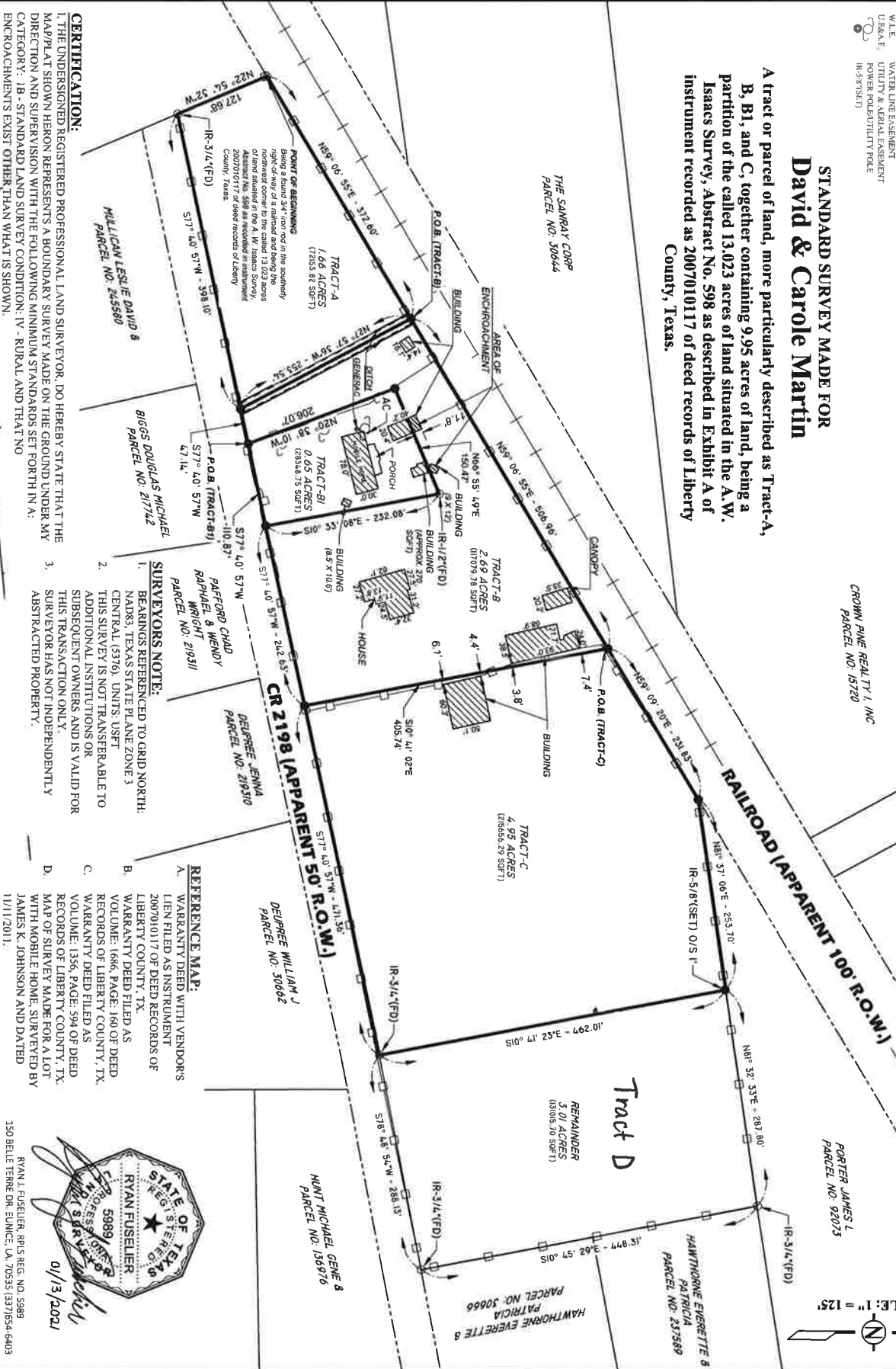


- LEGEND:**
- R.O.W. RIGHT OF WAY
 - B.L. BUILDING LINE
 - S.L. SETBACK LINE
 - S.E. SETBACK EASEMENT
 - S.M.S.E. STORM SEWER EASEMENT
 - W.L.E. WATER LINE EASEMENT
 - U.E. UTILITY & AERIAL EASEMENT
 - P.P. POWER POLE/UTILITY POLE

A. W. ISAACS SURVEY ABSTRACT NO. 598

STANDARD SURVEY MADE FOR David & Carole Martin

A tract or parcel of land, more particularly described as Tract-A, B, BI, and C, together containing 9.95 acres of land, being a partition of the called 13.023 acres of land situated in the A.W. Isaacs Survey, Abstract No. 598 as described in Exhibit A of instrument recorded as 2007010117 of deed records of Liberty County, Texas.



