



Control Number: 48350



Item Number: 126

Addendum StartPage: 0

PUC Docket No. 48350
Opt-Out Request Supplement/Confirmation Form

(1) Name of the legal landowner: Jack Stoesser

(2) Total number of acres of land to be excluded from the proposed CCN areas: 540.47

(3) Attach a legible metes and bounds description for the acreage in your answer (2), above.

(please make sure that your metes and bounds description/survey is sealed or embossed by a licensed state land surveyor or registered professional land surveyor).

Please send/file this completed page and the metes and bounds description/survey to both of the following entities within 30 days of receipt:

Public Utility Commission of Texas
Attn.: Merritt Lander
1701 North Congress Avenue
P. O. Box 13326
Austin, TX 78711-3326
Phone: (512) 936-7290
Fax: (512) 239-7268

Merritt.Lander@puc.texas.gov

City of Dayton
Attn.: David J. Klein
Lloyd Gosselink Rochelle &
Townsend, P.C.
816 Congress Ave., Suite 1900
Phone: (512) 322-5800
Fax: (512) 472-0532

dklein@lglawfirm.com

Please contact Ms. Lander if you have any questions or concerns.

1701 NORTH CONGRESS AVENUE
AUSTIN, TEXAS 78711-3326
MAY 19 AM 10:17
PUC

David and Merritt,

May 14, 2020

In response to the City of Dayton Opt-Out Request letter from Theo Melancon, I am enclosing information on property owned by the Jack Stoesser estate. I am the manager. Provided is the survey and legal description for 295.75 acres, and the legal desc. only for a 50 acre tract.

Other tracts owned are included providing info. from the Liberty Co. Appraisal Dist. website. Actual surveys may be at my mom's home but will not be provided due to Covid-19 issues. I spoke to Theo Melancon about this several weeks ago but he has not returned my phone call to him on May 11, 2020. My initial call to him on ~~the~~ April 6 was not returned until April 15, 2020. This lack of communication from the City of Dayton has made complying with their demands challenging to put it nicely!

We intend to Opt.-Out of the C.N.N.
If further info. is needed, please contact me.

Yours Truly, Maud Stoesser
mstoesser@yahoo.com
281-728-0780

Property ID

Jack Stuesser Property
Per Liberty Co. Appraisal District

23531	R. Green, Tract 58,	69.38 Acres	C.R. 6774
23533	R. Green, Tr. 59,	55.67 Acres	C.R. 676
23593	R. Green, Tr. 118-A,	.3 Acres	" 676
30921	J. Chilton, Tr. 6-7,	7.21 Ac.	" 676
30931	J. Chilton, Tr. 15,	3.14 Ac.	" 676
30932	J. Chilton, Tr. Pt. 15,	1.02 Ac.	" 676
		<u>136.72 Acres</u>	
			Legal Desc. Provided
25515	H+TC-109, Tr. 4,	50 Acres	7902 FM 686
25518	H+TC-109, Tr. 8,	2 Acres	"
		<u>52 Acres</u>	
29915	GC+SF-31, Tr. Pt. 15	30.0 Acres	C.R. 622
29916	" "	10.0 Acres	C.R. 622
		<u>40 Acres</u>	
30277	R. Pruitt-116, Tr. 20	16.0 Acres	FM 686 + C.R. 622

Survey And Legal Description Provided
"Tract B" 78.15 Acres
"Tract A" 217.6 Acres
295.75

JAMES DARWIN SURVEY
A - 176

Tract One
973 Acres
Farm Credit Bank of Texas
To
RiceLand Properties, Inc
November 15, 1993
Vol. 1490 Pg. 506
O.P.R.L.C.T.x

J SIMONS SURVEY
A - 347

Residue of 411.88 Acres
Billy J. Flowers, et al
To
Stoesser Farms, Inc
July 11, 1972
Vol. 704 Pg. 858
D.R.L.C.T.x

