



JOSE DOLORES MARTINEZ LEAGUE No. 9
ABSTRACT No. 68
LIBERTY COUNTY, TEXAS

LOT 138

LOT 137

LOT 136

CALLLED 4.02 ACRES
VOL 1451, PG. 914 O.P.R.L.C.T.

CALLLED 4.0110 ACRES
VOL 1510, PG. 245 O.P.R.L.C.T.

(CALLED N 78°24'00" E - 350.00')
N 76°03'56" E 349.78'

(CALLED N 78°24'00" E - 350.00')
N 76°03'56" E 349.78'

FND. 3/4" I.R.

20' B.L.

CALLLED 2.01 ACRES
L.C.C.F. No. 2004007229

DAVIS HILL BIG THICKET PARK
(UNRECORDED SUBDIVISION)
OUT OF TRACT 1
CALLLED 861.9 ACRES
VOL 531, PG. 17 D.R.L.C.T.

4.01 ACRES

(CALLED N 18°58'32" W - 503.50')
N 21°09'53" W 503.22'
5' U.E. & D.E.

LOT 124
CALLLED 4.02 ACRES
VOL 1614, PG. 179 O.P.R.L.C.T.

COUNTY ROAD No. 2258
60' R.O.W.

COUNTY ROAD No. 2259
60' R.O.W.

LOT 126

(CALLED S 18°58'32" E)
S 21°08'16" E 503.50'
15' U.E. & D.E.

FND. 5/8" I.R.

W/CAP

251.75'

251.75'

349.58'

(CALLED S 78°24'00" W - 350.00')

FND. 1/2" I.R.

CONTROL MON.

CONTROL MON.

CONTROL MON.

5' U.E. & D.E.

5' U.E. & D.E.

5' U.E. & D.E.

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5' U.E. & D.E.

5' U.E. & D.E.

5' U.E. & D.E.

(CALLED N 18°58'32" W - 503.50')
N 21°09'53" W 503.22'
5' U.E. & D.E.

FND. 1/2" I.R.

DISTURBED

N 76°06'56" E 1560.00'

(CALLED N 78°24'00" E)

CALLLED 4.02 ACRES
VOL 1648, PG. 132 O.P.R.L.C.T.

LOT 113

LOT 112

(CALLED N 12°08'00" W)
N 14°25'04" W 5080.00'

P.O.C. SOUTHWEST CORNER OF
CALLLED 861.9 ACRES TRACT 1
VOL 531, PG. 17 D.R.L.C.T.
(FOR REFERENCE ONLY)

SYMBOL LEGEND

- ⊙ = POWER POLE
- = TELEPHONE BOX
- ▣ = SEPTIC TANKS
- ⊞ = ELECTRIC BOX
- ⊠ = A/C UNIT

GENERAL NOTES:

- 1) THE SURVEYOR HAS NOT ABSTRACTED THE SUBJECT PROPERTY.
- 2) BUILDING LINES, EASEMENTS, DEED RESTRICTIONS, AND OTHER MATTERS MAY AFFECT THIS TRACT.
- 3) BEARING STRUCTURE BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83, TEXAS CENTRAL ZONE.
- 4) RESEARCH PROVIDED BY: TARKER ABSTRACT, OF No. 14071560.
- 5) THE SURVEYOR HAS RELIED ON INFORMATION PROVIDED BY THE TITLE COMPANY FOR ALL MATTERS OF RECORD.
- 6) THIS SURVEY IS NOT TO BE USED FOR ANY ON THE GROUND CONSTRUCTION PURPOSES. THE SURVEYOR HIGHLY RECOMMENDS THAT THE PROPERTY CORNERS BE RE-FLAGGED 24 HOURS PRIOR TO ANY CONSTRUCTION AND/OR PROPERTY CLEARING.
- 7) BUILDERS, ENGINEERS, & ARCHITECTS SHOULD VERIFY ALL EASEMENTS, BUILDING RESTRICTIONS, ZONING ORDINANCES, AND OTHER RELATED MATTERS, IF ANY, THAT MAY AFFECT THE SUBJECT PROPERTY, BEFORE STARTING CONSTRUCTION.
- 8) PROPERTY MAY BE SUBJECT TO RESTRICTIONS PER VOL 731, PG. 785 & VOL 820, PG. 321 D.R.L.C.T.
- 9) PROPERTY MAY BE SUBJECT TO ATLANTIC PIPE LINE CO. R.O.W. PER VOL 149, PG. 255 D.R.L.C.T.
- 10) PROPERTY MAY BE SUBJECT TO GULF REFINING CO. R.O.W. PER VOL 666, PG. 125, VOL 433, PG. 357 & VOL 454, PG. 431 D.R.L.C.T.
- 11) PROPERTY MAY BE SUBJECT TO GULF REFINING CO. R.O.W. PER VOL 454, PG. 101, & VOL 455, PG. 35 D.R.L.C.T.
- 12) PROPERTY MAY BE SUBJECT TO STATE OF TEXAS R.O.W. PER VOL 596, PG. 339 D.R.L.C.T.
- 13) PROPERTY MAY BE SUBJECT TO SUECO EASEMENT PER L.C.C.F. No. 2003008344.
- 14) PROPERTY MAY BE SUBJECT TO EASEMENT PER VOL 1919, PG. 704 O.P.R.L.C.T.

