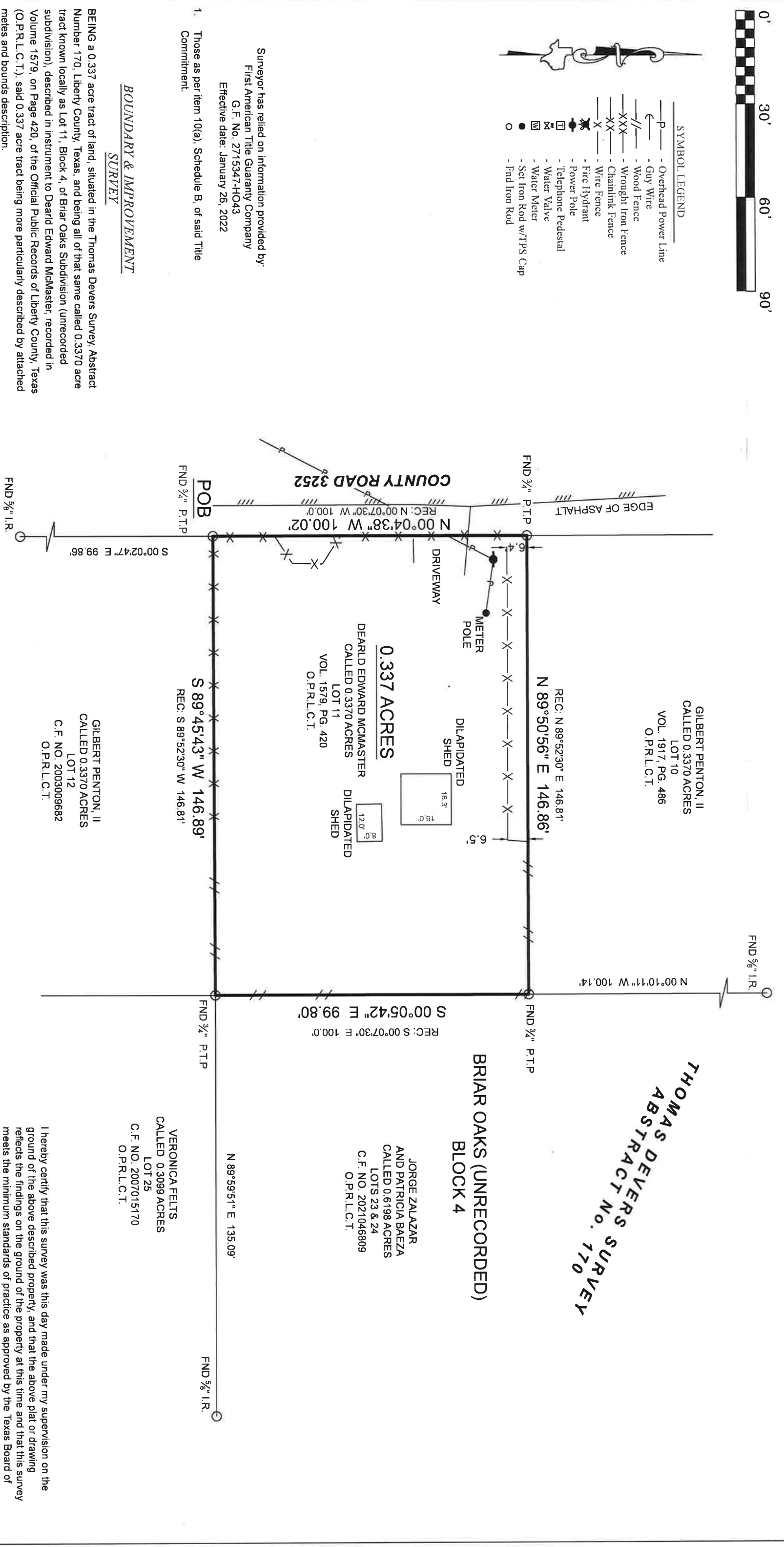




- SYMBOL LEGEND**
- P- Overhead Power Line
 - Guy Wire
 - Wood Fence
 - XXX - Wrought Iron Fence
 - XX - Chainlink Fence
 - X - Wire Fence
 - Fire Hydrant
 - Power Pole
 - Telephone Pedestal
 - Water Valve
 - Water Meter
 - Set Iron Rod w/T/PS Cap
 - - Find Iron Rod



Surveyor has relied on information provided by:
 First American Title Guaranty Company
 G.F. No. 2715347-HQ43
 Effective date: January 26, 2022

1. Those as per item 10(a), Schedule B, of said Title Commitment.

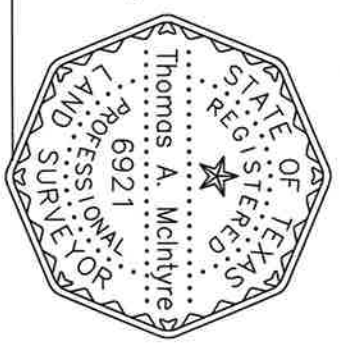
This Property Lies in Zone X outside the 100 Year Flood Plain Per Graphic Scaling according to Community Panel No. 48291C0150C having an effective date of 5/2/2008.