CERTIFICATION:

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

- SURVEYORS NOTE:**
1. BEARINGS REFERENCED TO GRID NORTH; NAD83, TEXAS STATE PLANE ZONE 3 CENTRAL (5376), UNITS: USFT
 2. THIS SURVEY IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS AND IS VALID FOR THIS TRANSACTION ONLY.
 3. SURVEYOR HAS NOT INDEPENDENTLY ABSTRACTED PROPERTY.

- REFERENCE MAP:**
- A. WARRANT DEED WITH VENDOR'S LIEN FILED AS INSTRUMENT 2007010117 OF DEED RECORDS OF LIBERTY COUNTY, TX.
 - B. WARRANT DEED FILED AS VOLUME: 1686, PAGE: 160 OF DEED RECORDS OF LIBERTY COUNTY, TX.
 - C. WARRANT DEED FILED AS VOLUME: 1356, PAGE: 594 OF DEED RECORDS OF LIBERTY COUNTY, TX.
 - D. MAP OF SURVEY MADE FOR A LOT WITH MOBILE HOME, SURVEYED BY JAMES K. JOHNSON AND DATED 11/11/2011.

RYAN J. FUSELIER, RPLS REG. NO. 3989
150 BELLE TERRE DR. FOUNCE, TX 70535 (877)554-6403

01/13/2021



FUSELIER SURVEYING + MAPPING		MAP OF SURVEY		DESIGNED PROJ. NO.	R. FUSELIER 20TX118	DATE	REVISION	BY	SHEET NUMBER 01
RJ FUSELIER & ASSOCIATES LLC FIRM REG. P. LA (W. 790), TX (10194563)		9.95 ACRES		SURVEY DATE SHEET	12/16/20 1 OF 1				



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

September 14, 2021,

STATE OF TEXAS
COUNTY OF LIBERTY

FIELD NOTES:

By: Ryan J. Fuselier, RPLS
For: David & Carole Martin
Reference Map:
Standard Survey Made For
David & Carole Martin
Date: 12/16/2020



Ryan J. Fuselier

TRACT-A:

1.66 ACRE TRACT:

A TRACT OR PARCEL OF LAND, MORE PARTICULARLY DESCRIBED AS TRACT-A CONTAINING 1.66 ACRES OF LAND, OUT OF AND A PART OF THE CALLED 13.023 ACRES OF LAND SITUATED IN THE A.W. ISAACS SURVEY, ABSTRACT NO. 598 AS DESCRIBED IN EXHIBIT A OF INSTRUMENT RECORDED AS 2007010117 OF DEED RECORDS OF LIBERTY COUNTY, TEXAS. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A FOUND THREE-QUARTER INCH IRON ROD IN THE SOUTHERLY RIGHT-OF-WAY OF A RAILROAD AND BEING THE NORTHWEST CORNER TO THE CALLED 13.023 ACRES OF LAND SITUATED IN THE A. W. ISAACS SURVEY, ABSTRACT NO. 598 AS RECORDED IN INSTRUMENT 2007010117 OF DEED RECORDS OF LIBERTY COUNTY, TEXAS;

THENCE BEARING FROM SAID **POINT OF BEGINNING**, NORTH 59° 06' 55" EAST, A DISTANCE OF 372.60 FEET TO A SET FIVE-EIGHT INCH IRON ROD, ALONG THE SOUTHERLY RIGHT-OF-WAY OF A RAILROAD HAVING A WIDTH OF 100 FEET, BEING THE NORTHEAST CORNER OF THE TRACT HEREIN DESCRIBED;

THENCE LEAVING SAID RIGHT-OF-WAY, SOUTH 27° 57' 36" EAST, A DISTANCE OF 253.54 FEET TO A SET FIVE-EIGHT INCH IRON ROD IN THE NORTHERLY MARGIN OF COUNTY ROAD 2198 FOR THE SOUTHEAST CORNER OF THE TRACT HEREIN DESCRIBED;

THENCE, ALONG SAID ROAD MARGIN, SOUTH 77° 40' 57" WEST, A DISTANCE OF 398.10 FEET TO A FOUND THREE-QUARTER INCH IRON ROD FOR THE SOUTHWEST CORNER OF THE TRACT HEREIN DESCRIBED;



THENCE LEAVING SAID ROAD MARGIN, NORTH 22° 54' 32" WEST, A DISTANCE OF 127.68 FEET TO THE **POINT OF BEGINNING**.