Tract 1
542.60 Acres
Stoesser Farms, Inc.
To
Cedar Bayou Wildlife, LLC
December 31, 2012
Clerk's File No. 2013000064
O.P.R.L.C.T.x

TRACT "B"
78.15 ACRES

Residue of 90 Acres
Albina Ubooskye
To
Jack Stoesser
February 5, 1973
Vol. 714 Pg. 597
D.R.L.C.T.x

Tract 1
Residue of 20 Acres
Wilhelm K. Craig
To
Jack Stoesser
August 15, 1961
Vol. 530 Pg. 403
D.R.L.C.T.x

Third Tract
Residue of 28.12 Acres
Elwood Fouts
To
Jack Stoesser
December 14, 1960
Vol. 521 Pg. 344
D.R.L.C.T.x

14.82 Acres
Eno Stoesser, Executrix
To
Coastal Water Authority
December 10, 2012
Clerk's File No. 2012015663
O.P.R.L.C.T.x

Residue of 90 Acres
Albina Ubooskye
To
Jack Stoesser
February 5, 1973
Vol. 714 Pg. 597
D.R.L.C.T.x

Tract 1
Residue of 20 Acres
Wilhelm K. Craig
To
Jack Stoesser
August 15, 1961
Vol. 530 Pg. 403
D.R.L.C.T.x

31st Tract
50 Acres
E. J. Stoesser
To
Stoesser Farms, Inc
May 5, 1966
Vol. 601 Pg. 541
D.R.L.C.T.x

Third Tract
Residue of 28.12 Acres
Elwood Fouts
To
Jack Stoesser
December 14, 1960
Vol. 521 Pg. 344
D.R.L.C.T.x

32nd Tract
80 Acres
E. J. Stoesser
To
Stoesser Farms, Inc
May 5, 1966
Vol. 601 Pg. 541
D.R.L.C.T.x

35th Tract
58.67 Acres
E. J. Stoesser
To
Stoesser Farms, Inc
May 5, 1966
Vol. 601 Pg. 541
D.R.L.C.T.x

33rd Tract
35.5 Acres
E. J. Stoesser
To
Stoesser Farms, Inc
May 5, 1966
Vol. 601 Pg. 541
D.R.L.C.T.x

108.1516 Acres
Roy A. Seehers, Sr., et ux
To
Diamond Shamrock Corp
May 5, 1982
Vol. 945 Pg. 311
D.R.L.C.T.x

Tract 10
108 Acres
Janis Ferguson Alkan
To
Alice Bradshaw Rogers, et al
December 25, 1988
Vol. 1260 Pg. 560
O.P.R.L.C.T.x

CHAMBERS SURVEYING & MAPPING

P O BOX 1272 MONT BELVIEU, TEXAS 77580
PHONE. 281-576-6788 FIRM REG. NO. 100127-00

DRWN BY	LOT	SECTION
JWM	N/A	N/A
CHKD BY	BLOCK	COUNTY
CKC	N/A	LIBERTY
DATE	JOB No	GF No
2/1/2018	18-4070	

SUBDIVISION	N/A
SURVEY H. & T. C. R. R. SURVEY A - 263 & J. SIMONS SURVEY A - 347	
ADDRESS	
SURVEY FOR	MARK STOESSER

I, MICHAEL W. CHANDLER, REGISTERED PROFESSIONAL LAND SURVEYOR No. 5292, do hereby certify that this plat delineates the results of a survey made on the ground under my supervision January 30, February 1, 2018, and that all lines, boundaries, and landmarks are accurately shown hereon.

WITNESS my hand and seal at MONT BELVIEU, TEXAS, this the 9th day of February, A. D., 2018.

