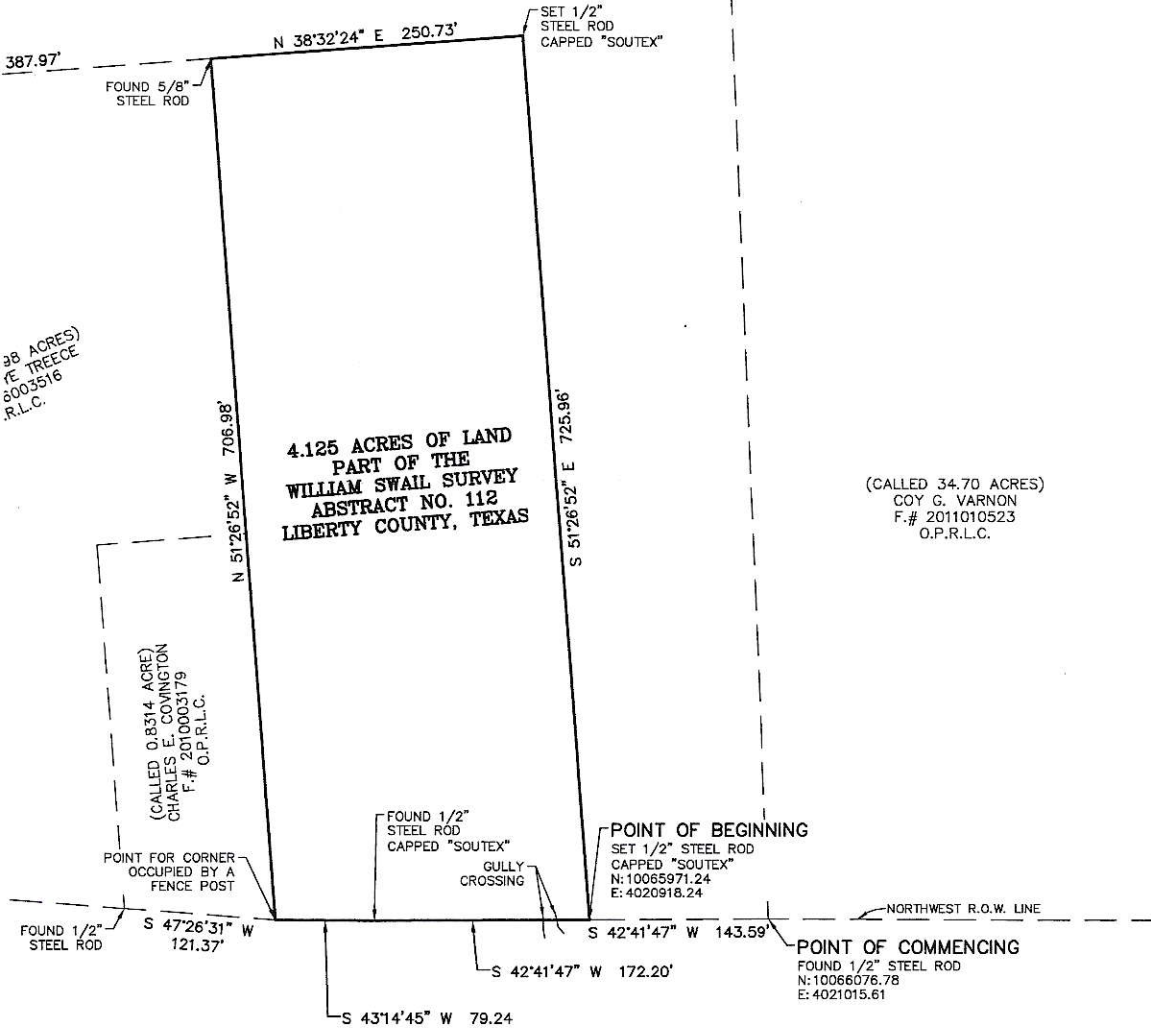


RESIDUE  
(CALLED 37.15) ACRES  
PATRICK W. GRIFFIN  
F.# 20170006537  
O.P.R.L.C.



