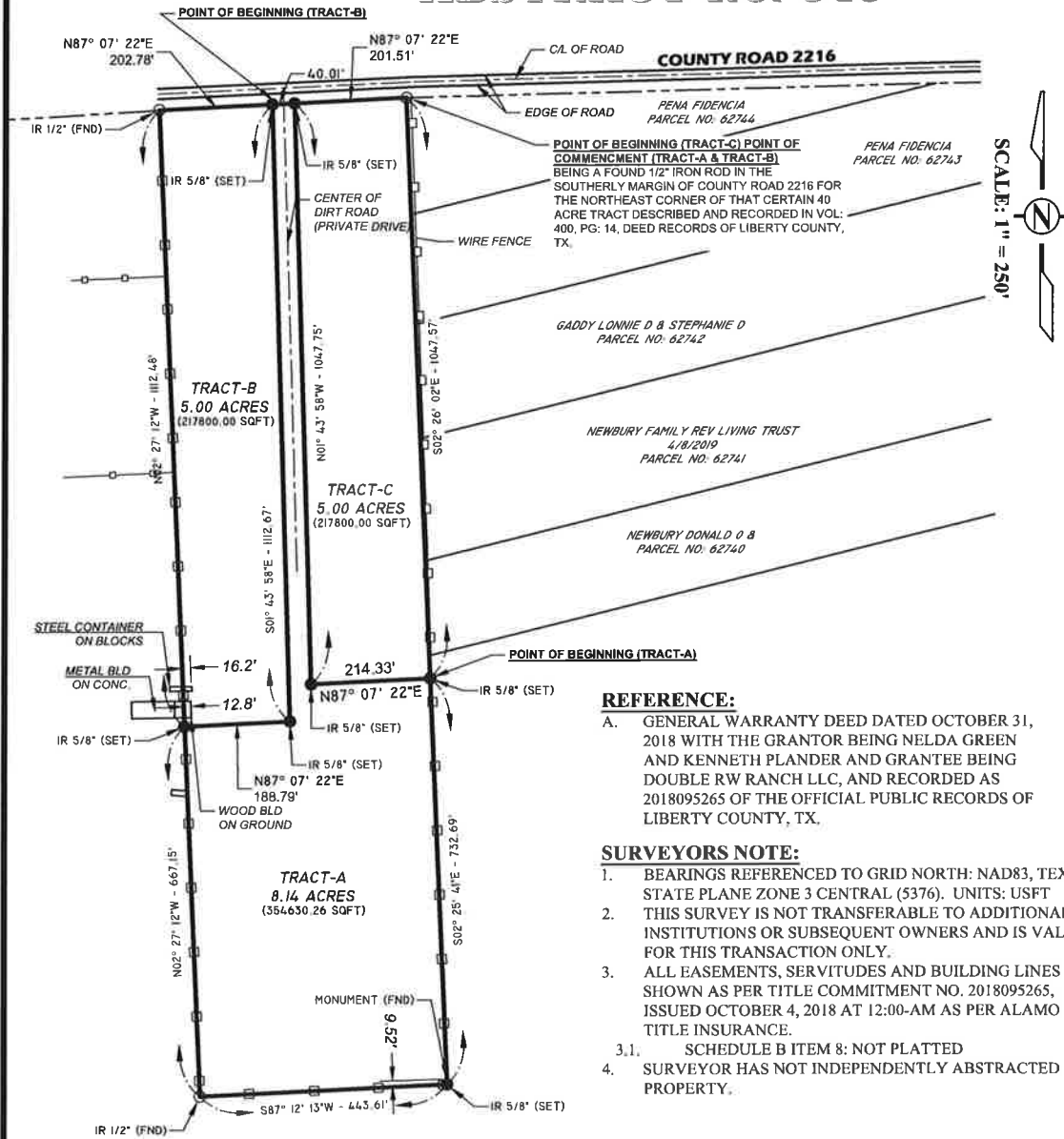


F.J.C. SMILEY SURVEY ABSTRACT No. 345



POINT OF BEGINNING (TRACT-C) POINT OF COMMENCEMENT (TRACT-A & TRACT-B)
BEING A FOUND 1/2" IRON ROD IN THE SOUTHERLY MARGIN OF COUNTY ROAD 2216 FOR THE NORTHEAST CORNER OF THAT CERTAIN 40 ACRE TRACT DESCRIBED AND RECORDED IN VOL: 400, PG: 14, DEED RECORDS OF LIBERTY COUNTY, TX.