LEGEND
- - - POWER POLE
OP - OVERHEAD POWER

SCALE: 1 INCH = 300 FEET

NOTES:

1 BEARINGS ARE BASED ON DEED BEARINGS AND FOUND MONUMENTS IN THE WEST LINE OF 542.60 ACRES CALLED TRACT 1 CONVEYED TO CEDAR BAYOU WILDLIFE, LLC, IN CLERK'S FILE NO. 2013000064 OF THE O.P.R.L.C.T.x REFERENCE IS MADE TO METES AND BOUNDS DESCRIPTION OF EVEN DATE ACCOMPANYING THIS PLAT

2 ALL 3/4" GIP SET ARE CAPPED AND STAMPED "MCHANDLER 5292"

LINE	BEARING	DISTANCE
1	N 87°36'25" E	153.70'
2	S 87°19'54" W	264.17'
3	S 87°41'43" W	56.78'
4	N 88°00'37" E	327.77'
5	S 26°49'48" W	144.32'
6	S 87°36'17" W	131.84'

H & T C R R SURVEY
NO. 122 A - 485

TRACT "A"
217.6 ACRES

First Tract
144 Acres
Elwood Fouts
To
Jack Stoesser
December 14, 1960
Vol. 521 Pg. 344
D.R.L.C.T.x

Tract 2
18.6 Acres
Wilhelm K. Craig
To
Jack Stoesser
August 15, 1961
Vol. 530 Pg. 403
D.R.L.C.T.x

H & T C R R SURVEY
NO. 121 A - 263

H & T C R R SURVEY
NO. 123 A - 262

First Tract
320 Acres
Geneva Ruth Partain Reidland
Vol. 1601 Pg. 28
O.P.R.L.C.T.x

TRACT "A"
STATE OF TEXAS)
COUNTY OF LIBERTY)

FIELD NOTES of a 217.6 acre tract of land situated in the J. Simons Survey, Abstract No. 347, and the H. & T. C. Railroad Survey No. 121, Abstract No. 263, Liberty County, Texas, being all of 144 acres called First Tract, 10 acres called Second Tract, the residue of 28.12 acres called Third Tract conveyed to Jack Stoesser by Elwood Fouts in deed dated December 14, 1960, and recorded in Volume 521 at Page 344 of the Deed Records of Liberty County, Texas, the residue of 20 acres called Tract 1, 16.6 acres called Tract 2 conveyed to Jack Stoesser by William K. Craig in deed dated August 16, 1961, and recorded in Volume 530 at Page 403 of the Deed Records of Liberty County, Texas, and the residue of 90 acres conveyed to Jack Stoesser by Albina Ubnoskye in deed dated February 5, 1973, and recorded in Volume 714 at Page 597 of the Deed Records of Liberty County, Texas. This 217.6 acre tract of land is more particularly described by metes and bounds as follows, to-wit:

NOTE: BEARINGS ARE BASED ON DEED BEARINGS AND FOUND MONUMENTS IN THE WEST LINE OF 542.60 ACRES CALLED TRACT 1 CONVEYED TO CEDAR BAYOU WILDLIFE, LLC, BY STOESSER FARMS, INC., BY DEED DATED DECEMBER 31, 2012, AND RECORDED AT CLERK'S FILE NO. 2013000064 OF THE OFFICIAL PUBLIC RECORDS OF LIBERTY COUNTY, TEXAS. REFERENCE IS MADE TO PLAT OF EVEN DATE ACCOMPANYING THIS METES AND BOUNDS DESCRIPTION.

BEGINNING at a $\frac{3}{4}$ inch iron rod found for the Southwest corner of this tract of land, the Southwest corner of said 10 acres, the Southeast corner of 36.5 acres called 33rd Tract, 35th Tract and First Tract conveyed to Stoesser Farms Inc., by E. J. Stoesser in deed dated May 5, 1966, and recorded in Volume 601 at Page 541 of the Deed Records of Liberty County, Texas, in the South line of said Simons Survey, in a North line of said Railroad Survey, and in the North line of 108.1516 acres conveyed to Diamond Shamrock Corp. by Roy A. Seaberg, Sr., et ux, in deed dated May 5, 1982, and recorded in Volume 945 at Page 311 of the Deed Records of Liberty County, Texas.

