



# TEXAS PROFESSIONAL SURVEYING, LLC.

3032 N. FRAZIER STREET, CONROE, TEXAS 77303  
(936)756-7447 FAX (936)756-7448  
FIRM REGISTRATION No. 100834-00

**FIELD NOTE DESCRIPTION**  
**109.014 ACRES**  
**IN THE TOWN OF LIBERTY WEST LEAGUE, ABSTRACT NUMBER 357**  
**LIBERTY COUNTY, TEXAS**

BEING a 109.014 acre tract of land situated in the Town of Liberty West League, Abstract Number 357, Liberty County, Texas, being all of that same tract described in instrument to Larry Joe Hearne (Hearne tract), recorded under Clerk's File Number 2017010363 of the Official Public Records of Liberty County Texas (O.P.R.L.C.T.), being further described as a "Tract 2", 109.0205 acre tract, recorded in Volume 1441, Page 405 O.P.R.L.C.T., said 109.014 acre tract being more particularly described by metes and bounds as follows:

**BEGINNING** at a 1 ½ inch iron pipe found in the southerly margin of County Road 661 for the common northerly corner of said Hearne tract and that certain called 12.285 acre tract described in instrument to Robert S. Hajovsky and Connie L. Hajovsky, recorded under Clerk's File Number 2007015993, O.P.R.L.C.T., being the northeasterly corner of the herein described 109.014 acre tract;

THENCE South 02°47'32" East, 2759.68 feet, with the westerly line of said 12.285 acre tract, the westerly line of that certain called 3.8973 acre tract described as "Tract 2" in instrument to Robert Scott Hajovsky and Connie Lynn Hajovsky, recorded under Clerk's File Number 2004011920, O.P.R.L.C.T., and the westerly line of that certain tract shown to be owned by Sherrye C. Graves and Judith A. Henry (Graves tract), per Liberty County Appraisal District (L.C.A.D.) ID Number 70014, common to the easterly line of said Hearne tract, to a 2 inch iron pipe found in the northerly line of Maysville Addition, according to the map or plat thereof recorded in Volume 27, Page 262 of the Deed Records of Liberty County, Texas (D.R.L.C.T.), for the common southerly corner of said Hearne tract and said Graves tract, being the southeasterly corner of the herein described 109.014 acre tract;

THENCE South 87°03'37" West, 1721.14 feet, with the common line between said Hearne tract and said Maysville Addition, to a 2 inch iron pipe found, disturbed, for the common southerly corner of said Hearne tract and that certain called 26.445 acre tract described in instrument to John Michael Bartee, recorded under Clerk's File Number 2017012847, O.P.R.L.C.T., being the southwesterly corner of the herein described 109.014 acre tract;

THENCE North 02°47'22" West, with the common line between said Hearne tract and said 26.445 acre tract, at a distance 2737.64 feet, pass a 1 ½ inch iron pipe found for reference, in all, a total distance of 2758.59 feet, to a mag nail set in the southerly margin of said County Road 661 for the common northerly corner of same, being the northwesterly corner of the herein described 109.014 acre tract;

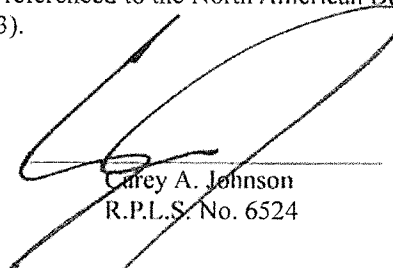
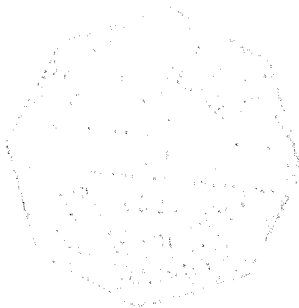
THENCE North 87°01'27" East, 1721.01 feet, along the southerly margin of said County Road 661, with the northerly line of said Hearne tract, to the **POINT OF BEGINNING**.

CONTAINING a computed area of 109.014 acres of land within this Field Note Description.

This Field Note Description was prepared from a survey performed on the ground on September 29, 2020 by Texas Professional Surveying, LLC., Registered Professional Land Surveyors and is referenced to Survey Drawing Project Number B503-21.

Bearings recited hereon are based on GPS observations and are referenced to the North American Datum (NAD) 1983, Texas State Plane Coordinate System, Central Zone (4203).