38 ACRES)  
JE TREECE  
8003516  
R.L.C.

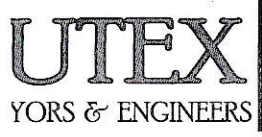
4.125 ACRES OF LAND  
PART OF THE  
WILLIAM SWAIL SURVEY  
ABSTRACT NO. 112  
LIBERTY COUNTY, TEXAS

(CALLED 34.70 ACRES)  
COY G. VARNON  
F.# 2011010523  
O.P.R.L.C.

(CALLED 0.8314 ACRE)  
CHARLES E. COVINGTON  
F.# 2010003179  
O.P.R.L.C.

COUNTY ROAD 2328  
( PUBLIC R.O.W. )

COUNTY. O.P.R.L.C. = OFFICIAL PUBLIC RECORDS, LIBERTY COUNTY



3737 Doctors Drive  
Port Arthur, Texas 77642  
Tel. 409.983.2004  
Fax. 409.983.2005  
sutexasurveyors.com

SHEET TITLE	
4.125 ACRES OF LAND PART OF THE WILLIAM SWAIL SURVEY ABSTRACT NO. 112 LIBERTY COUNTY, TEXAS	
PROJECT	
PATRICK W. GRIFFIN	

PROJ. NO: 17-0403  
SCALE: 1" = 100'  
PRINT DATE: 5/18/2017  
DRAWN BY: BRC, SR.  
CHECKED BY: R. CREEL

**4.125 ACRES OF LAND  
PART OF THE WILLIAM SWAIL SURVEY, ABSTRACT NO. 112  
LIBERTY COUNTY, TEXAS**

BEING 4.125 acres of land, part of the William Swail Survey, Abstract No. 112, Liberty County, Texas; being part of a (Called 37.13) acre tract of land described in a deed to Patrick W. Griffin, recorded in File No. 2017006637, Official Public Records, Liberty County, Texas; said 4.125 acre tract being more fully described by metes and bounds as follow, to wit:

*Note: Bearings, coordinates, distances and acreage are based on the Texas Coordinate System of 1983, Central Zone, U.S. Survey Feet. Referenced to SmartNet, North America.*

COMMENCING at a 1/2" steel rod found on the Northwest right of way line of County Road 2328 for the Southeast corner of the (Called 37.13) acre tract; said 1/2" steel rod having coordinates of N: 10066076.78, E: 4021015.61;

THENCE, South 42 deg., 41 min., 47 sec., West, on the Northwest right of way line of said County Road 2328, a distance of 143.59' to a 1/2" steel rod, capped and marked "SOUTEX", set for the POINT OF BEGINNING and most Easterly corner of the herein described tract; said capped rod having Coordinates of N: 10065971.24, E: 4020918.24;

THENCE, South 42 deg., 41 min., 47 sec., West, continuing on the Northwest right of way line of said County Road 2328, a distance of 172.20' to a 1/2" steel rod, capped and marked "SOUTEX", found for corner;

THENCE, South 43 deg., 14 min., 45 sec., West, continuing on the Northwest right of way line of said County Road 2328, a distance of 79.24' to a point for corner occupied by a fence post, for the most Easterly corner of a (Called 0.8314) acre tract of land described in a deed to Charles E. Covington, recorded in File No. 2010003179, Official Public Records, Liberty County, Texas, the most Southerly Southwest corner of the (Called 37.13) acre tract, and the most Southerly corner of the herein described tract; from which a 1/2" steel rod found for the most Southerly corner of the (Called 0.8314) acre tract, bears South 47 deg., 26 min., 31 sec., West, a distance of 121.37';

THENCE, North 51 deg., 26 min., 52 sec., West, a distance of 706.98' to a 5/8" steel rod found for the most Northerly corner of a (Called 3.0898) acre tract of land described in a deed to Marley Raye Treece, recorded in File No. 2016003516, Official Public Records, Liberty County, Texas, and the most Westerly corner of the herein described tract; from which a 1/2" steel rod, capped and marked "S ADAMS RPLS 3666", found for the most Westerly Southwest corner of the (Called 37.13) acre tract, bears South 38 deg., 32 min., 24 sec., West, a distance of 387.97';

THENCE, North 38 deg., 32 min., 24 sec., East, a distance of 250.73' to a 1/2" steel rod, capped and marked "SOUTEX", set for the most Northerly corner of the herein described tract;

THENCE, South 51 deg., 26 min., 52 sec., East, a distance of 725.96' to the POINT OF BEGINNING and containing 4.125 acres of land, more or less.