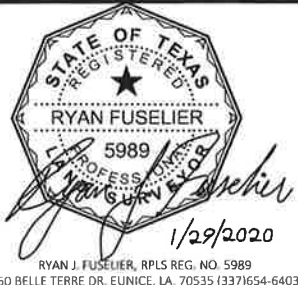
REFERENCE:
A. GENERAL WARRANTY DEED DATED OCTOBER 31, 2018 WITH THE GRANTOR BEING NELDA GREEN AND KENNETH PLANDER AND GRANTEE BEING DOUBLE RW RANCH LLC, AND RECORDED AS 2018095265 OF THE OFFICIAL PUBLIC RECORDS OF LIBERTY COUNTY, TX.

SURVEYORS NOTE:
1. BEARINGS REFERENCED TO GRID NORTH: NAD83, TEXAS STATE PLANE ZONE 3 CENTRAL (5376). UNITS: USFT
2. THIS SURVEY IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS AND IS VALID FOR THIS TRANSACTION ONLY.
3. ALL EASEMENTS, SERVITUDES AND BUILDING LINES SHOWN AS PER TITLE COMMITMENT NO. 2018095265, ISSUED OCTOBER 4, 2018 AT 12:00-AM AS PER ALAMO TITLE INSURANCE.
3.1. SCHEDULE B ITEM 8: NOT PLATTED
4. SURVEYOR HAS NOT INDEPENDENTLY ABSTRACTED PROPERTY.

CERTIFICATION:
I, THE UNDERSIGNED REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY STATE THAT THE MAP/PLAT SHOWN HERON REPRESENTS A BOUNDARY SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION WITH THE FOLLOWING MINIMUM STANDARDS SET FORTH IN A: CATEGORY: 1A - LAND TITLE SURVEY
CONDITION: IV - RURAL
AND THAT NO ENCROACHMENTS EXIST OTHER THAN WHAT IS SHOWN.

LAND TITLE SURVEY MADE FOR DOUBLE RW RANCH LLC

Being three tracts or parcels of land containing 18.14 acres situated in the F.J.C. Smiley Survey, A-345, Liberty County, Texas, same being a part of the same property awarded to Clark Wright Hubert and Freddie Jo Hubert Adams, Feme Sole, in decree dated April 26, 1967, in cause number 16,726, styled Clark Wright Hubert vs. Freddie Jo Hubert Adams, et al, in the district court of Liberty County, Texas, the same property described in the deed from Clark Wight Hubert, et al, to I.J. Kirkham, et ux, dated July 6, 1957, and recorded in Vol: 467, pg: 216, deed records of Liberty County, Texas, to which deed and the record thereof, reference is hereon made for all purposes, said tract also comes out of a 40 acre tract conveyed to Joe J. Plander and wife, Pearl M. Plander, in deed dated February 6, 1954, recorded in Vol: 400, Pg: 14, deed records of Liberty County, Texas.



FUSELIER SURVEYING + MAPPING RJ FUSELIER & ASSOCIATES LLC FIRM REG. #: LA (VF 790), TX (10194363)	PROJ. No.	20-TX-05			
	DATE:	JMP			
	DATE:	1/13/20			
	SHEET:	01	DATE	REVISION DESCRIPTION	BY



FUSELIER

SURVEYING + MAPPING

R. J. FUSELIER & ASSOCIATES, LLC

(FIRM REG. #10194363)

Ryan J. Fuselier, P.E., R.P.L.S.

