



# 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

January 16, 2020

STATE OF TEXAS  
COUNTY OF LIBERTY

**FIELD NOTES:**

By: Ryan J. Fuselier, RPLS

For: Robert Wilson

Reference Map: 20-TX-004

Land Title Survey Made For

Robert Wilson

Date: 01/15/2020



*Ryan J. Fuselier*

**TRACT A:**

**2.00 ACRE TRACT:**

A TRACT OR PARCEL OF LAND CONTAINING 2.00 ACRES AND BEING PART THE DESIGNATED TRACTS FOUR AND FIVE AS RECORDED IN VOLUME 299, PAGE 111 OF THE OFFICIAL PUBLIC RECORDS OF LIBERTY COUNTY, TEXAS AND SITUATED IN THE B. TARKINGTON SURVEY, ABSTRACT 354, LIBERTY COUNTY, TEXAS. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**POINT OF BEGINNING** AT THE SOUTHEAST CORNER OF THE LAND DESIGNATED AS TRACT FOUR AS PER SAID RECORDED VOLUME AND PAGE, BEING A FLAGGED FENCE POST NEAR THE WESTERLY RIGHT OF WAY OF HWY 321, THENCE LEAVING SAID RIGHT OF WAY PROCEED SOUTH 85° 14' 30" WEST, A DISTANCE 461.72 FEET ALONG THE SOUTH LINE OF SAID TRACT FOUR TO A SET FIVE-EIGHT INCH IRON ROD;

THENCE, LEAVING SAID TRACT FOUR NORTH 4° 45' 30" WEST, A DISTANCE OF 235.36 FEET TO A SET FIVE-EIGHT INCH IRON ROD;

THENCE, NORTH 85° 14' 30" EAST, A DISTANCE OF 275.73 FEET TO A SET FIVE-EIGHT INCH IRON ROD ALONG THE WEST RIGHT OF WAY OF HWY 321;

THENCE, ALONG SAID RIGHT OF WAY IN A CURVE TO THE RIGHT HAVING A CHORD BEARING OF SOUTH 43° 04' 31" EAST AND CHORD DISTANCE OF 299.97 FEET TO THE POINT OF BEGINNING, SAID CURVE HAVING A RADIUS OF 6671.62 FEET.

SAID TRACT OR PARCEL CONTAINING 2.00 ACRES OF LAND.

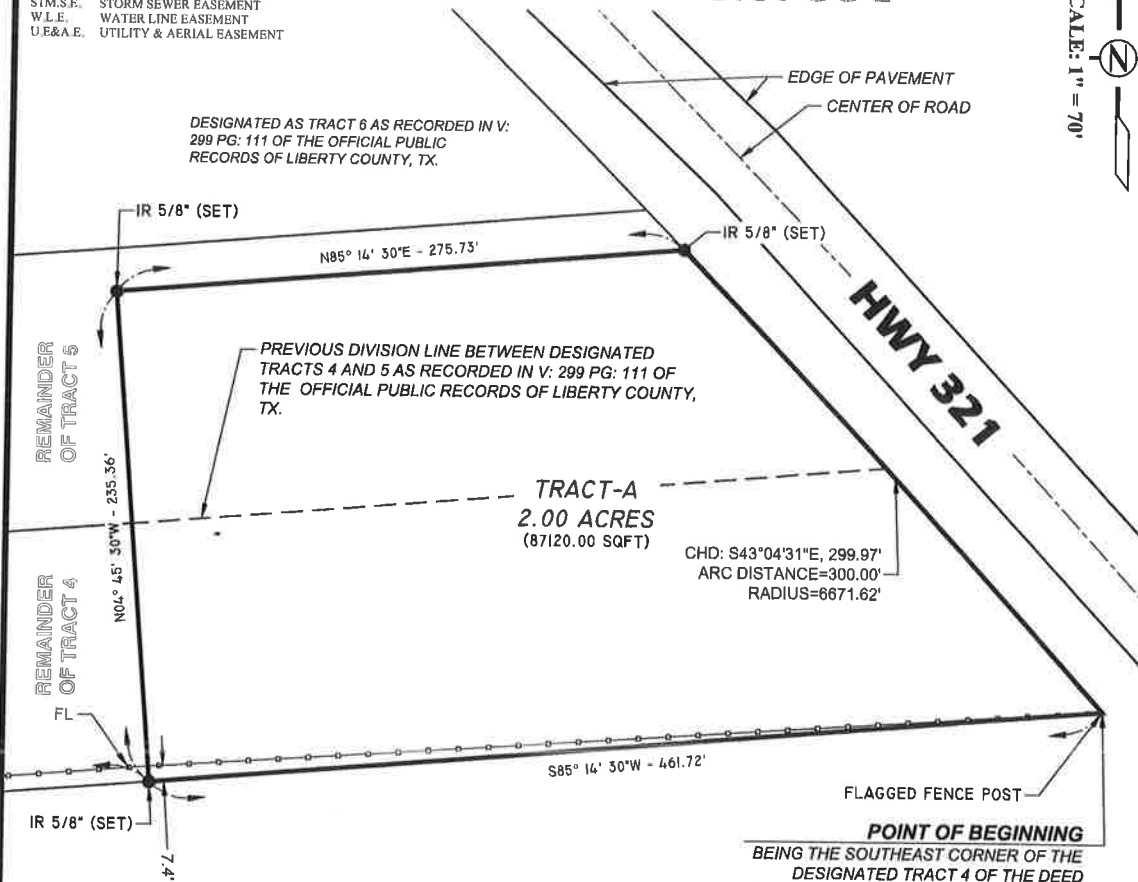
ALL BEARINGS ARE BASED ON GRID NORTH.