FLOOD ZONE

(FOR INFORMATIONAL PURPOSES ONLY)
THE SUBJECT PROPERTY APPEARS TO BE IN ZONE X ACCORDING TO AN INTERPRETATION OF F.I.R.M. MAP NO. 48291C0200C, DATED 5-2-2000B.
THE SURVEYOR HAS MADE NO REPRESENTATIONS AS TO WHETHER OR NOT THE SUBJECT PROPERTY WILL FLOOD AND RECOMMENDS THAT FLOOD INSURANCE BE OBTAINED PRIOR TO PURCHASE OF THIS FLOOD INFORMATION FOR PROPERTY PURCHASE OR CONSTRUCTION.



I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AS SURVEYED ON THE GROUND, AUGUST 26, 2014

(Signature)

LOUIS W. BERGMAN IV
R.P.L.S. NO. 5815

SURVEY PREPARED FOR: THURMAN MCDANIEL

DESCRIPTION OF PROPERTY: 429 COUNTY ROAD 2259, CLEVELAND, TX 77327

4.01 ACRES, BEING ALL OF A CALLED 2.0061 ACRE TRACT AS RECORDED IN VOLUME 1974, PAGE 633 OFFICIAL PUBLIC RECORDS LIBERTY COUNTY, TEXAS & ALL OF A CALLED 2.01 ACRE TRACT AS RECORDED IN LIBERTY COUNTY CLERK'S FILE No. 2004007229 & SITUATED IN THE JOSE DOLORES MARTINEZ LEAGUE No. 9, ABSTRACT No. 68, LIBERTY COUNTY, TEXAS.

8/29/14
(Signature)



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TBPLS Firm No. 10114600
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File Name: 14-350.DWG
Scale: 1" = 100'
Date: 8/26/2014
Drawn by: FG/WB
Surveyed by: AG/JL

Exhibit A

LEGAL DESCRIPTION

4.01 ACRE TRACT

BEING ALL THAT CERTAIN TRACT OR PARCEL OF LAND CONTAINING 4.01 ACRES SITUATED IN THE *JOSE DOLORES MARTINEZ LEAGUE No. 9, ABSTRACT No. 68, LIBERTY COUNTY, TEXAS*, AND BEING ALL OF A CALLED 2.0061 ACRE TRACT AS RECORDED IN VOLUME 1974, PAGE 633, OFFICIAL PUBLIC RECORDS LIBERTY COUNTY, TEXAS, AND ALL OF A CALLED 2.01 ACRE TRACT AS RECORDED IN LIBERTY COUNTY CLERK'S FILE No. 2004007229; SAID 4.01 ACRE TRACT BEING KNOWN AS LOT 125 OF DAVIS HILL BIG THICKET PARK UNRECORDED SUBDIVISION OUT OF A CALLED 681.9 ACRE TRACT, CALLED TRACT 1 AS RECORDED IN VOLUME 531, PAGE 17, DEED RECORDS LIBERTY COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, TO-WIT:

COMMENCING at the called southwest corner of said 681.9 acre tract (for reference only);

THENCE North 14 degrees 25 minutes 04 seconds West, a distance of 5080.00 feet (called North 12 degrees 08 minutes 00 seconds West) to a point;

THENCE North 76 degrees 06 minutes 56 seconds East, a distance of 1580.00 feet (called North 78 degrees 24 minutes 00 seconds East) to a 1/2 inch disturbed iron rod found for the southwest corner of said Lot 125, same being the southwest corner and **POINT OF BEGINNING** of this herein described tract;

THENCE North 21 degrees 09 minutes 53 seconds West, a distance of 503.22 feet (called North 18 degrees 58 minutes 32 seconds West, a distance of 503.50 feet) with the west line of said 2.0061 acre tract and said 2.01 acre tract, same being the east line of a called 4.02 acre tract as recorded in Volume 1614, Page 179 Official Public Records Liberty County, Texas, known as Lot 124 of said Davis Hill Big Thicket Park to a 3/4 inch iron rod found for the northwest corner of this herein described tract;

THENCE North 76 degrees 03 minutes 56 seconds East, a distance of 349.78 feet (called North 78 degrees 24 minutes 00 seconds East, a distance of 350.00 feet) with the north line of said 2.01 acre tract, same being the south line of a called 4.0110 acre tract as recorded in Volume 1510, Page 245, Official Public Records Liberty County, Texas, known as Lot 137 of said Davis Hill Big Thicket Park to a 3/4 inch iron rod found in the west margin of County Road No. 2259 (60 foot R.O.W.) for the northeast corner of this herein described tract;

THENCE South 21 degrees 08 minutes 16 seconds East, a distance of 503.50 feet (called South 18 degrees 58 minutes 32 seconds East) with the east line of said 2.01 acre tract and said 2.0061 acre tract, same being the west margin of said County Road No. 2259 to a 1/2 inch iron rod found for the southeast corner of this herein described tract;

THENCE South 76 degrees 06 minutes 56 seconds West, a distance of 349.58 feet (called South 78 degrees 24 minutes 00 seconds West, a distance of 350.00 feet) with the south line of said 2.0061 acre tract, same being the north line of a called 4.02 acre tract as recorded in Volume 1648, Page 132, Official Public Records Liberty County, Texas and same being the north line of Lot 113 of said Davis Hill Big Thicket Park to the **POINT OF BEGINNING** containing 4.01 acres.

BEARING STRUCTURE BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83, TEXAS CENTRAL ZONE.

I hereby certify this metes and bounds is true and correct to the best of my knowledge, and belief, as surveyed on the ground, August 26, 2014.

Louis W. Bergman, IV
R.P.L.S. No. 5815
14-350