October 8, 2020  
Date



Carey A. Johnson  
R.P.L.S. No. 6524

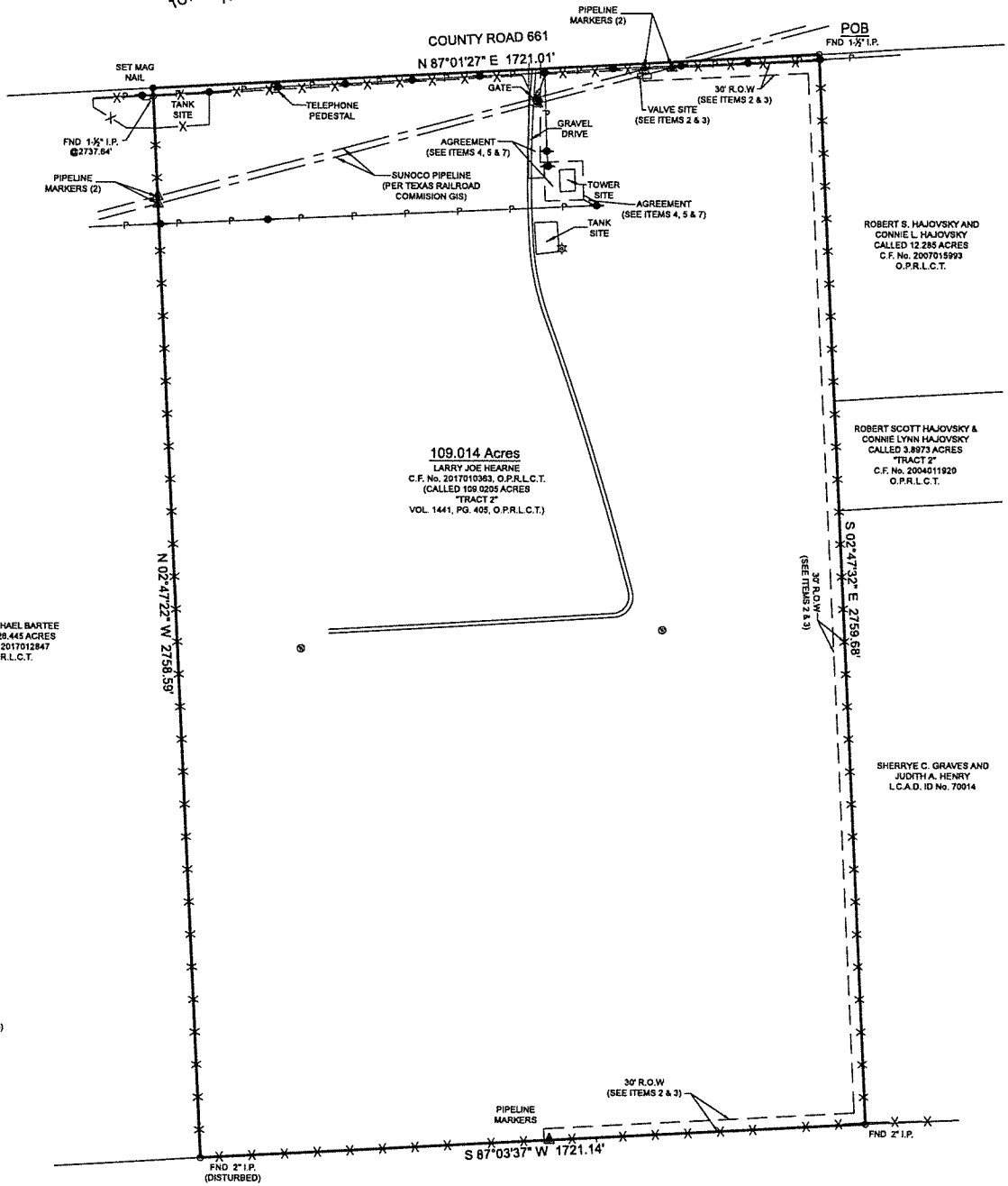
0' 200' 400' 600'



**SYMBOL LEGEND**

- P - Overhead Power Line
- E - Guy Wire
- // - Wood Fence
- XXX - Wrought Iron Fence
- XXX - Chainlink Fence
- XX - Wire Fence
- \* - Fire Hydrant
- P - Power Pole
- T - Telephone Pedestal
- W - Water Valve
- M - Water Meter
- S - Set Iron Rod w/TFS Cap
- O - Pod Iron Rod
- A - Pipeline Marker
- W - Well
- X - Light Post

TOWN OF LIBERTY WEST LEAGUE  
ABSTRACT No. 357



JOHN MICHAEL BARTEE  
CALLED 28.445 ACRES  
C.F. No. 2017012847  
O.P.R.L.C.T.

