

LEGEND

AC - AIR CONDITIONER
BLDG - BUILDING
BWF - BARBED WIRE FENCE
CLF - CHAIN LINK FENCE
CO - CLEAN OUT
CONC. - CONCRETE
CSB - CABLE TV SERVICE BOX
E - EAST
EB - ELECTRIC BOX
FH - FIRE HYDRANT
FND - FOUND
FP - FLAG POLE
GRDL - GROUND LIGHT
GM - GAS METER
GP - GUARD POST
GR - GUARD RAIL
G/T - GAS TANK
GUY - GUY WIRE
HC - HANDICAPPED
HCS - HANDICAPPED SIGN
LCOF - LIBERTY COUNTY CLERK'S FILE
LCOR - LIBERTY COUNTY DEED RECORDS
LCFC - LIBERTY COUNTY FILM CODE
LCMR - LIBERTY COUNTY MAP RECORDS

HWY - HIGHWAY
I.R. - IRON ROD
LS - LIGHT STANDARD
MB - MAIL BOX
MHS - MANHOLE (STORM)
MHW - MANHOLE (WASTE WATER)
N - NORTH
P.O.B. - POINT OF BEGINNING
PP - POWER POLE
PVM - PAVEMENT
RCP - REINFORCED CONCRETE PIPE
R.O.W. - RIGHT OF WAY
SL - STREET LIGHT
SPLE - SERVICE POLE (ELECTRIC)
S - SOUTH
SQ.FT. - SQUARE FEET
S/W - SAMPLE WELL
TB - TELEPHONE BOX
TRNS. - TRANSFORMER
TSLP - TRAFFIC SIGNAL LIGHT POLE
WDFN - WOOD FENCE
W - WEST
WM - WATER METER
WV - WATER VALVE

GARY KEBODEAUX
VOL. 1540 - PG. 23 LCDR

JOHN C. DEVERS

SURVEY A-168

AYERS PAGE & SIZOMORE, L.L.C.
VOL. 1800 - PG. 541 LCDR

SURVEY OF:
15.016 Acres
654,105 Sq. Ft.

D = 01° 53' 00"
R = 5,729.58'
L = 188.33'
CHORD - N 30° 03' 03" W - 188.33'

F.M. 1725
N 37° 00' 00" W - 366.06'
ASPHALT PAVEMENT
4" CHAIN LINK FENCE

AYERS PAGE & SIZOMORE, L.L.C.
VOL. 1800 - PG. 541 LCMR

LEGAL DESCRIPTION

15.016 ACRES OF LAND AS SITUATED IN THE JOHN C. DEVERS SURVEY, A-168, LIBERTY COUNTY, TEXAS, AND BEING OUT OF THAT CERTAIN 110.219 ACRE TRACT CONVEYED BY LILLIAN BULLER BELCHER WITTE TO AYERS, PAGE & SIZOMORE, L.L.C. BY DEED RECORDED IN VOLUME 1800, PAGE 541 OF THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY, SAID 15.016 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a PK Nail set for the southwest corner of this tract in the center of F.M. Highway 1725, same being on the west line of said 110.219 acres at a point N 31 deg 00' W 66.94 Ft. from the southwest corner of same;

THENCE N 31 deg 00' W 366.06 Ft., with said highway centerline, to an established point or the point of curvature of a curve to the right;

THENCE NORTHWESTERLY 188.33 Ft., with said centerline curve, having a central angle of 01 deg 53' 00", a radius of 5729.58 Ft. and a long chord bearing N30 deg 03' 03" W 188.33 Ft., to the point of tangency of said curves;

THENCE N 29 deg 07' W 518.69 Ft., continuing with said highway centerline, to a point for the northwest corner of this tract, same being the southwest corner of the Gary Kebodeaux 0.69 acre tract described in Volume 1540, Page 23 of said official records and being an exterior corner of said 110.219 acre tract;

THENCE N 69 deg 17' E, with the south line of said 0.69 acre tract, at 39.02 Ft. pass a 1 inch iron pipe found on line, in all 150.00 Ft. to a 5/8 inch iron rod set for an exterior corner of this tract, same being an interior corner of said 110.219 acres and being the southeast corner of said 0.69 acre tract;