THENCE North 02°27'21" West with a West line of this tract of land, the West line of said 10 acres, the East line of said 36.5 acres, the East line of 58.67 acres called 35th Tract and the East line of 60 acres called 32nd Tract conveyed to Stoesser Farms Inc., in said deed recorded in Volume 601 at Page 541 of the Deed Records of Liberty County, Texas, a distance of 1639.27 feet to a $\frac{3}{4}$ inch iron pipe found for an interior corner of this tract of land, the Northwest corner of said 10 acres, the Northeast corner of said 60 acres, and in the South line of said residue of 28.12 acres.

THENCE South 87°41'43" West with a South line of this tract of land, the South line of said residue of 28.12 acres, and the North line of said 60 acres a distance of 56.78 feet to a $\frac{3}{4}$ inch iron pipe found for the most Northerly Southwest corner of this tract of land, the Southwest corner of said residue of 28.12 acres, and the Southeast corner of the residue of 50 acres called 31st Tract conveyed to Stoesser Farms Inc., in said deed recorded in Volume 601 at Page 541 of the Deed Records of Liberty County, Texas.

PAGE NO. 2 – TRACT “A” 217.6 ACRES

THENCE North 02°18'17" West with a West line of this tract of land, the West line of said residue of 28.12 acres, and the East line of said 50 acres a distance of 1697.86 feet to a ¾ inch galvanized iron pipe found for the Northwest corner of this tract of land, a Northwest corner of said residue of 28.12 acres, the Southwest corner of 14.89 acres conveyed to Coastal Water Authority by Ena Stoesser, Executrix in deed dated December 10, 2012, and recorded in Clerk's File No. 2012015663 of the Official Public Records of Liberty County, Texas, and the Southeast corner of 80.28 acres called Tract 1 conveyed to Coastal Water Authority by Stoesser Farms Inc., in deed dated December 12, 2012, and recorded in Clerk's File No. 2012015879 of the Official Public Records of Liberty County, Texas.

THENCE North 87°36'25" East with a North line of this tract of land, a North line of said residue of 28.12 acres, and a South line of said 14.89 acres a distance of 153.70 feet to a ¾ inch galvanized iron pipe set with a plastic cap stamped "MCHANDLER 5292" for an angle corner of this tract of land, an angle corner of said residue of 28.12 acres, and an angle corner of said 14.89 acres.

THENCE North 79°26'38" East with a North line of this tract of land, a North line of said residue of 28.12 acres, a North line of said residue of 20 acres, a North line of said residue of 90 acres, and a South line of said 14.89 acres, at a distance of 1991.44 feet found a capped iron rod on line, in all a total distance of 1996.29 feet to a ¾ inch galvanized iron pipe set with a plastic cap stamped "MCHANDLER 5292" for a Northeast corner of this tract of land, a Northeast corner of said residue of 90 acres, a Northwest corner of the residue of 50 acres called Tract 3 conveyed to David Arnelder Reidland III, Trustee, by David Arnelder Reidland, III in deed dated November 23, 1983, and recorded in Volume 1002 at Page 896 of the Official Public Records of Liberty County, Texas, the Southwest corner of 10.08 acres conveyed to Coastal Water Authority by David Arnelder Reidland, III Trustee in deed dated December 28, 2012, and recorded in Clerk's File No. 2012016462 of the Official Public Records of Liberty County, Texas, and the Southeast corner of said 14.89 acres.

THENCE South 02°17'22" East with an East line of this tract of land, an East line of said residue of 90 acres, and the West line of said residue of 50 acres a distance of 916.50 feet to a 1 ½ inch iron pipe found for an interior corner of this tract of land, the Southeast corner of said residue of 90 acres, the Southwest corner of said residue of 50 acres, and in the North line of said 144 acres.