**LEGEND:**

- R.O.W RIGHT OF WAY
- B.L. BUILDING LINE
- U.E. UTILITY EASEMENT
- S.S.E. SANITARY SEWER EASEMENT
- STM.S.E. STORM SEWER EASEMENT
- W.L.E. WATER LINE EASEMENT
- U.E.&A.E. UTILITY & AERIAL EASEMENT

**B. TARKINGTON SURVEY  
ABSTRACT No. 354**

SCALE: 1" = 70'



**SURVEYORS NOTE:**

1. BEARINGS REFERENCED TO GRID NORTH: NAD83, TEXAS STATE PLANE ZONE 3 CENTRAL (5376). UNITS: USFT
2. DISTANCES BETWEEN MONUMENTS AS MEASURED OR OTHERWISE NOTED.
3. THIS SURVEY IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS AND IS VALID FOR THIS TRANSACTION ONLY.
4. ALL EASEMENTS, SERVITUDES AND BUILDING LINES SHOWN AS PER TITLE COMMITMENT NO. 2019127448, ISSUED JANUARY 9, 2020 AT 12:00-AM AS PER NATIONAL INVESTORS TITLE INSURANCE COMPANY.
  - 4.1. EASEMENT DATED 3/14/2016 BY SAM HOUSTON ELECTRIC COOPERATIVE, INC. UNDER FILE NO:2016014847 LIBERTY CO., TX. (UNPLATTED AND DOES NOT SEEM TO AFFECT PROPERTY)
5. SURVEYOR HAS NOT INDEPENDENTLY ABSTRACTED PROPERTY.

**REFERENCE:**

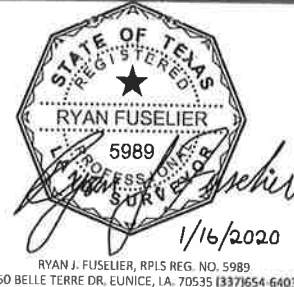
1. WARRANTY DEED DATED JUNE 9, 1947 FILED ON AUGUST 4, 1947 AS VOLUME 299, PAGE 111 OF THE OFFICIAL PUBLIC RECORDS OF LIBERTY COUNTY, TEXAS.

**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: II - URBAN AND THAT NO ENCROACHMENTS EXIST OTHER THAN WHAT IS SHOWN.

**LAND TITLE SURVEY MADE FOR  
ROBERT WILSON**

Being 2.00 acres out of the designated tracts 4 and 5 as described in deed recorded as Volume 299, Page 111 and filed in the official public records of Liberty County, Tx. Said 2.00 having 300' of frontage along HWY 321 starting at the southeast corner of said tract 4.



RYAN J. FUSELIER, RPLS REG. NO. 5989  
150 BELLE TERRE DR. EUNICE, IA. 70535 (337)654-6403



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RJ FUSELIER & ASSOCIATES LLC  
FIRM REG. #: 1A (VF 790), TX (10194363)

PROJ. No.	20-TX-04
DETAILED:	JMP
DATE:	01/15/20
SHEET:	01

DATE	REVISION DESCRIPTION	BY