109.014 Acres  
LARRY JOE HEARNE  
C.F. No. 2017010363, O.P.R.L.C.T.  
(CALLED 109.0205 ACRES  
TRACT 2  
VOL. 1441, PG. 405, O.P.R.L.C.T.)

ROBERT S. HAJOVSKY AND  
CONNIE L. HAJOVSKY  
CALLED 12.285 ACRES  
C.F. No. 2007015993  
O.P.R.L.C.T.

ROBERT SCOTT HAJOVSKY &  
CONNIE LYNN HAJOVSKY  
CALLED 3.8973 ACRES  
TRACT 2  
C.F. No. 2004011920  
O.P.R.L.C.T.

SHERRY C. GRAVES AND  
JUDITH A. HENRY  
L.C.A.D. ID No. 70914

Surveyor has relied on information provided by:  
First American Title Company  
G.F. No. 20107863-ALCP  
Effective date: August 18, 2020

The Subject Tract(s) as shown hereon may be subject to the following item listed in Schedule B, of said Title Commitment

- 1) R.O.W. to Cactus Petroleum, Inc., per Vol. 505, Pg. 318 D.R.L.C.T. (Blanket)
- 2) R.O.W. to Sun Pipeline Company per Vol. 1344, Pg. 014 O.P.R.L.C.T. (Does affect / shown hereon)
- 3) R.O.W. to Sun Pipeline Company per Vol. 1345, Pg. 1 O.P.R.L.C.T. (Does affect / shown hereon)
- 4) Lease Agreement to South Texas, LTD, d/b/a Verizon Wireless per C.F. No. 2013010765, O.P.R.L.C.T. (Does affect / shown hereon)
- 5) Lease Agreement to Global Signal Acquisitions IV, LLC per C.F. No. 2015002576, O.P.R.L.C.T. & Assigned to Global Tower Assets II, LLC, per C.F. No. 2018011032, O.P.R.L.C.T. (Does affect / shown hereon)
- 6) R.O.W. to Ennergy Texas, Inc. f/a Ennergy Gulf States, Inc., per C.F. No. 2014007777, O.P.R.L.C.T. (Blanket)
- 7) Lease Agreement to ATC Sequoia, LLOC per C.F. No. 2015012991, O.P.R.L.C.T. (Does affect / shown hereon)

MAYSVILLE ADDITION  
VOL. 27, PG. 292  
D.R.L.C.T.

**BOUNDARY SURVEY**

BEING a 109.014 acre tract of land situated in the Town of Liberty West League, Abstract Number 357, Liberty County, Texas, being all of that same tract described in Instrument to Larry Joe Hearne (Hearne tract), recorded under Clerk's File Number 2017010363 of the Official Public Records of Liberty County Texas (O.P.R.L.C.T.), being further described as a 109.0205 acre tract, described as "Tract 2", recorded in Volume 1441, Page 405 O.P.R.L.C.T., said 109.014 acre tract being more particularly described by attached metes and bounds description.

This Property Lies in Zone X outside the 100 Year Flood Plain Per Graphic Scaling according to Community Flood No. 4629104200 having an effective date 1/19/2018.  
Job No.: 8503-21  
Scale: 1" = 200'  
Date: 09-29-2020  
Drawn By: DVB/MJW  
Field Crew: TC  
Revised:

Purchaser: BCP Land  
Address: 878 CR 661, DEXTON, TX 77535  
Lot: \_\_\_\_\_ Block: \_\_\_\_\_ Section: \_\_\_\_\_  
Survey: Town of Liberty West League A 357  
Area: 109.014 Acres  
Subdivision: \_\_\_\_\_  
Liberty County, Texas

I hereby certify that this survey was this day made under my supervision on the ground of the above described property, and that the above plat or drawing reflects the findings on the ground of the property at this time and that this survey meets the minimum standards of practice as approved by the Texas Board of Professional Land Surveying.



Carey A. Johnson  
Registered Professional Land Surveyor No. 6524

TEXAS PROFESSIONAL SURVEYING, L.L.C.  
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www.surveyingtexas.com  
FIRM REGISTRATION No. 100934-00

Bearings shown hereon are based on GPS observations and are referenced to Base of Bearings: the NAD83, Texas State Plane Coordinate System, Central Zone (4203).