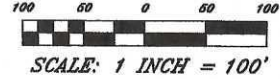
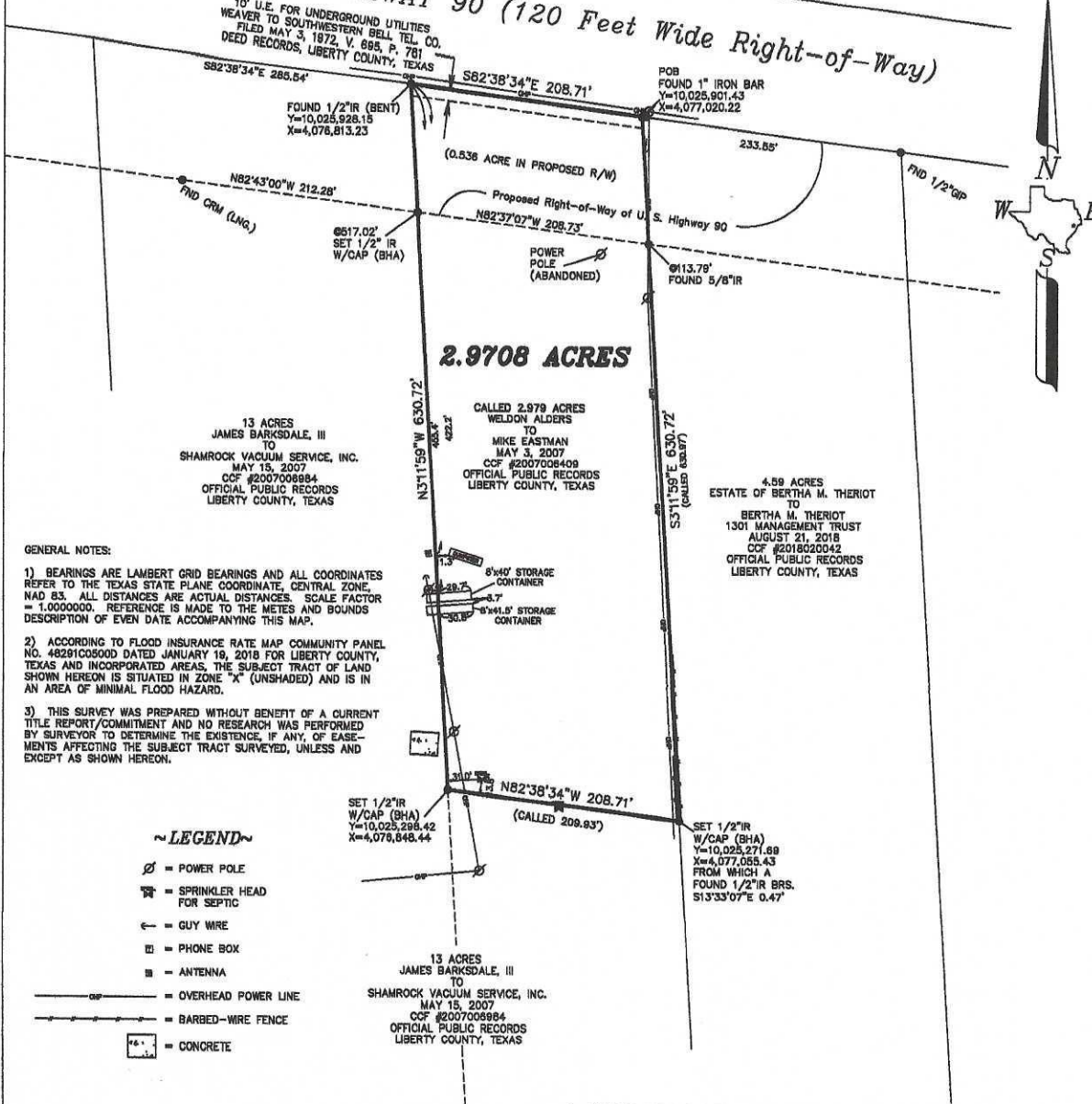


H. & T. C. RAILROAD SURVEY #169 A-274



U. S. HIGHWAY 90 (120 Feet Wide Right-of-Way)



GENERAL NOTES:

- 1) BEARINGS ARE LAMBERT GRID BEARINGS AND ALL COORDINATES REFER TO THE TEXAS STATE PLANE COORDINATE, CENTRAL ZONE, NAD 83. ALL DISTANCES ARE ACTUAL DISTANCES. SCALE FACTOR = 1.000000. REFERENCE IS MADE TO THE METES AND BOUNDS DESCRIPTION OF EVEN DATE ACCOMPANYING THIS MAP.
- 2) ACCORDING TO FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 48291005000 DATED JANUARY 19, 2018 FOR LIBERTY COUNTY, TEXAS AND INCORPORATED AREAS, THE SUBJECT TRACT OF LAND SHOWN HEREON IS SITUATED IN ZONE "X" (UNSHADED) AND IS IN AN AREA OF MINIMAL FLOOD HAZARD.
- 3) THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF A CURRENT TITLE REPORT/COMMITMENT AND NO RESEARCH WAS PERFORMED BY SURVEYOR TO DETERMINE THE EXISTENCE, IF ANY, OF EASEMENTS AFFECTING THE SUBJECT TRACT SURVEYED, UNLESS AND EXCEPT AS SHOWN HEREON.