150 Belle Terre Dr.

Eunice, La. 70535

(337) 654-6403

Registered Professional Land Surveyor

Registration No. 5989

February 13, 2020

STATE OF TEXAS

COUNTY OF LIBERTY

FIELD NOTES:

By: Ryan J. Fuselier, RPLS

For: Double DW Ranch LLC

Reference Map: 20-TX-005

Land Title Survey Made For

Double DW Ranch LLC

Date: 01/13/2020



Ryan J. Fuselier

TRACT-A:

8.14 ACRE TRACT:

A TRACT OR PARCEL OF LAND CONTAINING 8.14 ACRES SITUATED IN THE F.J.C. SMILEY SURVEY, A-345, LIBERTY COUNTY, TEXAS, BEING A PART OF THE SAME PROPERTY AWARDED TO CLARK WRIGHT HUBERT AND FREDDIE JO HUBERT ADAMS, FEME SOLE, IN DECREE DATED APRIL 26, 1957, IN CAUSE NUMBER 16,726, STYLED CLARK WRIGHT HUBERT VS. FREDDIE JO HUBERT ADAMS, ET AL, IN THE DISTRICT COURT OF LIBERTY COUNTY, TEXAS, THE SAME PROPERTY DESCRIBED IN THE DEED FROM CLARK WIGHT HUBERT, ET AL, TO I.J. KIRKHAM, ET UX, DATED JULY 6, 1957, AND RECORDED IN VOL: 467, PG: 216, DEED RECORDS OF LIBERTY COUNTY, TEXAS, TO WHICH DEED AND THE RECORD THEREOF, REFERENCE IS HEREON MADE FOR ALL PURPOSES, SAID TRACT ALSO COMES OUT OF A 40 ACRE TRACT CONVEYED TO JOE J. PLANDER AND WIFE, PEARL M. PLANDER, IN DEED DATED FEBRUARY 6, 1954, RECORDED IN VOL: 400, PG: 14, DEED RECORDS OF LIBERTY COUNTY, TEXAS. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FROM THE **POINT OF COMMENCEMENT** BEING A FOUND 1/2" IRON ROD ALONG THE SOUTHERLY MARGIN OF COUNTY ROAD 2216 FOR THE NORTHEAST CORNER OF THAT CERTAIN 40 ACRE TRACT DESCRIBED AND RECORDED IN VOL: 400, PG: 14, DEED RECORDS OF LIBERTY COUNTY, TX CONTINUE SOUTH 02° 26' 02" EAST A DISTANCE OF 1047.57 FEET TO A SET FIVE-EIGHT INCH IRON ROD FOR THE **POINT OF BEGINNING** OF TRACT-A;

THENCE, PROCEED FROM SAID **POINT OF BEGINNING**, SOUTH 02° 25' 41" EAST A DISTANCE OF 732.69 FEET TO A SET FIVE-EIGHT INCH IRON ROD FOR THE SOUTHEAST CORNER OF SAID TRACT, FROM WHICH A FOUND MONUMENT BEARS NORTH 02° 25' 41" WEST A DISTANCE OF 9.52 FEET;

THENCE, SOUTH 87° 12' 13" WEST A DISTANCE OF 443.61 FEET TO A FOUND ONE-HALF INCH IRON ROD FOR THE SOUTHWEST CORNER OF SAID TRACT;

THENCE, NORTH 02° 27' 12" WEST A DISTANCE OF 667.15 FEET TO A SET FIVE-EIGHT INCH IRON ROD;

THENCE, NORTH 87° 07' 22" EAST A DISTANCE OF 188.79 FEET TO A SET FIVE-EIGHT INCH IRON ROD;



THENCE, NORTH 01° 43' 58" WEST A DISTANCE OF 1112.67 FEET TO A SET FIVE-EIGHT INCH IRON ROD LOCATED IN THE SOUTHERLY MARGIN OF COUNTY ROAD 2216;

THENCE, ALONG SOUTHERLY MARGIN OF SAID ROAD, NORTH 87° 07' 22" EAST A DISTANCE OF 40.01 FEET TO A SET FIVE-EIGHT INCH IRON ROD;

THENCE, LEAVING SAID SOUTHERLY MARGIN, SOUTH 01° 43' 58" EAST A DISTANCE OF 1047.57 FEET TO A SET FIVE-EIGHT INCH IRON ROD;

THENCE, NORTH 87° 07' 22" EAST A DISTANCE OF 214.33 FEET TO THE **POINT OF BEGINNING**.