SAID TRACT OR PARCEL CONTAINING 1.66 ACRES OF LAND.

ALL BEARINGS ARE BASED ON GRID NORTH.

TRACT-B:

2.69 ACRE TRACT:

A TRACT OR PARCEL OF LAND, MORE PARTICULARLY DESCRIBED AS TRACT-B CONTAINING 2.69 ACRES OF LAND, OUT OF AND A PART OF THE CALLED .13.023 ACRES OF LAND SITUATED IN THE A.W. ISAACS SURVEY, ABSTRACT NO. 598 AS DESCRIBED IN EXHIBIT A OF INSTRUMENT RECORDED AS 2007010117 OF DEED RECORDS OF LIBERTY COUNTY, TEXAS. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

COMMENCING AT A FOUND THREE-QUARTER INCH IRON ROD IN THE SOUTHERLY RIGHT-OF-WAY OF A RAILROAD AND BEING THE NORTHWEST CORNER TO THE CALLED 13.023 ACRES OF LAND SITUATED IN THE A. W. ISAACS SURVEY, ABSTRACT NO. 598 AS RECORDED IN INSTRUMENT 2007010117 OF DEED RECORDS OF LIBERTY COUNTY, TEXAS;

CONTINUE, NORTH 59° 06' 55" EAST, A DISTANCE OF 372.60 FEET TO THE **POINT OF BEGINNING**, BEING A SET FIVE-EIGHT INCH IRON ROD, ALONG THE SOUTHERLY RIGHT-OF-WAY OF A RAILROAD HAVING A WIDTH OF 100 FEET AND BEING THE NORTHWEST CORNER OF THE TRACT HEREIN DESCRIBED;

THENCE, NORTH 59° 06' 55" EAST, A DISTANCE OF 506.96 FEET TO A SET FIVE-EIGHT INCH IRON ROD FOR THE NORTHEAST CORNER OF THE TRACT HEREIN DESCRIBED;

THENCE LEAVING SAID RAILROAD RIGHT-OF-WAY, SOUTH 10° 41' 02" EAST, A DISTANCE OF 405.74 FEET TO A SET FIVE-EIGHT INCH IRON ROD IN THE NORTHERLY MARGIN OF COUNTY ROAD 2198 FOR THE SOUTHEAST CORNER OF THE TRACT HEREIN DESCRIBED;

THENCE FOLLOWING SAID ROAD MARGIN, SOUTH 77° 40' 57" WEST, A DISTANCE OF 242.63 FEET TO A SET FIVE-EIGHT INCH IRON ROD;

THENCE LEAVING SAID ROAD MARGIN, NORTH 10° 33' 08" WEST, A DISTANCE OF 232.08 FEET TO A FOUND ONE-HALF INCH IRON ROD;

THENCE, SOUTH 66° 55' 49" WEST, A DISTANCE OF 150.47 FEET TO A SET FIVE-EIGHT INCH IRON ROD;

THENCE, SOUTH 20° 38' 10" EAST, A DISTANCE OF 206.07 FEET TO A SET FIVE-EIGHT INCH IRON ROD IN THE NORTHERLY MARGIN OF COUNTY ROAD 2198;

THENCE ALONG SAID ROAD MARGIN, SOUTH 77° 40' 57" WEST, A DISTANCE OF 47.14 FEET TO A SET FIVE-EIGHT INCH IRON ROD FOR THE SOUTHWESTERLY CORNER OF THE TRACT HEREIN DESCRIBED;

THENCE LEAVING SAID ROAD MARGIN, NORTH 27° 57' 36" WEST, A DISTANCE 253.54 FEET TO THE **POINT OF BEGINNING**.

SAID TRACT OR PARCEL CONTAINING 2.69 ACRES OF LAND.

