

BOUNDARY & IMPROVEMENT SURVEY
 FOR: JOSEPH OWEN
 422 COUNTY ROAD 306
 CLEVELAND, TEXAS 77327

**MAURICE SMITH SURVEY
 ABSTRACT NO. 105**

BEING a 2.738 acre tract of land situated in the Maurice Smith Survey, Abstract No. 105, Liberty County, Texas, being all of that certain called 2.738 acre tract described in instrument to Stephanie Edwards, recorded in Clerk's File No. 2016016046 of the Official Public Records of Liberty County, Texas (O.P.R.L.C.T.), said 2.738 acre tract being more particularly described by attached metes and bounds description.

Bobby and Brenda Swanson
 called 2.86 acres
 Vol. 1572, Pg. 435
 D.R.L.C.T.

REC: N 89°57'21" E 915.07'
 N 89°57'17" E 915.01'

2.738 ACRES
 Stephanie Edwards
 called 2.738 acres
 C.F. # 2016016046
 O.P.R.L.C.T.

S 89°56'49" W 839.02'
 REC: S 89°56'49" W 839.05'
 basis for bearings

Melvin and Anne Davis
 called 10.4515 acres
 Vol. 1163, Pg. 566
 D.R.L.C.T.

William and Marie Davis
 called 1.7965 acres
 C.F. # 2006006564
 O.P.R.L.C.T.

Melvin and Marcello Davis
 Life Estate
 called 2.00 acres
 C.F. # 2012015355
 O.P.R.L.C.T.

Record data as shown hereon was fully relied upon and taken from a Commitment for Title Insurance issued by the following qualified provider:
 First American Title Guaranty Co.
 G.F. No. 2318401-H043
 Effective date: 03/26/2018

The Subject Tract(s) as shown hereon may be subject to the following restrictive covenants of record:

- 1) R.O.W. Esmt. per Vol. 38, Pg. 54, D.R.L.C.T.
- 2) R.O.W. Esmt. per Vol. 1857, Pg. 321, O.P.R.L.C.T.
- 3) R.O.W. Esmt. per Vol. 1537, Pg. 834, O.P.R.L.C.T.
- 4) R.O.W. Esmt. per Vol. 1546, Pg. 814, O.P.R.L.C.T.

-Survey is valid only if print has original signature of surveyor on it. Declaration is made to original purchaser of this survey. It is not transferable to additional institutions or subsequent owners.

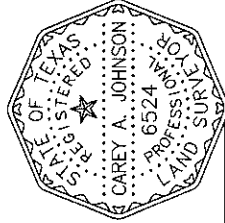
-Surveyor has not performed a complete abstract of subject property and does not certify to easements or restrictions not shown. Check with your local governing agencies for any additional easements, building lines, or other restrictions not reflected on recorded deeds.

Subject property shown hereon is located in Zone X, and does not appear to lie within the 100-year flood plain, according to the F.E.M.A. Flood Insurance Rate Map, Community Panel 48291C 0175 D, effective 01/19/2018.

Information is based on graphic plotting only. Surveyor assumes no responsibility or liability for exact determination.

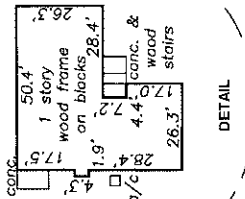
I hereby certify that this survey was made on the ground under my supervision and that this survey meets the minimum standards of practice as approved by the Texas Board of Professional Land Surveying.

Date of Survey: 04/20/18 XL

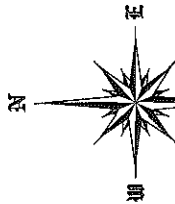


Carey A. Johnson
 Registered Professional Land Surveyor No. 6524

SCALE
 1" = 40'



DETAIL



LEGEND

- x-x- Fence line
- o/h- util. line(s)
- E-E-E-E-E- water meter
- wh = manhole
- cbt. = cable tv box
- tel. = telephone box
- elec. = electric box
- pp = power pole
- eca = edge of asphalt
- rec. = record call
- B.L. = building line
- U.E. = utility easement
- o---o chain link fence

