



346 County Road 2270

Being a tract of land situated in the Jordan West League, Abstract No. 116, Liberty County, Texas, same being a portion of a tract of land conveyed to Barbara Evelyn Powell, by deed recorded in Instrument Number 2013016430, Official Public Records of Liberty County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 3/8 inch iron rod found for corner, said corner being the Northwest corner of that tract of land conveyed to Terry Ward and Tina Ward, a married couple, by deed recorded in Instrument Number 2018015256, Official Public Records of Liberty County, Texas, and being described in deed recorded in Volume 1523, Page 886, Deed records of Liberty County, Texas, and being along the East line of County Road 2270 (public right-of-way);

THENCE North 01 degrees 00 minutes 00 seconds West, along the East line of said County Road 2270, a distance of 280.00 feet to a 1/2 inch iron rod set stamped 'CBG Surveying' for corner, said corner being the Southwest corner of a tract of land conveyed to Wayne Cecil Dominy, by deed recorded in Volume 1792, Page 702, Deed Records of Liberty County, Texas;

THENCE North 89 degrees 02 minutes 10 seconds East, along the South line of said Dominy tract, a distance of 466.81 feet to a 3/8 inch iron rod found for corner, said corner being the Northwest corner of a tract of land conveyed to Terry Ward and Tina Ward, by deed recorded in Instrument Number 2016008610, Official Public Records of Liberty County, Texas;

THENCE South 00 degrees 57 minutes 50 seconds East, along the West line of said Ward tract (2016008610), a distance of 280.00 feet to a 3/8 inch iron rod found for corner, said corner being the Southwest corner of said Ward tract (2016008610), and being along the North line of said Ward tract (2018015256), from which a 5/8 inch iron rod found bears North 06 degrees 58 minutes 03 seconds East a distance of 2.05 feet for witness;

THENCE South 89 degrees 02 minutes 10 seconds West, along the North line of said Ward tract (2018015256), a distance of 466.63 feet to the POINT OF BEGINNING and containing 130,681 square feet or 3.00 acres of land.

SURVEYOR'S CERTIFICATE

The undersigned Registered Professional Land Surveyor Bryan Connolly hereby certifies to Patrick O. Parker Jr., Chantasia S. Parker, American Financial Resources, Inc., and Old Republic National Title Insurance Company, in connection with the transaction described in G.F. No. 19002742 that, (a) this survey and the property description set forth hereon were prepared from an actual on-the-ground survey; (b) such survey was conducted by the Surveyor, or under his direction; (c) all monuments shown hereon actually existed on the date of the survey, and the location, size and type of material thereof are correctly shown; Use of this survey by any other parties and/or for other purposes shall be at User's own risk and any loss resulting from other use shall not be the responsibility of the undersigned. The plat hereon is a correct and accurate representation of the property lines and dimensions as indicated; location and type of buildings are as shown; and EXCEPT AS SHOWN, all improvements are located within the boundaries the distances indicated and there are no visible and apparent encroachments or protrusions on the ground.

Executed this 6th day of June, 2019

Bryan Connolly
Bryan Connolly
Registered Professional Land Surveyor No. 5513



NOTE: According to the F.I.R.M. in Map No. 48291C0175D, this property does lie in Zone A and DOES lie within the 100 year flood zone, EXCEPT AS SHOWN.

ACCEPTED BY: _____ SIGNATURE _____ DATE _____ SIGNATURE _____ DATE _____

NOTE: PROPERTY SUBJECT TO TERMS, CONDITIONS, AND EASEMENTS CONTAINED IN INSTRUMENTS RECORDED IN VOL. 305, PG. 462; VOL. 1117, PG. 445

NOTES:
BEARINGS ARE BASED BY DEED RECORDED IN INSTRUMENT NO. 2013016430.
EASEMENTS AND BUILDING LINES ARE BY RECORDED PLAT UNLESS OTHERWISE NOTED.

REVISIONS		
DATE	BY	NOTES

LEGEND	
○	CONTROLLING MONUMENT
○	3/8" IRON ROD FOUND
○	1/2" IRON ROD SET
○	1" IRON PIPE FOUND
○	5/8" ROD FOUND
⊕	FENCE POST CORNER
⊕	"X" FOUND / SET
▲	UNDERGROUND ELECTRIC
▲	OVERHEAD ELECTRIC
●	POWER POLE
▲	GRAVEL/ROCK ROAD OR DRIVE
PE	POOL EQUIPMENT
□	COLUMN
AC	AIR CONDITIONING
⊕	FIRE HYDRANT
—	COVERED PORCH, DECK OR CARPORT
—	OVERHEAD ELECTRIC SERVICE
—	OVERHEAD POWER LINE
—	CONCRETE PAVING
—	DOUBLE SIDED WOOD FENCE
—	ASPHALT PAVING
—	CHAIN LINK FENCE
—	WOOD FENCE
—	0.5" WIDE TYPICAL BARBED WIRE
—	IRON FENCE
—	PIPE FENCE

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SCALE	DATE	JOB NO.	G.F. NO.	DRAWN
1" = 40'	06/06/19	1910767	SEE CERT.	CAJ

METES AND BOUNDS
JORDAN WEST LEAGUE, ABSTRACT NO. 116
LIBERTY COUNTY, TEXAS
346 COUNTY ROAD 2270