, PAGE 855 OF THE OFFICIAL PUBLIC RECORDS OF LIBERTY COUNTY FOR THE WESTERLY SOUTHWEST CORNER OF A 10.0105 ACRE TRACT SURVEYED THIS DAY, AND BEING THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT:

THENCE NORTH 87 DEGREES 51 MINUTES 51 SECONDS EAST, ALONG THE WESTERLY SOUTH LINE OF SAID 10.0105 ACRE TRACT SURVEYED THIS DAY, PASS AT 33.37 FEET A 5/8 INCH CAPPED IRON ROD FOUND FOR REFERENCE IN THE EAST LINE OF SAID COUNTY ROAD 601, IN ALL A DISTANCE OF 1814.08 FEET TO A 1/2 INCH CAPPED IRON ROD FOUND FOR AN INTERIOR CORNER OF SAID 10.0105 ACRE TRACT SURVEYED THIS DAY, AND BEING THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 00 DEGREES 58 MINUTES 24 SECONDS EAST, ALONG THE SOUTHERLY WEST LINE OF SAID 10.0105 ACRE TRACT SURVEYED THIS DAY, A DISTANCE OF 240.76 FEET TO A 5/8 INCH CAPPED IRON ROD SET IN THE NORTH LINE OF THE REMAINDER OF THE MADEIRA THREE, LLC. CALLED 10.010 ACRE TRACT DESCRIBED IN CLERKS FILE NO. 2019-009709 OF THE OFFICIAL PUBLIC RECORDS OF LIBERTY COUNTY FOR THE SOUTHERLY SOUTHWEST CORNER OF SAID 10.0105 ACRE TRACT SURVEYED THIS DAY, AND BEING THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 87 DEGREES 51 MINUTES 51 SECONDS WEST, ALONG THE NORTH LINE OF SAID REMAINDER OF THE MADEIRA THREE, LLC. CALLED 10.010 ACRE TRACT, AND WITH THE NORTH LINE OF THE JOSE M. ALVARADO AND MA GUADALUPE SANCHEZ CALLED 2.3173 ACRE TRACT DESCRIBED IN CLERKS FILE NO. 2019-003230 OF THE OFFICIAL PUBLIC RECORDS OF LIBERTY COUNTY, PASS AT 1055.83 FEET A 5/8 INCH IRON ROD FOUND FOR REFERENCE IN THE EAST LINE OF SAID COUNTY ROAD 601, IN ALL A DISTANCE OF 1809.03 FEET TO A POINT IN THE CENTERLINE OF SAID COUNTY ROAD 601, IN THE EAST LINE OF SAID LOT 29, IN THE EAST LINE OF SAID BESSIE FILDER CALLED 80.078 ACRE TRACT FOR THE NORTHWEST CORNER OF SAID JOSE M. ALVARADO AND MA GUADALUPE SANCHEZ CALLED 2.3173 ACRE TRACT, AND BEING THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

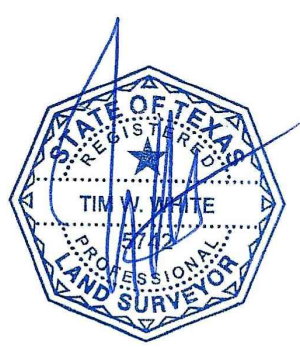
THENCE NORTH 02 DEGREES 10 MINUTES 35 SECONDS WEST, ALONG THE CENTERLINE OF SAID COUNTY ROAD 601, WITH THE EAST LINE OF SAID LOT 29, AND WITH THE EAST LINE OF SAID BESSIE FILDER CALLED 80.078 ACRE TRACT, A DISTANCE OF 240.71 FEET TO THE POINT OF BEGINNING AND CONTAINING 10.0106 ACRES OF LAND, MORE OR LESS, WITH 7,221 SQUARE FEET WITHIN THE RIGHT OF WAY OF COUNTY ROAD 601, AND WITH 26,761 SQUARE FEET OF LAND IN THE ACCESS AND UTILITY EASEMENT LEAVING 9.2304 NET ACRES OF LAND, MORE OR LESS.

**LEGEND:**

- POB - POINT OF BEGINNING
- X- BARBED WIRE FENCE
- E- OVERHEAD ELECTRIC LINES
- W- WOOD FENCE
- G- GUY WIRE
- CONCRETE
- UTILITY POLE
- SERVICE POLE
- WATER WELL
- IRF - IRON ROD FOUND
- CIRF - CAPPED IRON ROD FOUND
- CIRS - CAPPED IRON ROD SET
- IPF - IRON PIPE FOUND
- F.I.R.M. - FLOOD INSURANCE RATE MAP OF LIBERTY COUNTY
- OPRLC - OFFICIAL PUBLIC RECORDS OF LIBERTY COUNTY

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: MADEIRA THREE, LLC, 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 SEPTEMBER 21, 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

PROPERTY LIES WITHIN FLOOD ZONE 'X', ACCORDING TO F.I.R.M. NO. 4829104200, 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 10.0106 ACRES (436,060 SQUARE FEET) OF LAND SITUATED IN THE FRANK HUMPHREY SURVEY, ABSTRACT NO. 544, IN LIBERTY COUNTY, TEXAS, BEING OUT OF AND A PART OF LOT 35 OF THE STILSON AND HILL SUBDIVISION ACCORDING TO THE PLAT RECORDED IN VOLUME 7, PAGES 389-390 OF THE LIBERTY COUNTY DEED RECORDS, AND BEING THAT SAME CALLED 10.010 ACRE TRACT CONVEYED FROM MARIA AGUEDA LEON MARTINEZ TO RONALD HADDOX RECORDED IN CLERKS FILE NO. 2020-026505 OF THE OFFICIAL PUBLIC RECORDS OF LIBERTY COUNTY.

ADDRESS: 505 CR-601 DAYTON, TX 77535	SURVEYED FOR: MADEIRA THREE, LLC
TBPLS LICENSE # 10193909	
712 F.M. 562 ANAHUAC, TX 77514 (409) 267-3002	
www.wellslandsurvey.com	
JOB NO: 722-22	DATE: 09-21-22
DRAWN BY: AL	SCALE: 1"= 120'