

LEGEND:
 R.O.W. RIGHT OF WAY
 B.L. BUILDING LINE
 U.E. UTILITY EASEMENT
 D.E. DRAINAGE EASEMENT
 S.T.M.S.E. STORM SEWER EASEMENT
 W.L.F. WATER LINE EASEMENT
 U.E.&A.E. UTILITY & AERIAL EASEMENT
 ● IR 5/8" (SET)

BALLAS 458 SUBDIVISION

SCALE: 1" = 250'

REFERENCE MAP:
 A. PLAT OF BALLAS 458 SUBDIVISION, RECORDED AS VOLUME: 9, PAGE 93 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: IA - LAND TITLE SURVEY CONDITION: IV - RURAL AND THAT NO ENCROACHMENTS EXIST OTHER THAN WHAT IS SHOWN.

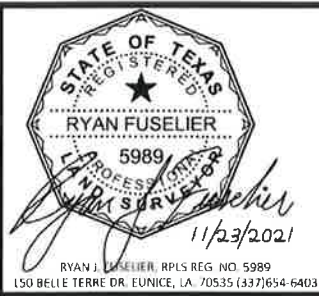
SURVEYORS NOTE:

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. ALL EASEMENTS, SERVITUDES AND BUILDING LINES SHOWN AS PER TITLE COMMITMENT NO. 202153240, ISSUED OCTOBER 7, 2021 AT 8:00-AM AS PER NATIONAL INVESTORS TITLE INSURANCE COMPANY.
4. SURVEYOR HAS NOT INDEPENDENTLY ABSTRACTED PROPERTY.

Point of Commencement being a found half-inch iron rod for the Southeast corner of Lot 129 and the Southwest corner of Lot 128 of the Ballas 458 Subdivision Section 1 as Plat of Ballas 458 Subdivision, recorded as Volume: 9, Page 93 of Liberty County, Texas.

LAND TITLE SURVEY MADE FOR

A tract or parcel of land, more particularly described as Tract-B, being the West 9.35 acres of the tract of land containing 14.35 acres surveyed by Ryan J. Fuselier for Ray Ayers, dated March 4, 2021, said 14.25 acres being described as Lot 129, Lot 130, Lot 131, and Lot 132 situated in Ballas 458 Subdivision, Section 1, Liberty County, Texas according to the map or plat thereof recorded in Volume: 9, Page: 6 of the Map records of Liberty County, Texas and Lot 35 and Lot 227 in Ballas 458 Subdivision, Liberty County, Texas according to the map or plat thereof recorded in Volume: 9, Page: 93 of the Map Records of Liberty County, Texas.



	PROJ. No: 21-TX-197			
	DATE: 7/23/21			
	SHEET: 01	DATE	REVISION DESCRIPTION	BY