THENCE North 87°21'54" East with a North line of this tract of land, the North line of said 144 acres, and the South line of said residue of 50 acres a distance of 817.32 feet to a 1 ½ inch iron pipe found for a Northeast corner of this tract of land, the Northeast corner of said 144 acres, the Southeast corner of said residue of 50 acres, in the East line of said Railroad Survey, in the West line of the H. & T. C. Railroad Survey No. 122, Abstract No. 485, Liberty County, Texas, and in the West line of the residue of 807.21 acres called Fourth Tract conveyed to Geneva Ruth Partain Reidland by Terry N. Quinn, et ux, in deed dated January 13, 1996, and recorded in Volume 1601 at Page 26 of the Official Public Records of Liberty County, Texas.

PAGE NO. 3 – TRACT "A" 217.6 ACRES

THENCE South 02°17'22" East with an East line of this tract of land, an East line of said 144 acres, the East line of said 16.6 acres, the East line of said Abstract 263, the West line of said Abstract 485, the West line of said residue of 807.21 acres, the West line of the H. & T. C. Railroad Survey No. 123, Abstract No. 262, Liberty County, Texas, and the West line of 320 acres called First Tract conveyed to Geneva Ruth Partain Reidland in said deed recorded in Volume 1601 at Page 26 of the Official Public Records of Liberty County, Texas, a distance of 2696.20 feet to a 3/4 inch galvanized iron pipe with plastic cap stamped "MCHANDLER 5292" set for the Southeast corner of this tract of land, the Southeast corner of said 16.6 acres, and the Northeast corner of 108 acres called Tract 10 conveyed to Alice Bradshaw Rogers, et al. by Janis Ferguson Allan in deed dated December 25, 1988, and recorded in Volume 1260 at Page 560 of the Official Public Records of Liberty County, Texas.

THENCE South 87°23'06" West with a South line of this tract of land, the South line of said 16.6 acres, the South line of said 144 acres, the North line of said 108 acres, and the North line of said 108.1516 acres a distance of 2620.43 feet to a 1 1/2 inch iron pipe found for an angle corner of this tract of land, the Southwest corner of said 144 acres, an interior corner of said Abstract 263, the Southeast corner of said Simons Survey, and the Southeast corner of said 10 acres.

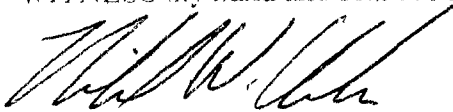
THENCE South 87°19'54" West with a South line of this tract of land, the South line of said 10 acres, the South line of said Simons Survey, a North line of said Abstract 263, and the North line of said 108.1516 acres a distance of 264.17 feet to the PLACE OF BEGINNING, containing within said boundaries 217.6 acres of land, more or less.

SURVEYED: January 30 – February 1, 2018

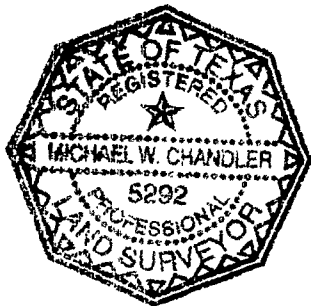
SURVEYOR'S CERTIFICATE

I, Michael W. Chandler, Reg. Professional Land Surveyor Number 5292 do hereby certify that the foregoing field notes were prepared from an actual survey made on the ground under my supervision on the date shown and that all lines, boundaries and landmarks are accurately described therein.

WITNESS my hand and seal at Mont Belvieu, Texas, this the 9th., day of February, A.D., 2018.