ALL BEARINGS ARE BASED ON GRID NORTH



TRACT-B1:

0.65 ACRE TRACT:

A TRACT OR PARCEL OF LAND, MORE PARTICULARLY DESCRIBED AS TRACT-B1 CONTAINING 0.65 ACRES OF LAND, OUT OF AND A PART OF THE CALLED 13.023 ACRES OF LAND SITUATED IN THE A.W. ISAACS SURVEY, ABSTRACT NO. 598 AS DESCRIBED IN EXHIBIT A OF INSTRUMENT RECORDED AS 2007010117 OF DEED RECORDS OF LIBERTY COUNTY, TEXAS. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

COMMENCING AT A FOUND THREE-QUARTER INCH IRON ROD IN THE SOUTHERLY RIGHT-OF-WAY OF A RAILROAD AND BEING THE NORTHWEST CORNER TO THE CALLED 13.023 ACRES OF LAND SITUATED IN THE A. W. ISAACS SURVEY, ABSTRACT NO. 598 AS RECORDED IN INSTRUMENT 2007010117 OF DEED RECORDS OF LIBERTY COUNTY, TEXAS;

CONTINUE LEAVING SAID RAILROAD RIGHT-OF-WAY, SOUTH 22° 54' 32" EAST, A DISTANCE OF 127.68 FEET TO A FOUND THREE-QUARTER INCH IRON ROAD IN THE NORTHERLY MARGIN OF COUNTY ROAD 2189;

CONTINUE ALONG SAID ROAD MARGIN, NORTH 77° 40' 57" EAST, PASSING A SET FIVE-EIGHT INCH IRON ROD AT 398.10 FEET, CONTINUE FOR A TOTAL DISTANCE OF 445.24 FEET TO A SET FIVE-EIGHT INCH IRON ROD BEING THE **POINT OF BEGINNING** AND THE SOUTHWEST CORNER OF THE TRACT HEREIN DESCRIBED,

THENCE LEAVING SAID ROAD MARGIN, NORTH 20° 38' 10" WEST A DISTANCE OF 206.07 FEET TO A SET FIVE-EIGHT INCH IRON ROD;

THENCE, NORTH 66° 55' 49" EAST, A DISTANCE OF 150.47 FEET TO A FOUND ONE-HALF INCH IRON ROD;

THENCE, SOUTH 10° 33' 08" EAST, A DISTANCE OF 232.08 FEET TO A SET FIVE-EIGHT INCH IRON ROD IN THE NORTHERLY MARGIN OF COUNTY ROAD 2198 FOR THE SOUTHEAST CORNER OF THE TRACT HEREIN DESCRIBED;

THENCE ALONG SAID ROAD MARGIN, SOUTH 77° 40' 57" WEST, A DISTANCE OF 110.87 FEET TO A SET FIVE-EIGHT INCH IRON ROD TO THE **POINT OF BEGINNING**.

SAID TRACT OR PARCEL CONTAINING 0.65 ACRES OF LAND.

ALL BEARINGS ARE BASED ON GRID NORTH

TRACT C:

4.95 ACRE TRACT:

A TRACT OR PARCEL OF LAND, MORE PARTICULARLY DESCRIBED AS TRACT-C CONTAINING 4.95 ACRES OF LAND, OUT OF AND A PART OF THE CALLED 13.023 ACRES OF LAND SITUATED IN THE A.W. ISAACS SURVEY, ABSTRACT NO. 598 AS DESCRIBED IN EXHIBIT A OF INSTRUMENT RECORDED AS 2007010117 OF DEED RECORDS OF LIBERTY COUNTY, TEXAS. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

COMMENCING AT A FOUND THREE-QUARTER INCH IRON ROD IN THE SOUTHERLY RIGHT-OF-WAY OF A RAILROAD AND BEING THE NORTHWEST CORNER TO THE CALLED 13.023 ACRES OF LAND SITUATED IN THE A. W. ISAACS



SURVEY, ABSTRACT NO. 598 AS RECORDED IN INSTRUMENT 2007010117 OF DEED RECORDS OF LIBERTY COUNTY, TEXAS;

CONTINUE ALONG SAID RIGHT-OF-WAY OF A RAILROAD, NORTH 59° 06' 55" EAST, PASSING A SET FIVE-EIGHT INCH IRON ROD AT 372.60 FEET, CONTINUE FOR A TOTAL DISTANCE OF 879.56 FEET TO A SET FIVE-EIGHT INCH IRON ROD BEING THE **POINT OF BEGINNING** AND THE NORTHWEST CORNER OF THE TRACT HEREIN DESCRIBED;

THENCE, NORTH 59° 09' 20" EAST, A DISTANCE OF 231.83 FEET TO A SET FIVE-EIGHT INCH IRON ROD;

