



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

May 24, 2022

STATE OF TEXAS
COUNTY OF SAN JACINTO

FIELD NOTES:

By: Ryan J. Fuselier, RPLS

For: Carla Long

Reference Map: 22-TX-069

Land Title Survey Made For: Carla Long

Date: 4/26/22



Ryan J. Fuselier

TRACT-A:

BEING A TRACT OR PARCEL OF LAND, MORE PARTICULARLY DESCRIBED AS TRACT-A, CONTAINING 4.57 ACRES SITUATED IN THE WILLIAM LOGAN SURVEY, ABSTRACT-24 AND BEING PART OF A CALLED 23.022 ACRES DESCRIBED WITHIN THE WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN VOLUME: 187, PAGE: 335 OF THE OFFICIAL PUBLIC RECORDS OF SAN JACINTO COUNTY, TEXAS. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FROM THE **POINT OF BEGINNING** BEING A FOUND HALF-INCH IRON ROD BEING THE NORTHEAST CORNER OF A CALLED 23.022 ACRE TRACT AS DESCRIBED IN A WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN VOLUME: 187, PAGE: 335 OF THE OFFICIAL PUBLIC RECORDS OF SAN JACINTO COUNTY, TEXAS;

THENCE, SOUTH 1° 18' 34" EAST, A DISTANCE OF 348.91 FEET TO A FOUND HALF-INCH IRON ROD WITH RPLS CAP NO. 1962 IN THE NORTHERN MARGIN OF F.M. 1127 FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE ALONG SAID MARGIN, ALONG A CURVE TO THE LEFT HAVING A CHORD ANGLE OF NORTH 78° 53' 37" WEST, A CHORD DISTANCE OF 300.93 FEET, AN ARC DISTANCE OF 304.18 FEET AND A RADIUS OF 600.00 FEET TO A SET FIVE-EIGHT INCH IRON ROD;

THENCE, SOUTH 86° 34' 58" WEST, A DISTANCE OF 147.56 FEET TO A POINT IN THE CENTER OF DAVISON'S BAYOU FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE LEAVING SAID MARGIN ALONG THE CENTER OF SAID BAYOU AS FOLLOWS:

NORTH 44° 20' 05" WEST, A DISTANCE OF 223.92 FEET;

SOUTH 83° 41' 16" WEST, A DISTANCE OF 238.05 FEET;

NORTH 58° 33' 26" WEST, A DISTANCE OF 224.53 FEET TO A POINT FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE LEAVING SAID BAYOU CENTERLINE, NORTH 87° 16' 26" EAST, PASSING A HALF-INCH IRON ROD AT A DISTANCE OF 97.30 FEET, CONTINUE FOR A TOTAL DISTANCE OF 1,020.43 FEET TO THE **POINT OF BEGINNING**;

TRACT-A CONTAINING 4.57 ACRES OF LAND. ALL BEARINGS ARE BASED ON GRID NORTH.



TRACT-B:

BEING A TRACT OR PARCEL OF LAND, MORE PARTICULARLY DESCRIBED AS TRACT-B, CONTAINING 15.72 ACRES SITUATED IN THE WILLIAM LOGAN SURVEY, ABSTRACT-24 AND BEING PART OF A CALLED 23.022 ACRES DESCRIBED WITHIN THE WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN VOLUME: 187, PAGE: 335 OF THE OFFICIAL PUBLIC RECORDS OF SAN JACINTO COUNTY, TEXAS. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FROM THE **POINT OF COMMENCEMENT** BEING A FOUND HALF-INCH IRON ROD BEING THE NORTHEAST CORNER OF A CALLED 23.022 ACRE TRACT AS DESCRIBED IN A WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN VOLUME: 187, PAGE: 335 OF THE OFFICIAL PUBLIC RECORDS OF SAN JACINTO COUNTY, TEXAS;

CONTINUE, SOUTH 1° 18' 34" EAST, A DISTANCE OF 348.91 FEET TO A FOUND HALF-INCH IRON ROD WITH RPLS CAP NO. 1962 IN THE NORTHERN MARGIN OF F.M. 1127;

CONTINUE, SOUTH 1° 18' 34" EAST, A DISTANCE OF 90.01 FEET TO A SET FIVE-EIGHT INCH IRON ROD IN THE SOUTHERN MARGIN OF F.M. 1127 FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT AND THE **POINT OF BEGINNING**;