REG. PROFESSIONAL LAND SURVEYOR
NO. 5292
18-4070.FDN



TRACT "B"
STATE OF TEXAS)
COUNTY OF LIBERTY)

FIELD NOTES of a 78.15 acre tract of land situated in the J. Simons Survey, Abstract No. 347, and the H. & T. C. Railroad Survey No. 121, Abstract No. 263, Liberty County, Texas, being the residue of 28.12 acres called Third Tract conveyed to Jack Stoesser by Elwood Fouts in deed dated December 14, 1960, and recorded in Volume 521 at Page 344 of the Deed Records of Liberty County, Texas, the residue of 20 acres called Tract 1 conveyed to Jack Stoesser by William K. Craig in deed dated August 16, 1961, and recorded in Volume 530 at Page 403 of the Deed Records of Liberty County, Texas, and the residue of 90 acres conveyed to Jack Stoesser by Albina Ubnoskye in deed dated February 5, 1973, and recorded in Volume 714 at Page 597 of the Deed Records of Liberty County, Texas. This 78.15 acre tract of land is more particularly described by metes and bounds as follows, to-wit:

NOTE: BEARINGS ARE BASED ON DEED BEARINGS AND FOUND MONUMENTS IN THE WEST LINE OF 542.60 ACRES CALLED TRACT 1 CONVEYED TO CEDAR BAYOU WILDLIFE, LLC. BY STOESSER FARMS, INC., BY DEED DATED DECEMBER 31, 2012, AND RECORDED AT CLERK'S FILE NO. 2013000064 OF THE OFFICIAL PUBLIC RECORDS OF LIBERTY COUNTY, TEXAS. REFERENCE IS MADE TO PLAT OF EVEN DATE ACCOMPANYING THIS METES AND BOUNDS DESCRIPTION.

BEGINNING at a capped iron rod found capped and stamped "MCHANDLER 5292" for the Northwest corner of this tract of land, the Northwest corner of said residue of 28.12 acres, a Northeast corner of the residue of 411.88 acres conveyed to Stoesser Farms, Inc., by Billy J. Flowers, et al., by deed dated July 11, 1972, and recorded in Volume 704 at Page 858 of the Deed Records of Liberty County, Texas, in the North line of said Simon Survey, in the South line of the James Darwin Survey, Abstract No. 176, Liberty County, Texas, and in the South line of 973 acres called Tract One conveyed to Riceland Properties, Inc. by Farm Credit Bank of Texas by deed dated November 15, 1993, and recorded in Volume 1490 at Page 506 of the Official Public Records of Liberty County, Texas. From this corner a capped iron rod found bears North 02°10'46" West a distance of 1.70 feet.

THENCE North 88°00'37" East with a North line of this tract of land, the North line of said residue of 28.12 acres, the North line of said Simon Survey, the South line of said Darwin Survey, and the South line of said 973 acres a distance of 327.77 feet to a 1 ½ inch iron pipe found for an angle corner of this tract of land, the Northeast corner of said residue of 28.12 acres, the Northeast corner of said Simon Survey, the Northwest corner of said Railroad Survey, and the Northwest corner of said residue of 20 acres.

THENCE North 87°49'44" East with a North line of this tract of land, the North line of said residue of 20 acres, the North line of said residue of 90 acres, the North line of said Railroad Survey, the South line of said Darwin Survey, and the South line of said 973 acres a distance of 1802.04 feet to a 1 inch iron pipe found for the Northeast corner of this tract of land, the Northeast corner of said residue of 90 acres, the Northwest corner of 5.640 acres conveyed to Coastal Water Authority by David Arnelder Reidland, III, Trustee, in deed dated March 26, 2010, and recorded in Clerk's File No. 2010003856 of the Official Public Records of Liberty County, Texas. From this corner a capped iron rod found bears South 37°55'18" West a distance of 2.51 feet.