~ LEGEND ~

- = POWER POLE
- = SPRINKLER HEAD FOR SEPTIC
- = GUY WIRE
- = PHONE BOX
- = ANTENNA
- = OVERHEAD POWER LINE
- = BARBED-WIRE FENCE
- = CONCRETE

~ MAP ~

BEING 2.9708 ACRES OF LAND SITUATED IN THE H. & T. C. RAILROAD SURVEY #169, ABSTRACT 274, LIBERTY COUNTY, TEXAS AND BEING ALL OF THAT SAME LAND "CALLED" 2.979 ACRES CONVEYED BY WELDON ALDERS TO MIKE EASTMAN BY DEED DATED MAY 3, 2007 AND RECORDED UNDER COUNTY CLERK'S FILE #2007006409 OF THE OFFICIAL PUBLIC RECORDS OF LIBERTY COUNTY, TEXAS.

I, JULIENE HARROD, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4379, DO HEREBY CERTIFY THAT THIS MAP DELINEATES THE RESULTS OF A SURVEY MADE ON THE GROUND, UNDER MY SUPERVISION, IN JANUARY OF 2021 AND THAT ALL LINES, BOUNDARIES AND LANDMARKS ARE ACCURATELY SHOWN HEREON.

WITNESS MY HAND AND SEAL AT BAYTOWN, TEXAS, THIS THE 29TH DAY OF JANUARY, A. D., 2021.

Juliene Harrod

JULIENE HARROD
R. P. L. S. NO. 4379



HUTCHISON & ASSOCIATES



ENGINEERS * SURVEYORS - 281-422-8213
ENG. FIRM # F-267 ~ SURVEYING FIRM # 100293-00
1209 DECKER DR. BAYTOWN, TEXAS 77520



DRAWN BY:	AJH	JOB:	21-6506 6506.DWG
CHECKED:	AR	SCALE:	1"=100'
DATE:	01-29-21	SHEET	1 OF 1

STATE OF TEXAS)
COUNTY OF LIBERTY)

FIELD NOTES of a 2.9708 acre tract of land situated in the H. & T. C. Railroad Company Survey #169, Abstract 274, Liberty County, Texas and being all of that same land called 2.979 acres conveyed by Weldon Alders to Mike Eastman by Deed dated May 3, 2007 and recorded under County Clerk's File #2007006409 of the Official Public Records of Liberty County, Texas. This 2.9708 acres is more particularly described by the following metes and bounds, to-wit:

NOTE: BEARINGS ARE LAMBERT GRID BEARINGS AND ALL COORDINATES REFER TO THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 83. ALL DISTANCES ARE ACTUAL DISTANCES. SCALE FACTOR = 1.000000. REFERENCE IS MADE TO THE MAP OF EVEN DATE ACCOMPANYING THIS METES AND BOUNDS DESCRIPTION.

BEGINNING at a 1 inch iron bar found in the existing South right-of-way line of U. S. Highway 90 (120 feet wide right-of-way) for the Northwest corner of that certain 4.59 acres conveyed by the Estate of Bertha M. Theriot to Bertha M. Theriot 1301 Management Trust by Deed dated August 21, 2018 and recorded under County Clerk's File #2018020042 of the Official Public Records of Liberty County, Texas. Said point being the Northeast corner and POINT OF BEGINNING of this tract and has a State Plane Coordinate Value of Y=10,025,901.43 and X=4,077,020.22.

THENCE: South 03°11'59" East along the East line of this tract and the West line of said 4.59 acres and at 113.79 feet pass a 5/8 inch iron rod in the proposed South right-of-way line of said U. S. Highway 90; in all, a total distance of 630.72 feet (called 630.97 feet) to a ½ inch iron rod, with cap (BHA), set for the Southeast corner of this tract and the Easternmost Northeast corner of that certain 13 acres conveyed by James Barksdale, III to Shamrock Vacuum Service, Inc. by Deed dated May 15, 2007 and recorded under County Clerk's File #2007006984 of the Official Public Records of Liberty County, Texas. Said point has a State Plane Coordinate Value of Y=10,025,271.69 and X=4,077,055.43; from which a found ½ inch iron rod bears South 13°33'07" East 0.47 feet.

THENCE: North 82°38'34" West along the South line of this tract and the Easternmost North line of said 13 acres for a distance of 208.71 feet (called 209.93 feet) to a ½ inch iron rod, with cap (BHA), set for the Southwest corner of this tract and an interior corner of said 13 acres. Said point has a State Plane Coordinate Value of Y=10,025,298.42 and X=4,076,848.44.

THENCE: North 03°11'59" West along the West line of this tract and the Northernmost East line of said 13 acres and at 517.02 feet pass a ½ inch iron rod, with cap (BHA), set in the proposed South right-of-way of said U. S. Highway 90; in all, a total distance of 630.72 feet to a ½ inch iron rod (bent) found in the existing South right-of-way line of said U. S. Highway 90 for the Northwest corner of this tract and the Northernmost Northeast corner of said 13 acres. Said point has a State Plane Coordinate Value of Y=10,025,928.15 and X=4,076,813.23.

PAGE 2 – 2.9708 ACRES.

THENCE: South 82°38'34" East along the North line of this tract and the existing South right-of-way line of said U. S. Highway 90 for a distance of 208.71 feet to the PLACE OF BEGINNING and containing within these boundaries 2.9708 acres of land.

SURVEYOR'S CERTIFICATE

I, Juliene Harrod, Registered Professional Land Surveyor No. 4379, do hereby certify that the foregoing field notes were prepared from an actual survey made on the ground, under my supervision, in January of 2021 and that all lines, boundaries and landmarks are accurately described therein.

WITNESS my hand and seal at Baytown, Texas, this the 29th day of January, A. D., 2021.



Juliene Harrod
R. P. L. S. No. 4379
21-6506.fdn.docx
Hutchison & Associates, Inc.
1209 Decker Drive, Ste. 100
Baytown, TX 77520
Engineering Firm #F-267
Surveying Firm #100293-00

