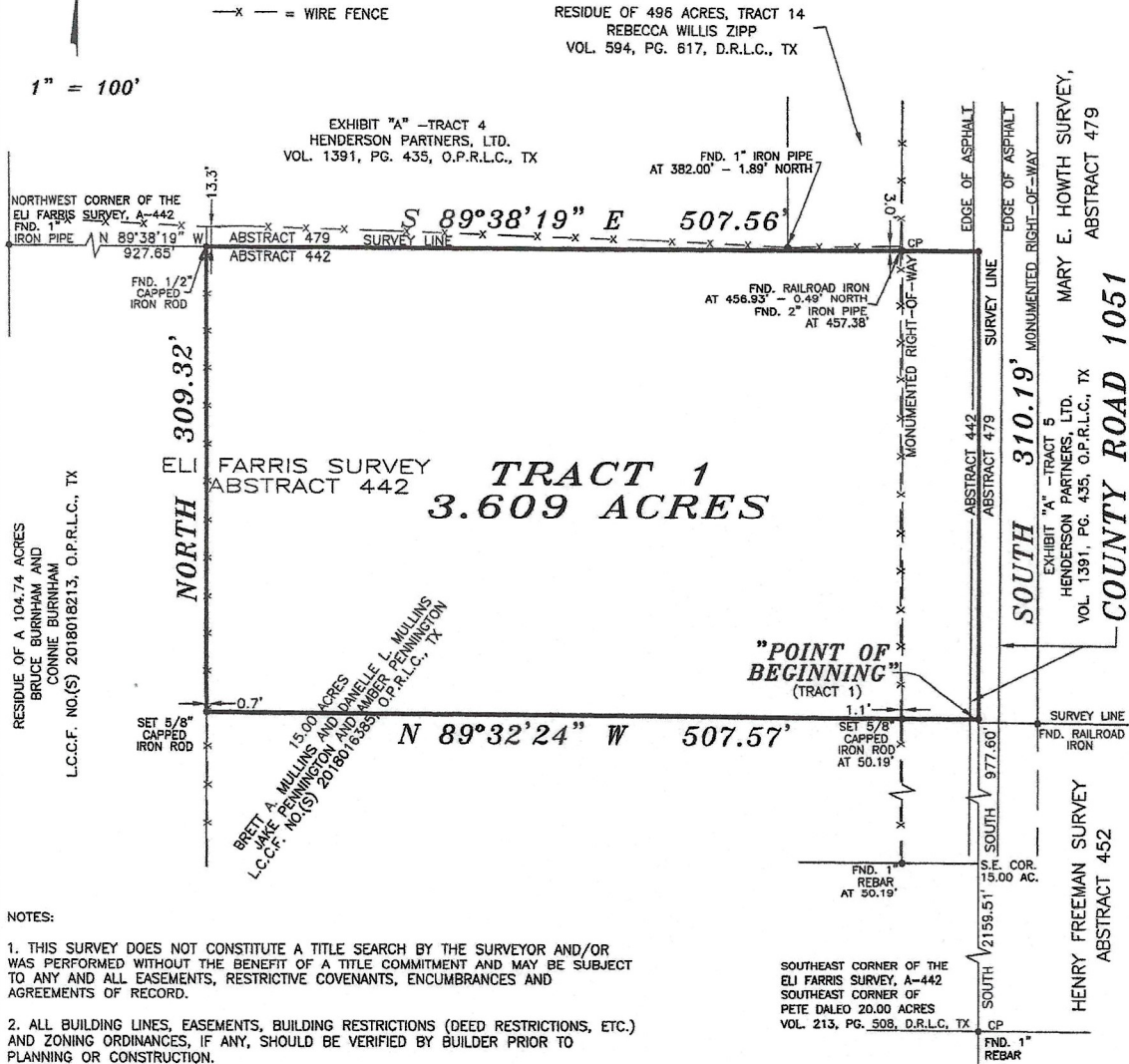


LEGEND

- CP = CONTROL POINT
- B.B.D.C.L. = BEARING BASIS DIRECTIONAL CONTROL LINE
- L.C.C.F. NO.(S) = LIBERTY COUNTY CLERK'S FILE NUMBER'S
- O.P.R.L.C. = OFFICIAL PUBLIC RECORD OF LIBERTY COUNTY
- D.R.L.C. = DEED RECORDS OF LIBERTY COUNTY
- VOL. = VOLUME
- PG. = PAGE
- X- = WIRE FENCE