THENCE South 02°17'22" East with the East line of this tract of land, the East line of said residue of 90 acres, the West line of said 5.640 acres, the West line of the residue of 50 acres called Tract 3 conveyed to David Arnelder Reidland, III, Trustee, by David Arnelder Reidland, III, in deed dated November 23, 1983, and recorded in Volume 1002 at Page 896 of the Official Public Records of Liberty County, Texas, at a distance of 301.73 feet and 2.18 feet right of line found a capped iron rod, in all a total distance of 1328.37 feet to a ¾ inch galvanized iron pipe with plastic cap stamped "MCHANDLER 5292" set for the Southeast corner of this tract of land, a Southeast corner of said residue of 90 acres, a Southwest corner of said residue of 50 acres, the Northeast corner of 14.89 acres conveyed to Coastal Water Authority by Ena Stoesser, Executrix in deed dated December 10, 2012, and recorded in Clerk's File No. 2012015663 of the Official Public Records of Liberty County, Texas, and the Northwest corner of 10.08 acres conveyed to Coastal Water Authority by David Arnelder Reidland, III, Trustee, in deed dated December 28, 2012, and recorded in Clerk's File No. 2012016462 of the Official Public Records of Liberty County, Texas.

THENCE South 26°49'48" West with a South line of this tract of land, a South line of said residue of 90 acres, and a North line of said 14.89 acres, at a distance of 8.47 feet found a capped iron rod on line, in all a total distance of 144.32 feet to a capped iron rod found for an angle corner of this tract of land, an angle corner of said residue of 90 acres, and an angle corner of said 14.89 acres.

THENCE South 79°26'38" West with a South line of this tract of land, a South line of said residue of 90 acres, a South line of said residue of 20 acres, a South line of said residue of 28.12 acres and a North line of said 14.89 acres a distance of 1947.50 feet to a ¾ inch galvanized iron pipe with plastic cap stamped "MCHANDLER 5292" set for an angle corner of this tract of land, an angle corner of said residue of 90 acres, and an angle corner of said 14.89 acres.

THENCE South 87°36'17" West with a South line of this tract of land, a South line of said residue of 28.12 acres and a North line of said 14.89 acres a distance of 131.84 feet to a ¾ inch galvanized iron pipe found for the Southwest corner of this tract of land, the Southwest corner of said residue of 28.12 acres, the Northwest corner of said 14.89 acres, the Northeast corner of a 80.28 acres called Tract 1 conveyed to Coastal Water Authority by Stoesser Farms Inc., in deed dated December 12, 2012, and recorded in Clerk's File No. 2012015879 of the Official Public Records of Liberty County, Texas, and the Southeast corner of said residue of 411.88 acres.

PAGE NO. 3 -- TRACT "B" 78.15 ACRES

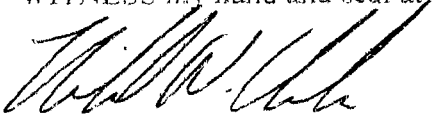
THENCE North 02°18'17" West with the West line of this tract of land, the West line of said residue of 28.12 acres, and the East line of said residue of 411.88 acres a distance of 1740.15 feet to the PLACE OF BEGINNING, containing within said boundaries 78.15 acres of land, more or less.

SURVEYED: January 30 - February 1, 2018

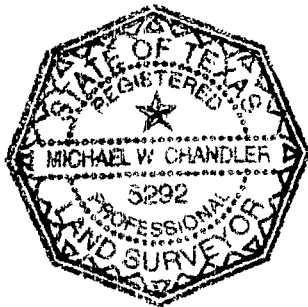
SURVEYOR'S CERTIFICATE

I, Michael W. Chandler, Reg. Professional Land Surveyor Number 5292 do hereby certify that the foregoing field notes were prepared from an actual survey made on the ground under my supervision on the date shown and that all lines, boundaries and landmarks are accurately described therein.

WITNESS my hand and seal at Mont Belvieu, Texas, this the 9th., day of February, A.D., 2018.