THENCE, SOUTH 1° 18' 34" EAST, A DISTANCE OF 325.72 FEET TO A SET FIVE-EIGHT INCH IRON ROD;

THENCE, NORTH 89° 09' 26" EAST, A DISTANCE OF 390.51 FEET TO A SET FIVE-EIGHT INCH IRON ROD;

THENCE, SOUTH 2° 50' 29" EAST, PASSING A SET FIVE-EIGHT INCH IRON ROD AT A DISTANCE OF 995.18 FEET, CONTINUE A TOTAL DISTANCE OF 1,015.18 FEET TO A POINT IN THE CENTER OF DAVIDSON'S BAYOU FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE ALONG CENTER OF SAID BAYOU AS FOLLOWS:

SOUTH 67° 21' 59" WEST, A DISTANCE OF 196.20 FEET;

NORTH 42° 58' 52" WEST, A DISTANCE OF 284.07 FEET;

NORTH 29° 32' 10" WEST, A DISTANCE OF 310.36 FEET;

NORTH 23° 04' 16" WEST, A DISTANCE OF 323.26 FEET;

NORTH 14° 22' 54" WEST, A DISTANCE OF 259.70 FEET;

NORTH 28° 46' 04" WEST, A DISTANCE OF 238.23 FEET;

NORTH 10° 19' 29" WEST, A DISTANCE OF 237.55 FEET TO A POINT IN THE SOUTHERN MARGIN OF F.M. 1157 FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE LEAVING SAID CENTERLINE AND ALONG SAID MARGIN; NORTH 86° 34' 58" EAST, A DISTANCE OF 135.59 FEET TO A SET FIVE-EIGHT INCH IRON ROD;

THENCE, ALONG A CURVE TO THE RIGHT HAVING A CHORD ANGLE OF SOUTH 78° 43' 01" EAST, A CHORD DISTANCE OF 263.91 FEET, AN ARC DISTANCE OF 266.83 FEET AND A RADIUS OF 520.00 FEET TO A SET FIVE-EIGHT INCH IRON ROD;

THENCE, SOUTH 64° 01' 00" EAST, A DISTANCE OF 37.57 FEET TO THE **POINT OF BEGINNING**;

TRACT-B CONTAINING 15.72 ACRES OF LAND. ALL BEARINGS ARE BASED ON GRID NORTH.