Job No.: 23055
 Scale: 1"=30'
 Date: 02/15/2022
 Drawn By: AF
 Checked By: DVB/JS
 Field Crew: DK
 Revised: _____

Purchaser: Brandon Gaunce
 Address: 32 CR 3252 Cleveland Tx. 77327
 Lot 11, Block 4, Section A, 170
 Survey: Thomas Devers
 Area: 0.337 Acres
 Subdivision: Briar Oaks (Unrecorded)
 Cabinet: Liberty Sheet _____
 County: Texas
 Records _____

Basis of Bearings: Bearings and distances shown hereon are based on the recorded deed of the subject property.

I hereby certify that this survey was this day made under my supervision on the ground of the above described property, and that the above plat or drawing reflects the findings on the ground of the property at this time and that this survey meets the minimum standards of practice as approved by the Texas Board of Professional Land Surveying.



Thomas A. McIntyre
 Registered Professional Land Surveyor No. 6921

TEXAS PROFESSIONAL SURVEYING, LLC
 3032 N. FRAZIER STREET - CONROE, TX 77303
 PH (936)756-7447 - FAX (936)756-7448
 WWW.SURVEYINGTEXAS.COM
 FIRM REGISTRATION No. 100894-00



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 0.337 ACRES IN THE THOMAS DEVERS SURVEY, ABSTRACT NUMBER 170, LIBERTY COUNTY, TEXAS

BEING a 0.337 acre tract of land, situated in the Thomas Devers Survey, Abstract Number 170, Liberty County, Texas, and being all of that same called 0.3370 acre tract known locally as Lot 11, Block 4, of Briar Oaks Subdivision (unrecorded subdivision), described in instrument to Dearld Edward McMaster, recorded in Volume 1579, on Page 420, of the Official Public Records of Liberty County, Texas (O.P.R.L.C.T.), said 0.337 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a 3/4 inch pinched top iron pipe found in the the easterly margin of County Road 3252 (CR 3252), for the common westerly corner of said Lot 11 and that certain called 0.3370 acre tract known locally as Lot 12, of said Block 4, described in instrument to Gilbert Penton, II, recorded under Clerk's File Number 2003009682, O.P.R.L.C.T., being the southwesterly corner of the herein described 0.337 acre tract, from which a 5/8 inch iron rod found for reference bears South 00°02'47" East, 99.86 feet;

THENCE North 00°04'38" West, 100.02 feet, and the easterly margin of said CR 3252, the westerly line of said Lot 11, to a 3/4 inch pinched top iron pipe found for the common westerly corner of said Lot 11 and that certain called 0.3370 acre tract known locally as Lot 10 of said Block 4, described in instrument to Gilbert Penton, II, recorded in Volume 1917, Page 486, O.P.R.L.C.T., being the northwesterly corner of the herein described 0.337 acre tract;

THENCE North 89°50'56" East, 146.86 feet, with the common line between said Lot 11 and said Lot 10, to a 3/4 inch pinched top iron pipe found in the westerly line of that certain called 0.6198 acre tract known locally as Lots 23 and 24, of said Block 4, described in instrument to Jorge Zalazar and Patricia Baeza, recorded under Clerk's File Number 2021046809, O.P.R.L.C.T., for the common easterly corner of said Lots 11 and 10, being the northeasterly corner of the herein described 0.337 acre tract, from which a 5/8 inch iron rod found for reference bears North 00°10'11" West, 100.14 feet;

THENCE South 00°05'42" East, 99.80 feet, with the common line between Lot 11 and said Zalazar tract, to a 3/4 inch pinched top iron pipe found for the common corner of said Lot 11, said Zalazar tract, said Lot 12, and that certain called 0.3099 acre tract known locally as Lot 25 of said Block 4, described in instrument to Veronica Felts, recorded under Clerk's File Number 2007075170, O.P.R.L.C.T., being the southeasterly corner of the herein described 0.337 acre tract, from which a 5/8 inch iron rod found for reference bears North 89°59'51" East, 135.09 feet;

THENCE South 89°45'43" West, 146.89 feet, with the common line between said Lot 11 and said Lot 12, to the **POINT OF BEGINNING**, containing a computed area of 0.337 acres of land within this Field Note Description.

This Field Note Description was prepared from a survey performed on the ground on February 15, 2022, by Texas Professional Surveying, LLC., Registered Professional Land Surveyors and is referenced to Survey Drawing Project Number 23055.

Bearings and distances recited herein are based on the recorded deed of the subject property,

February 23, 2022
Date



Thomas A. McIntyre
R.P.L.S. No. 6921