REG. PROFESSIONAL LAND SURVEYOR
NO. 5292
18-4070.FDN



OWNER'S TITLE POLICY COMMITMENT

STEWART

TITLE GUARANTY COMPANY

G. F. # ST-6508

EXPIRES THIRTY DAYS FROM DATE

TO: Mr. Jack Stoesser, Rt. 1, Box 82,
Dayton, Texas24th DAY OF May, 1968

Dear Sir:

In connection with an order placed with us for an Owner's Title Policy, we commit ourselves to issue to Jack Stoesser_____ subject to all of the matters hereinafter set forth, our usual Owner's Title Policy in the amount of \$ amt. of sale on the following described property in Liberty County, Texas:47, acres, more or less, in H. & T. C. RR #109, Liberty County, Texas; (Description attached hereto:)

50 acres, more or less, being the West one-half (W.1/2) of the East One-Hundred (E.100) acres, of the Northeast quarter (N.E.1/4) of H. & T. C. RR Survey No. 109, Abstract No. 267, Liberty County, Texas, SAVE AND EXCEPT from the above described 50 acres, the following:

BEGINNING at the S. E. corner of the L.B. Evans 50 acre tract in the North line of the Emma Robbins 100 acre tract, this point being also the S.W. corner of a 50 acre tract owned by J. P. Scranton, et al, a stake for corner;

THENCE Westerly along the South line of said Evans 50 acre tract and the North line of said Robbins 100 acre tract 131.61 varas to a point in said line for corner;

THENCE North parallel with the East line of said 50 acre tract 85.79 varas to a point for corner;

THENCE Easterly parallel with the South line of said 50 acre tract 131.61 varas to a point for corner in the East line of said L.B. Evans 50 acre tract, same being the West line of the J. P. Scranton et al, 50 acre tract;

THENCE Southerly along said 85.79 varas to the place of BEGINNING, containing two (2) acres, of land, more or less, and being the same tract described in deed dated July 22, 1927, from L. B. Evans, et ux, to Dayton Independent School District, recorded in Vol. 165, page 297 of the Deed Records of Liberty County, Texas; and SAVE AND EXCEPT from the above described 50 acres, the following:

BEING One (1) acre, more or less, out of the South end of the West 50 acres, described as follows, to-wit:

BEING out of a tract or parcel of land conveyed to P. L. Van Ness and wife, Edna M. Van Ness by deed from Virgil E. Fritch and wife, Ruby Fritch, dated March 12, 1946, recorded in Vol. 283, page 594 of the Deed Records of Liberty County, Texas;

BEGINNING at the NW corner of the two (2) acre tract, (known as Dayton Independent School District Tract), a large Cresote Post-- Point of BEGINNING;

THENCE West a distance of 185 feet; (being a straight line continuing West from the two (2) acre tract aforesaid mentioned.)

THENCE South 236 feet on a line parallel to the West line of the two (2) acre tract, known as the Dayton Independent School District tract, to a point of intersection with the North Boundary of FM #686;

THENCE East a distance of 185 feet to point of intersection W/SW Corner of aforesaid two (2) acre Dayton Independent School District Tract; and North boundary FM #686 right of way;

THENCE North following the West line of the said two (2) acre tract a distance of 236 feet to a Cresote post; the point of BEGINNING, and being the same tract, described in deed dated April 9, 1962, from P. L. Van Ness et ux, to Abraham Nash, et ux, recorded in Vol. 533, page 337 of the Deed Records of Liberty County, Texas.

~~South 40 acres and to covenants as to minerals, as set out in deed dated _____, 19____, from L. B. Evans et ux, to J. H. Putnam, recorded in Vol. 95, page 87 of the Deed Records of Liberty County, Texas.~~

~~4a. Subject to the conveyance of an undivided 1/32nd royalty in deed dated Feb. 13, 1929, from L. B. Evans et ux to W. C. Guest, covering one (1) acres in the Northeast corner of 50 acres.~~

~~4b. Subject to the reservation of all minerals in the North 5 acres of 50 acres, in deed dated Nov. 21, 1933, from L. B. Evans et ux, to Virgil E. Fritch, recorded in Vol. 180, page 514 of the Deed Records of Liberty County, Texas.~~