TEXAS
 PROFESSIONAL SURVEYING, L.P.
 3032 N. FRAZIER STREET - CONROE, TX 77383
 PH (281) 566-4447 - FAX (281) 566-4448
 WWW.SURVEYINGTEXAS.COM

FIRM REGISTRATION No. 100834-00

PROJECT NO.	F127-255
DRAWING DATE:	04/23/18
REVISED:	
DRAWN BY:	DED



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
2.738 ACRES
IN THE MAURICE SMITH SURVEY, ABSTRACT NO. 105
LIBERTY COUNTY, TEXAS

BEING a 2.738 acre tract of land situated in the Maurice Smith Survey, Abstract No. 105, Liberty County, Texas, being all of that certain called 2.738 acre tract described in instrument to Stephanie Edwards, recorded in Clerk's File No. 2016016046 of the Official Public Records of Liberty County, Texas (O.P.R.L.C.T.), said 2.738 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a ½ inch iron rod found in the northwesterly margin of County Road 306 (CR 306), for the common easterly corner of said 2.738 acre tract and a called 2.86 acre tract described in instrument to Bobby and Brenda Swanson, recorded in Volume 1572, Page 435 of the Deed Records of Liberty County, Texas (D.R.L.C.T.), being the northeasterly corner of the herein described 2.738 acre tract;

THENCE South 34°03'32" West, 164.16 feet, with the southeasterly line of said 2.738 acre tract and along the northwesterly margin of said CR 306, to a T-post found for the common easterly corner of said 2.738 acre tract and a called 2.00 acre tract described in instrument to Melvin and Marcella Davis Life Estate, recorded in Clerk's File No. 2012015355, O.P.R.L.C.T., being the southeasterly corner of the herein described 2.738 acre tract;

THENCE South 89°56'49" West, 839.02 feet, with the northerly line of said 2.00 acre tract, the northerly line of a called 1.7965 acre tract described in instrument to William and Marie Davis, recorded in Clerk's File No. 2006006564, O.P.R.L.C.T., and the northerly line of a called 10.4515 acre tract described in instrument to Melvin and Anne Davis, recorded in Volume 1163, Page 566, D.R.L.C.T., common to the southerly line of said 2.738 acre tract, to a 5/8 inch iron rod found for the common southerly corner of said 2.738 acre tract and a called 2.86 acre tract described as "Tract 1", recorded in Clerk's File No. 2009002658, O.P.R.L.C.T., being the southwestly corner of the herein described 2.738 acre tract;

THENCE North 06°41'11" East, 136.98 feet, with the common line of said 2.738 acre tract and said 2.86 acre tract, to a 5/8 inch iron rod found for the common westerly corner of said 2.738 acre tract and said 2.86 acre tract, being the northwesterly corner of the herein described 2.738 acre tract;

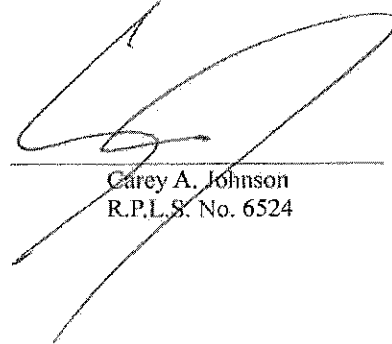
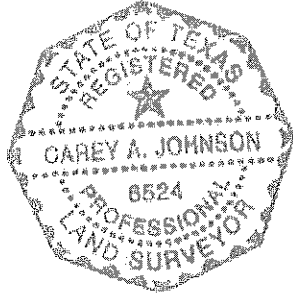
THENCE North 89°57'17" East, 915.01 feet, with the common line of said 2.738 acre tract and said 2.86 acre tract, to the **PLACE OF BEGINNING**;

CONTAINING a computed area of 2.738 acres of land within this Field Note Description.

This Field Note Description was prepared from a survey performed on the ground on April 20, 2018 by Texas Professional Surveying, LLC., Registered Professional Land Surveyors and is referenced to Survey Drawing Project Number F127-255.

Bearings recited hereon are based on the monumented southerly line of said 2.738 acre tract.

April 24, 2018
Date



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