1" = 100'



- NOTES:
1. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR AND/OR WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT AND MAY BE SUBJECT TO ANY AND ALL EASEMENTS, RESTRICTIVE COVENANTS, ENCUMBRANCES AND AGREEMENTS OF RECORD.
 2. ALL BUILDING LINES, EASEMENTS, BUILDING RESTRICTIONS (DEED RESTRICTIONS, ETC.) AND ZONING ORDINANCES, IF ANY, SHOULD BE VERIFIED BY BUILDER PRIOR TO PLANNING OR CONSTRUCTION.
 3. GULF STATES UTILITIES EASEMENT PER VOL. 371, PG. 540, D.R.L.C., TX IS NOT LOCATABLE TO DUE TO INADEQUATE DESCRIPTION.

I, HEREBY DECLARE THAT THIS PLAT WAS MADE FROM AN ACTUAL SURVEY ON THE GROUND BY H & H PROFESSIONAL LAND SERVICES AND UNDER MY SUPERVISION; THAT NO ENCROACHMENTS EXIST AT THE TIME OF THIS SURVEY UNLESS REFLECTED HEREON; THAT SAID SURVEY CONFORMS TO THE CURRENT TEXAS BOARD OF PROFESSIONAL LAND SURVEYING STANDARDS AND SPECIFICATIONS.

** BEING 3.609 ACRES SITUATED IN THE ELI FARRIS SURVEY, ABSTRACT 442, LIBERTY COUNTY, TEXAS AND BEING OUT OF AND A PART OF A 15.00 ACRE TRACT OF LAND CONVEYED TO BRETT A. MULLINS AND DANIELLE L. MULLINS AND JAKE PENNINGTON AND AMBER PENNINGTON RECORDED BY DEED IN LIBERTY COUNTY CLERK'S FILE NO.(S) 2018016385 OF THE OFFICIAL PUBLIC RECORDS OF LIBERTY COUNTY, TEXAS, SAID 3.609 ACRES BEING MORE PARTICULARLY DESCRIBED BY ATTACHED METES AND BOUNDS.

H & H		PROFESSIONAL LAND SERVICES		P.O. Box 1974 Mont Belvieu, Tx 77580 (Office) 281 385-2087 (Fax) 281 385-5792 FIRM NO. 10052400 JOB NO. 218085-1	
LOT:	3.609 AC.***	BLOCK:		SECTION:	SUBDIVISION:
RECORDATION:	***	COUNTY:	LIBERTY	STATE:	TEXAS
LENDER:		TITLE CO.:		OF NO.:	N/A
PURCHASER: JAKE PENNINGTON ADDRESS: COUNTY ROAD 1051, DEVERS, TEXAS 77538					
FLOOD ZONE INFORMATION: This lot <u>DOES NOT</u> lie in the 100 year flood plain and is in <u>ZONE "X"</u> according to the Federal Insurance Administration designated Flood Hazard Area by Community Panel No. <u>480428 06500</u> dated <u>01/19/2018</u>					
FIELD WORK					
8/29/22-CW		NO.		DESCRIPTION	DATE
DRAFTED BY					
8/30/22-HH					
CHECKED BY					
8/30/22-MR					
KEP MAP NO.					
L.C.					