THENCE LEAVING SAID RIGHT-OF-WAY, NORTH 81° 37' 06" EAST, A DISTANCE OF 253.70 FEET TO A POINT, FOR THE NORTHEAST CORNER OF THE TRACT HEREIN DESCRIBED, FROM WHICH A SET FIVE-EIGHT INCH IRON ROD BEARS SOUTH 10° 41' 23" EAST A DISTANCE OF 1.00 FEET;

THENCE, SOUTH 10° 41' 23" EAST, FOR A DISTANCE OF 462.01 FEET TO A FOUND THREE-QUARTER INCH IRON ROD IN THE NORTHERLY MARGIN OF COUNTY ROAD 2198 FOR THE SOUTHEAST CORNER OF THE TRACT HEREIN DESCRIBED;

THENCE ALONG SAID ROAD MARGIN BEARING SOUTH 77° 40' 57" WEST, A DISTANCE OF 471.36 FEET TO A SET FIVE-EIGHT INCH IRON ROD FOR THE SOUTHWEST CORNER OF THE TRACT HEREIN DESCRIBED;

THENCE LEAVING SAID ROAD MARGIN BEARING NORTH 10° 41' 02" WEST, A DISTANCE OF 405.74 FEET TO THE **POINT OF BEGINNING**;

SAID TRACT OR PARCEL CONTAINING 4.95 ACRES OF LAND.

ALL BEARINGS ARE BASED ON GRID NORTH

TRACT-D:

3.01 ACRE TRACT:

A TRACT OR PARCEL OF LAND, MORE PARTICULARLY DESCRIBED AS TRACT-D CONTAINING 3.01 ACRES OF LAND, OUT OF AND A PART OF THE CALLED 13.023 ACRES OF LAND SITUATED IN THE A.W. ISAACS SURVEY, ABSTRACT NO. 598 AS DESCRIBED IN EXHIBIT A OF INSTRUMENT RECORDED AS 2007010117 OF DEED RECORDS OF LIBERTY COUNTY, TEXAS. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

COMMENCING AT A FOUND THREE-QUARTER INCH IRON ROD IN THE SOUTHERLY RIGHT-OF-WAY OF A RAILROAD AND BEING THE NORTHWEST CORNER TO THE CALLED 13.023 ACRES OF LAND SITUATED IN THE A. W. ISAACS SURVEY, ABSTRACT NO. 598 AS RECORDED IN INSTRUMENT 2007010117 OF DEED RECORDS OF LIBERTY COUNTY, TEXAS;

CONTINUE ALONG SAID RIGHT-OF-WAY OF A RAILROAD, NORTH 59° 06' 55" EAST, PASSING A SET FIVE-EIGHT INCH IRON ROD AT 372.60 FEET, CONTINUE FOR A TOTAL DISTANCE OF 879.56 FEET TO A SET FIVE-EIGHT INCH IRON ROD;

CONTINUE, NORTH 59° 09' 20" EAST, A DISTANCE OF 231.83 FEET TO A SET FIVE-EIGHT INCH IRON ROD;

CONTINUE LEAVING SAID RIGHT-OF-WAY, NORTH 81° 37' 06" EAST, A DISTANCE OF 253.70 FEET TO THE **POINT OF BEGINNING**, FOR THE NORTHWEST CORNER OF THE TRACT HEREIN DESCRIBED, FROM WHICH A SET FIVE-EIGHT INCH IRON ROD BEARS SOUTH 10° 41' 23" EAST A DISTANCE OF 1.00 FEET;



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THENCE, NORTH $81^{\circ} 32' 33''$ EAST, A DISTANCE OF 287.80 FEET TO A THREE-QUARTER INCH IRON ROD FOUND FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH $01^{\circ} 45' 29''$ EAST, A DISTANCE OF 448.31 FEET TO A THREE-QUARTER INCH IRON ROD FOUND IN THE NORTHERLY MARGIN OF COUNTY ROAD 2198 FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE ALONG SAID NORTHERLY MARGIN, SOUTH $78^{\circ} 48' 54''$ WEST, A DISTANCE OF 288.13 FEET TO A THREE-QUARTER INCH IRON ROD FOUND FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE LEAVING SAID NORTHERLY MARGIN, NORTH $10^{\circ} 41' 23''$ EAST, A DISTANCE OF 462.01 TO THE **POINT OF BEGINNING.**

SAID TRACT OR PARCEL CONTAINING 3.01 ACRES OF LAND.

ALL BEARINGS ARE BASED ON GRID NORTH