This description is based on the Land Title Survey made by Anthony M. Leger, Registered Professional Land Surveyor No. 5481, on May 12, 2017.

Patrick W. Griffin  
LS-17-0403

FOUND 1/2" STEEL ROD  
CAPPED "S. ADAMS RPLS 3666"

(CALLED 3.0898 ACRES)  
GRANT M. MATHIS  
& CASSANDRA MATHIS  
F.# 2016008435  
O.P.R.L.C.

1. BEARINGS, DISTANCES, COORDINATES, AND AGREAGE ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, CENTRAL ZONE, U.S. SURVEY FEET, REFERENCED TO SMARTNET, NA.
2. THIS SURVEY DOES NOT WARRANT OWNERSHIP. THERE MAY BE EASEMENTS, OR OTHER MATTERS NOT SHOWN.
3. IN ACCORDANCE WITH THE FLOOD INSURANCE RATE MAP OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY, MAP REFERENCE SHOWN, THE SUBJECT TRACT LIES IN THE FLOOD ZONE NOTED. LOCATION ON MAP WAS DETERMINED BY SCALE. ACTUAL FIELD ELEVATION NOT DETERMINED, UNLESS REQUESTED. SOUTEX SURVEYORS, INC., DOES NOT WARRANT NOR SUBSCRIBE TO THE ACCURACY OR SCALE OF SAID MAP.

FEMA Flood Zone: X


Community Panel NO.:  
48291C-0300-C

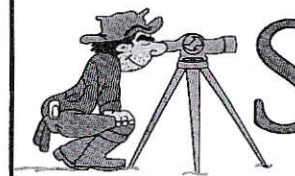
Panel Date: 5/2/2008

1. PROPERTY MAY BE SUBJECT TO RIGHT-OF-WAY TO MAGNOLIA PIPE LINE CO., RECORDED IN VOL. 38, PG. 1 OF THE DEED RECORDS OF LIBERTY CO
2. PROPERTY MAY BE SUBJECT TO RIGHT-OF-WAY TO MAGNOLIA PIPE LINE CO., RECORDED IN BOL. 38, PG. 40 OF THE DEED RECORDS OF LIBERTY C
3. PROPERTY MAY BE SUBJECT TO RIGHT-OF-WAY TO MAGNOLIA PIPE LINE CO., RECORDED IN VOL. 255, PG. 539 OF THE DEED RECORDS OF LIBERTY
4. PROPERTY MAY BE SUBJECT TO RIGHT-OF-WAY TO MAGNOLIA PIPE LINE CO., RECORDED IN VOL. 244, PG. 76 OF THE DEED RECORDS OF LIBERTY
5. PROPERTY MAY BE SUBJECT TO RIGHT-OF-WAY TO MAGNOLIA PIPE LINE CO., RECORDED IN VOL. 38, PG. 4 OF THE DEED RECORDS OF LIBERTY CC
6. PROPERTY MAY BE SUBJECT TO EASEMENT TO SAM HOUSTON ELECTRIC COORPORATIVE, INC., RECORDED IN VOL. 1626, PG. 17 OF THE DEED RECOF

DESCRIPTION OF SERVICES: LOCATE CORNERS ONLY  
SURVEYOR'S CERTIFICATION:

The undersigned does hereby certify that this survey was this day 5/12/2017 made on the ground of the property legally described hereon in accordance with the minimum standards of practice promulgated by the Texas Board of Professional Land Surveying. This survey is certified for this transaction only and is not transferable to additional institutions or subsequent owners.

  
ANTHONY M LEGER







TBPE Firm No. F-5755  
TBPLS Firm No. 10123800  
LA EF.0005711  
3737 Doctors Drive  
Port Arthur, Texas 77642  
Office (409) 983.2004  
Fax (409) 983.2005

**4.125 ACRES OF LAND  
PART OF THE WILLIAM SWAIL SURVEY, ABSTRACT NO. 112  
LIBERTY COUNTY, TEXAS**

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**Patrick W. Griffin**  
**LS-17-0403**