THENCE N 72 deg 03' E, 360.95 Ft., on a line within said 110.219 acres, to a 1/2 inch iron rod with cap found for the northeast corner of this tract;

THENCE S 42 deg 36' E, 353.98 Ft., continuing within said 110.219 acres, to a 1/2 inch iron rod with cap found for an exterior corner of this tract;

THENCE S 34 deg 27' E, 265.16 Ft., continuing within said 110.219 acres, to a 1/2 inch iron rod with cap found for another exterior corner of this tract;

THENCE S 31 deg 24' E, 574.52 Ft., continuing within said 110.219 acres, to a 5/8 inch iron rod with cap set for the southeast corner of this tract on the north side of an old haulroad;

THENCE S 82 deg 42' W, 142.00 Ft. and S77 deg 53' W 507.82 Ft., with the north side of said old haulroad, and continuing within said 110.219 acres, to the PLACE OF BEGINNING AND CONTAINING WITHIN THESE BOUNDS 15.016 ACRES OF LAND OF WHICH 0.98 ACRE LIES WITHIN THE RIGHT-OF-WAY OF F.M. HIGHWAY 1725.

SCHEDULE B ITEMS

- Subject to terms, conditions and stipulations of Sand & Gravel Lease dated October 7, 1946, executed by J. L. Bacon et ux, to H. G. Bryan, recorded in Volume 290, Page 331 in Liberty County, Texas.
- Right-of-Way dated May 21, 1952, executed by J. L. BACON ET UX TO THE STATE OF TEXAS, recorded in Volume 371, Page 584 of the Deed Records of Liberty County, Texas.
- Easement dated May 2, 1951, executed by J. L. BACON, SR. to GULF STATE UTILITIES COMPANY & SOUTHWESTERN BELL TELEPHONE COMPANY, recorded in Volume 383, Page 278 of the Deed Records of Liberty County, Texas.
- Subject to electric line and channeleasements crossing insured premises as shown on survey prepared by James K. Johnston, RPLS #1962, dated April 12, 2002.
- Subject to that portion of subject property lying within the boundaries of FM Highway 1725 as shown on survey dated April 12, 2002, prepared by James K. Johnston, RPLS #1962.

NOTE: THIS SURVEY WAS BASED ON STEWART TITLE GUARANTY COMPANY
G.F. No. 7017032 EFFECTIVE JANUARY 3, 2007.

I, hereby certify that this plat correctly represents a survey made on the ground under my supervision, and correctly represents the facts found at time of survey. There were no encroachments other than shown hereon.



Allen Munz, R.P.L.S.,
Tex. Reg. No. 1855

SURVEY OF:

15.016 Acres ~ 654,105 Sq. Ft.

TRACT OF LAND AS SITUATED IN THE JOHN C. DEVERS SURVEY, A-168, LIBERTY COUNTY, TEXAS, AND BEING OUT OF THAT CERTAIN 110.219 ACRE TRACT CONVEYED BY LILLIAN BULLER BELCHER WITTE TO AYERS, PAGE & SIZOMORE, L.L.C. BY DEED RECORDED IN VOLUME 1800, PAGE 541 OF THE OFFICIAL PUBLIC RECORDS OF SAID LIBERTY COUNTY, TEXAS.

| JOB NO. | DATE | SCALE | DRAWN BY | CHECKED BY | SHEET |
|---------|---------|----------|----------|------------|--------|
| FM 1725 | 2-16-07 | 1" = 60' | FF | AM | 1 OF 1 |

R. W. PATRICK & ASSOCIATES, INC.

519 WISCONSIN

(713) 941-4812 - www.rwpattick.com

SOUTH HOUSTON, TEXAS

FLOOD NOTE:

I have examined the Flood Insurance Rate Map No. 4804380550-B Dated: Sept. 30, 1988, the tract hereby surveyed lies within Zone "AE" an area inside the floodway.

NOTE: This statement is based on scaling the location of said survey on the above reference map. This information is to determine flood insurance rates only, and not intended to identify specific flooding conditions.