SAID TRACT OR PARCEL CONTAINING 8.14 ACRES OF LAND.

ALL BEARINGS ARE BASED ON GRID NORTH.

TRACT-B:

5.00 ACRE TRACT:

A TRACT OR PARCEL OF LAND CONTAINING 5.00 ACRES SITUATED IN THE F.J.C. SMILEY SURVEY, A-345, LIBERTY COUNTY, TEXAS, SAME BEING A PART OF THE SAME PROPERTY AWARDED TO CLARK WRIGHT HUBERT AND FREDDIE JO HUBERT ADAMS, FEME SOLE, IN DECREE DATED APRIL 26, 1967, IN CAUSE NUMBER 16,726, STYLED CLARK WRIGHT HUBERT VS. FREDDIE JO HUBERT ADAMS, ET AL, IN THE DISTRICT COURT OF LIBERTY COUNTY, TEXAS, THE SAME PROPERTY DESCRIBED IN THE DEED FROM CLARK WIGHT HUBERT, ET AL, TO I.J. KIRKHAM, ET UX, DATED JULY 6, 1957, AND RECORDED IN VOL: 467, PG: 216, DEED RECORDS OF LIBERTY COUNTY, TEXAS, TO WHICH DEED AND THE RECORD THEREOF, REFERENCE IS HEREON MADE FOR ALL PURPOSES, SAID TRACT ALSO COMES OUT OF A 40 ACRE TRACT CONVEYED TO JOE J. PLANDER AND WIFE, PEARL M. PLANDER, IN DEED DATED FEBRUARY 6, 1954, RECORDED IN VOL: 400, PG: 14, DEED RECORDS OF LIBERTY COUNTY, TEXAS. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FROM THE **POINT OF COMMENCEMENT** BEING A FOUND 1/2" IRON ROD ALONG THE SOUTHERLY MARGIN OF COUNTY ROAD 2216 FOR THE NORTHEAST CORNER OF THAT CERTAIN 40 ACRE TRACT DESCRIBED AND RECORDED IN VOL: 400, PG: 14, DEED RECORDS OF LIBERTY COUNTY, TX CONTINUE ALONG SOUTHERLY MARGIN OF SAID ROAD SOUTH 87° 07' 22" WEST A DISTANCE OF 241.52 FEET TO A SET FIVE-EIGHT INCH IRON ROD FOR THE **POINT OF BEGINNING** AND NORTHEAST CORNER OF TRACT-B;

THENCE, PROCEED FROM SAID **POINT OF BEGINNING** AND LEAVING SOUTHERLY MARGIN OF SAID ROAD, SOUTH 01° 43' 58" EAST A DISTANCE OF 1112.67 FEET TO A SET FIVE-EIGHT INCH IRON ROD FOR THE SOUTHEAST CORNER OF SAID TRACT;

THENCE, SOUTH 87° 07' 22" WEST A DISTANCE OF 188.79 FEET TO A SET FIVE-EIGHT INCH IRON ROD FOR THE SOUTHWEST CORNER OF SAID TRACT;

THENCE, NORTH 02° 27' 12" WEST A DISTANCE OF 1112.48 FEET TO A FOUND ONE-HALF INCH IRON ROD IN THE SOUTHERLY MARGIN OF SAID ROAD FOR THE NORTHWEST CORNER OF SAID TRACT;

THENCE, ALONG SOUTHERLY MARGIN OF SAID ROAD, NORTH 87° 07' 22" EAST A DISTANCE OF 202.78 FEET TO THE **POINT OF BEGINNING**.

SAID TRACT OR PARCEL CONTAINING 5.00 ACRES OF LAND.

ALL BEARINGS ARE BASED ON GRID NORTH.