

JAMES A. STALSBY, JR. AND WIFE, RUBY T. STALSBY VOL. 954, PG. 630

(DEED = S 01°34'02" W)
S 05°17'55" E 343.63'

(DEED = N 01°34'02" W)
N 05°17'55" W 343.63'

(DEED = WEST)
S 86°14'18" W 507.08'

(DEED = EAST)
N 86°14'18" E 507.08'

COUNTY ROAD 2293
VARIABLE WIDTH R.O.W.
NO DOCUMENT FOUND

COUNTY ROAD 2309
40' R.O.W.

EDWIN C. SCHOPPE, A SINGLE MAN VOL. 1026, PG. 76

JAMES A. STALSBY, JR. AND WIFE, RUBY T. STALSBY VOL. 954, PG. 630

358 County Road 2309

BEING a tract of land, being 4.00 acres, more or less situated in and being a part of the B.B. & C Railroad Company Survey, Abstract No. 150, of Liberty County, Texas, and being that tract of land conveyed to 21st Mortgage Corporation, by deed recorded in Document No. 2020044364, Official Public Records, Liberty County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found for corner, said corner being the intersection of the East line of County Road 2309 (40 foot right-of-way) and the South line of County Road 2293 (variable width right-of-way);

THENCE North 86 degrees 14 minutes 18 seconds East, along the South line of said County Road 2293, a distance of 507.08 feet to a 1/2 inch iron rod with yellow cap stamped "CBG Surveying" set for corner, said corner being the Northwest corner of that tract of land conveyed to James A. Stalsby, Jr. and wife, Ruby T. Stalsby, by deed recorded in Volume 954, Page 630, Deed Records, Liberty County, Texas;

THENCE South 05 degrees 17 minutes 55 seconds East, along the West line of said Stalsby tract, a distance of 343.63 feet to a 1/2 inch iron rod found for corner;

THENCE South 86 degrees 14 minutes 18 seconds West, along the North line of said Stalsby tract, a distance of 507.08 feet to a 1/2 inch iron rod found for corner, said corner being the Northwest corner of said Stalsby tract and being along the East line of said County Road 2309;

THENCE North 05 degrees 17 minutes 55 seconds West, along the East line of said County Road 2309, a distance of 343.63 feet to the POINT OF BEGINNING and containing 174,185 square feet or 4.00 acres of land.

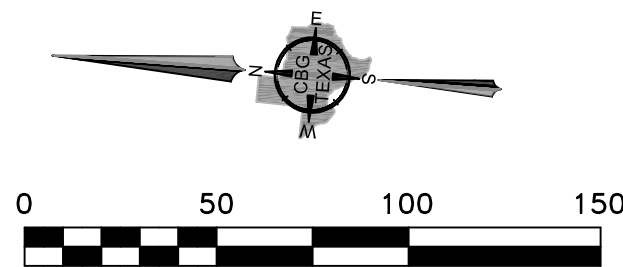
SURVEYOR'S CERTIFICATE

The undersigned Registered Professional Land Surveyor hereby certifies to Patriot Title, in connection with the transaction described in G.F. 72-0554 that, (a) this survey and the property description set forth hereon were prepared from an actual on-the-ground survey; (b) such survey was conducted by the Surveyor, or under his direction; (c) all monuments shown hereon actually existed on the date of the survey, and the location, size and accurate representation of the property lines and dimensions are as indicated; location and type of buildings are as shown; and EXCEPT AS SHOWN, all improvements are located within the boundaries the distances indicated and there are no visible and apparent encroachments or protrusions on the ground.

Executed this 17th day of October, 2022



Bryan Connolly
Registered Professional Land Surveyor



NOTE: BEARINGS SHOWN ARE BASED ON NAD 83 TEXAS NORTH CENTRAL ZONE

NOTE: According to the F.I.R.M. in Map No. 48291C0175D, this property does lie in Zone X and DOES NOT lie within the 100 year flood zone.

ACCEPTED BY: _____ SIGNATURE _____ DATE _____ SIGNATURE _____ DATE _____

NOTE: PROPERTY SUBJECT TO TERMS, CONDITIONS, AND EASEMENTS CONTAINED IN INSTRUMENTS RECORDED IN CF# 2017022205

EASEMENTS RECORDED IN THE FOLLOWING VOLUMES AND PAGES DO NOT AFFECT THE ABOVE DESCRIBED PROPERTY
VOL. 454, PG. 6,
VOL. 1637, PG. 247,
VOL. 1487, PG. 391,
CF# 2014007242.

NOTES: EASEMENTS AND BUILDING LINES ARE BY RECORDED PLAT UNLESS OTHERWISE NOTED.

10' EASEMENT RECORDED IN INST. NO. 2017022205 MUST BE LOCATED BY UTILITY COMPANY. DOCUMENT DOES NOT SPECIFY LOCATION.

REVISIONS		
DATE	BY	NOTES

LEGEND	
○	CONTROLLING MONUMENT
⊗	1/2" IRON ROD FOUND
⊙	1" IRON PIPE FOUND
⊠	FENCE POST CORNER
⊗	"X" FOUND / SET
⊗	5/8" ROD FOUND
▲	UNDERGROUND ELECTRIC
●	OVERHEAD ELECTRIC
⊕	POWER POLE
⊗	POOL EQUIPMENT
■	COLUMN
AC	AIR CONDITIONING
⊕	FIRE HYDRANT
⊕	POINT FOR CORNER
⊕	GRAVEL/ROCK ROAD OR DRIVE
—	ASPHALT PAVING
—	CHAIN LINK FENCE
—	WOOD FENCE
—	0.5' WIDE TYPICAL BARBED WIRE
—	IRON FENCE
—	PIPE FENCE
—	COVERED PORCH, DECK OR CARPORT
—	OVERHEAD ELECTRIC SERVICE
—	OVERHEAD POWER LINE
—	CONCRETE PAVING
—	DOUBLE SIDED WOOD FENCE

CBG SURVEYING TEXAS LLC
PROFESSIONAL LAND SURVEYORS

1413 E. IH-30, Ste. 7
Garland, TX 75043
P 214.349.9485
F 214.349.2216
Firm No. 10168800
www.cbgtllc.com

SCALE	DATE	JOB NO.	G.F. NO.	DRAWN
1" = 50'	10/17/2022	2219071	72-0554	RYR

METES AND BOUNDS

B.B. & C. RAILROAD COMPANY SURVEY, ABSTRACT NO. 150

LIBERTY COUNTY, TEXAS

358 COUNTY ROAD 2309