MIKE H. RUBAIY, R.P.L.S. NO. 2907, STATE OF TEXAS

EXHIBIT "A"
TRACT 1

FIELD NOTES OF A TRACT OF LAND CONTAINING 3.609 ACRES SITUATED IN THE ELI FARRIS SURVEY, ABSTRACT 442, LIBERTY COUNTY, TEXAS AND BEING OUT OF AND A PART OF THAT CERTAIN 15.00 ACRE TRACT OF LAND CONVEYED TO BRETT A. MULLINS AND DANELLE L. MULLINS AND JAKE PENNINGTON AND AMBER PENNINGTON RECORDED BY DEED IN LIBERTY COUNTY CLERK'S FILE NO(S) 2018016385 OF THE OFFICIAL PUBLIC RECORDS OF LIBERTY COUNTY, TEXAS. SAID 3.609 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

NOTE: THE MONUMENTS FOUND AND THE CALLED BEARING OF THE EAST LINE OF SAID 15.00 ACRES WERE USED FOR THE BEARING BASIS DIRECTIONAL CONTROL LINE.

BEGINNING at a point in the right-of-way of County Road 1051, the west line of the Mary E. Howth Survey, Abstract 479, of said county, the east line of said Abstract 442, the east line of said 15.00 acres and for the **southeast corner** of the herein described tract, from which a 1" rebar, found, being the southeast corner of said Abstract 442 and the southeast corner of a 20.00 acre tract of land conveyed to Pete Daleo recorded by deed in Volume 213, Page 508 of the Deed Records of said county bears South, a distance of 3137.11 feet;

Thence, North 89°32'24" West, over and across said 15.00 acres, at a distance of 50.19 feet pass a 5/8" capped iron rod, set, being the monumented west right-of-way of said County Road 2051, in all a total distance of 507.57 feet to a 5/8" capped iron rod, set, in the east line of a 104.74 acre tract of land conveyed to Bruce Burnham and Connie Burnham recorded by deed in Liberty County Clerk's File No.(s) 2018018213 of the Official Public Records of said county, the west line of said 15.00 acres and for the **southwest corner** of the herein described tract;

Thence, North, along the east line of said 104.74 acres and the west line of said 15.00 acres, a distance of 309.32 feet to a 1/2" capped iron rod, found, in the south line of said Abstract 479, the north line of said Abstract 442, the south line of a tract of land called Exhibit "A" - Tract 4 conveyed to Henderson Partners, Ltd. recorded by deed in Volume 1391, Page 435 of the Official Public Records of said county, the northeast corner of said 104.74 acres, the northwest corner of said 15.00 acres and for the **northwest corner** of the herein described tract, from which a 1" iron pipe, found, being the northwest corner of said Abstract 442 and the southwest corner of said Abstract 479 bears North 89°38'19" West, a distance of 927.65 feet;

Thence, South 89°38'19" East, along the common survey line of said Abstract 442 and 479, the south line of said Henderson Tract 4 and the north line of said 15.00 acres, at 382.00 feet pass a 1" iron pipe, found, 1.89 feet north of line, being the southeast corner of said Henderson Tract 4 and the southwest corner of a 496 acre tract of land called Tract 14 conveyed to Rebecca Willis Zipp recorded by deed in Volume 594, Page 617 of the Deed Records of said county, at 456.93 feet pass a railroad iron, found, 0.49 feet north of line, at 457.38 feet pass a 2" iron pipe, found, in the monumented west right-of-way line of said County Road 1051, in all a total distance of 507.56 feet to a point in the right-of-way of said County Road 1051, the northeast corner of said Abstract 442, an angle corner in the south line of said Abstract 479, the northeast corner of said 15.00 acres and for the **northeast corner** of the herein described tract;

Thence, South, along County Road 1051 with the common survey line of said Abstract 442 and 479 and the east line of said 15.00 acres, a distance of 310.19 feet to the **"Point of Beginning"** and containing 3.609 acres of land, more or less.

Surveyed: August 23, 2022

I, Mike H. Rubaiy, Registered Professional Land Surveyor No. 2907, do hereby certify that the foregoing field notes were prepared from a survey made on the ground under my supervision on the date shown and that all lines, boundaries and landmarks are accurately described therein.


Mike H. Rubaiy
R.P.L.S. No. 2907



Job No. 218083-1
Date: 08-30-2022
hh