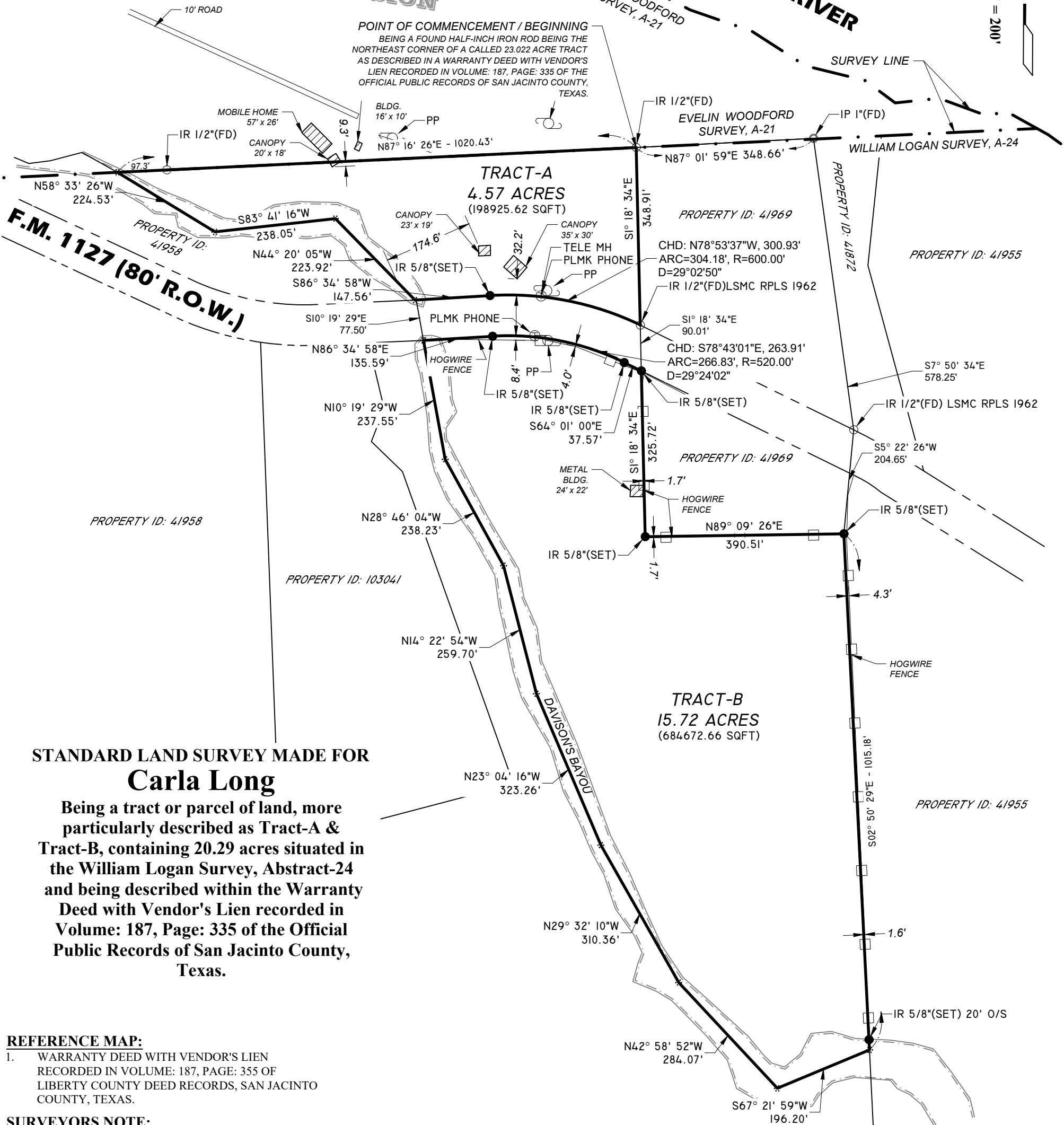
WILLIAM LOGAN SURVEY, ABSTRACT-24



- LEGEND:**
- R.O.W RIGHT OF WAY
 - B.L. BUILDING LINE
 - U.E. UTILITY EASEMENT
 - S.S.E. SANITARY SEWER EASEMENT
 - ST.M.S.E. STORM SEWER EASEMENT
 - W.L.E. WATER LINE EASEMENT
 - U.E.&A.E. UTILITY & AERIAL EASEMENT
 - CALCULATED POINT

**FLOWING WELLS
SUBDIVISION**

TRINITY RIVER



**STANDARD LAND SURVEY MADE FOR
Carla Long**

Being a tract or parcel of land, more particularly described as Tract-A & Tract-B, containing 20.29 acres situated in the William Logan Survey, Abstract-24 and being described within the Warranty Deed with Vendor's Lien recorded in Volume: 187, Page: 335 of the Official Public Records of San Jacinto County, Texas.

- REFERENCE MAP:**
1. WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN VOLUME: 187, PAGE: 335 OF LIBERTY COUNTY DEED RECORDS, SAN JACINTO COUNTY, TEXAS.

- 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.

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: 1B - STANDARD LAND SURVEY CONDITION: IV - RURAL AND THAT NO ENCROACHMENTS EXIST OTHER THAN WHAT IS SHOWN.

STATE OF TEXAS
REGISTERED
RYAN FUSELIER
5989
PROFESSIONAL
LAND SURVEYOR

Ryan J. Fuselier
5/24/2022

RYAN J. FUSELIER, RPLS REG. NO. 5989
150 BELLE TERRE DR. EUNICE, LA. 70535 (337)654-6403

 FUSELIER SURVEYING + MAPPING RJ FUSELIER & ASSOCIATES LLC FIRM REG. #: LA (VF 790), TX (10194363)	MAP OF SURVEY CARLA LONG	DESIGNED	R. FUSELIER	SHEET NUMBER 01
	20.29 ACRES WILLIAM LOGAN SURVEY, A-24, SAN JACINTO COUNTY, TX	PROJ. NO.	22-TX-069	
		SURVEY DATE	4/26/22	
		SHEET	1 OF 1	
		DATE	REVISION	BY