

**LEGEND:**

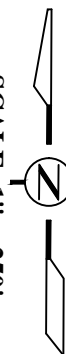
- R.O.W RIGHT OF WAY
- B.L. BUILDING LINE
- U.E. UTILITY EASEMENT
- OHW OVERHEAD WIRE
- UP UTILITY POLE
- W.L.E. WATER LINE EASEMENT
- U.E.&A.E. UTILITY & AERIAL EASEMENT
- N/F NOW OR FORMERLY
- P.O.B. POINT OF BEGINNING
- L.C.D.R. LIBERTY COUNTY DEED RECORDS
- TXDOT TEXAS DEPARTMENT OF TRANSPORTATION

# MASTERSON IRRIGATION SUBDIVISION

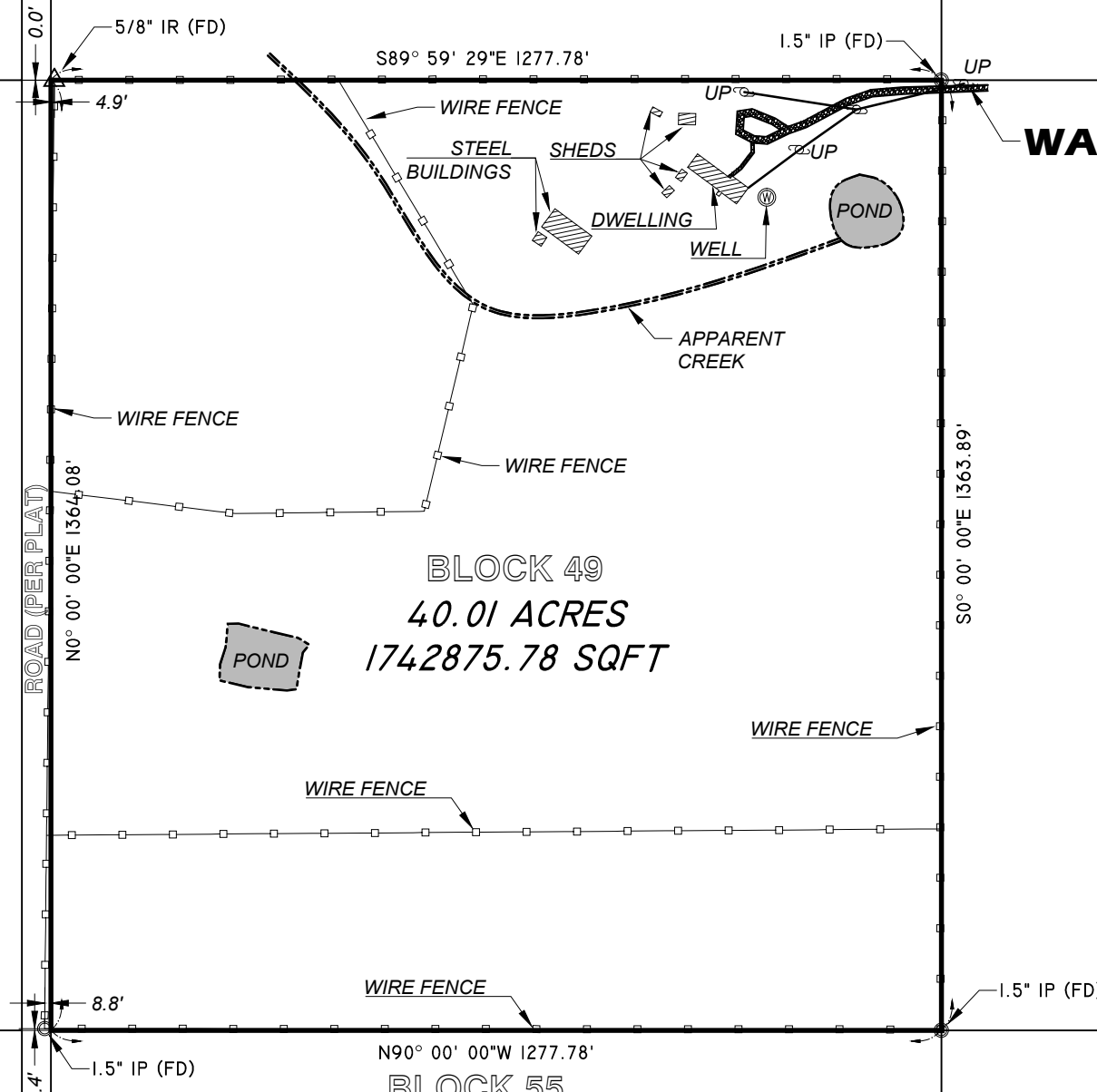
**LEGAL DESCRIPTION:**

BEING BLOCK49 CONTAINING FORTY ACRES OF LAND, MORE OR LESS, IN THE MASTERSON IRRIGATION SUBDIVISION, SITUATED IN THE SAMUEL LUSK SURVEY, A-196, SAN JACINTO COUNTY, TEXAS, AS SHOWN ON PLLAT RECORDED IN VOLUME 4, PAGE 549, AND IN VOLUME 4, PAGE 699, DEED RECORDS, SAN JACINTO COUNTY, TEXAS.

SCALE: 1" = 250'



SHEET NUMBER 01			
12/06/17	ADDED WARE ROAD CALL	APT	BY
12/05/17	ADDED SITE FEATURES	APT	REVISION
DATE			



BLOCK 48

BLOCK 49  
40.01 ACRES  
1742875.78 SQFT

BLOCK 50

BLOCK 55

BLOCK 56

**SURVEYORS NOTE:**

1. BEARINGS REFERENCED TO THE RECORD PLAT.
2. THIS SURVEY IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS AND IS VALID FOR THIS TRANSACTION ONLY.
3. ALL EASEMENTS AND BUILDING LINES SHOWN HEREON ARE PER THE RECORDED AND REFERENCED SUBDIVISION PLAT UNLESS OTHERWISE NOTED.
4. SURVEYOR HAS NOT INDEPENDENTLY ABSTRACTED PROPERTY.
5. PROPERTY SUBJECT TO EASEMENTS RECORDED IN VOLUME 142, PAGE 710, AND VOLUME 187, PAGE 239, DEED RECORDS, SAN JACINTO COUNTY, TEXAS.
6. ROADWAYS AS SHOWN ON PLAT OF MASTERSON IRRIGATION SUBDIVISION, RECORDED IN VOLUME 4, PAGE 549, DEED RECORDS, SAN JACINTO COUNTY, TEXAS.
7. RIGHTS OF THIRD PARTIES IN AND TO PORTION OF THE PROPERTY LYING WITHIN THE BOUNDARIES OF ANY ROADWAY, DRIVEWAY, ETC., PROVIDING INGRESS AND EGRESS TO OTHER TRACTS.

**CERTIFICATION:**

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



**MAP OF SURVEY**  
MADE FOR JEFFERY K. RICHARDS  
**40.01 ACRES**  
MASTERSON IRRIGATION SUBDIVISION, SAN JACINTO COUNTY, TX

**Ryan J. Fuselier**  
Land Surveying Services  
SERVING LOUISIANA & TEXAS  
150 BELLE TERRE DR. - EUNICE, LA, 70535  
2039 MOUND LAKE DR. - HOUSTON, TX, 77406  
LA. REG. #857 TX. REG. #989