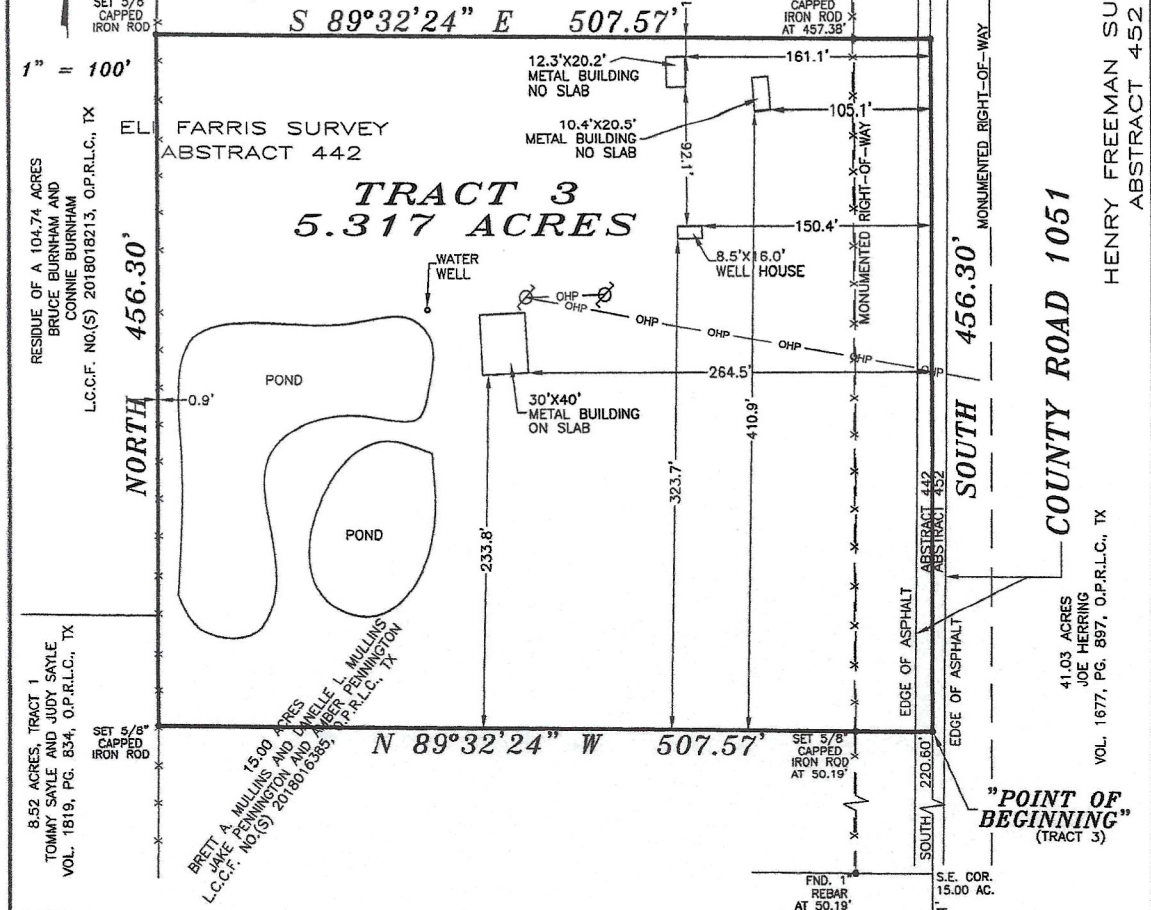


LEGEND
 CP = CONTROL POINT
 B.B.D.C.L. = BEARING BASIS DIRECTIONAL CONTROL LINE
 L.C.C.F. NO(S) = LIBERTY COUNTY CLERK'S FILE NUMBER'S
 O.P.R.L.C. = OFFICIAL PUBLIC RECORD OF LIBERTY COUNTY
 D.R.L.C. = DEED RECORDS OF LIBERTY COUNTY
 VOL. = VOLUME
 PG. = PAGE
 -x- = WIRE FENCE
 -OHP- = OVERHEAD ELECTRIC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



- 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 DUE TO INADEQUATE DESCRIPTION.

SOUTHEAST CORNER OF THE ELI FARRIS SURVEY, A-442
 SOUTHEAST CORNER OF PETE DALEO 20.00 ACRES
 VOL. 213, PG. 508, D.R.L.C, TX

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 5.317 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 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 5.317 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. 218083-3

LOT: 5.317 AC.***	BLOCK:	SECTION:	SUBDIVISION:
RECORDATION: ***	COUNTY: LIBERTY	STATE: TEXAS	SURVEY: ELI FARRIS SURVEY ABSTRACT 442
LENDER:	TITLE CO.:	GF NO.:	N/A

PURCHASER: JAKE PENNINGTON
 ADDRESS: 88 COUNTY ROAD 1051, DEVERS, TEXAS 77538

FLOOD ZONE INFORMATION: This lot DOES NOT lie in the 100 year flood plain and is in ZONE "X" according to the Federal Insurance Administration designated Flood Hazard Area by Community Panel No. 480418 06900 dated 01/19/2018.

FIELD WORK	NO.	DESCRIPTION	DATE
8/23/22-CW			
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 3

FIELD NOTES OF A TRACT OF LAND CONTAINING 5.317 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 5.317 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 Henry Freeman Survey, Abstract 452 of said county, the east line of said Abstract 442, the east line of said 15.00 acres, the west line of a 41.03 acre tract of land conveyed to Joe Herring recorded by deed in Volume 1677, Page 897 of the Official Public Records of said county 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 2380.11 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 an 8.52 acre tract of land called Tract 1 conveyed to Tommy Sayle and Judy Sayle recorded by deed in Volume 1819, Page 834 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 8.52 acres and the west line of said 15.00 acres together with 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, a distance of 456.30 feet to a 5/8" capped iron rod, set, for the **northwest corner** of the herein described tract;

Thence, South 89°32'24" East, over and across said 15.00 acres, at 457.38 feet pass a 5/8" capped iron rod, set, being the monumented west right-of-way line of said County Road 1051, in all a total distance of 507.57 feet to a point in the right-of-way of said County Road 1051, the east line of said Abstract 442, the west line of said Abstract 452, the east line of said 15.00 acres, the west line of said 41.03 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 452, the east line of said 15.00 acres and the west line of said 41.03 acres, a distance of 456.30 feet to the "**Point of Beginning**" and containing 5.317 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. 218083-3
Date: 08-30-2022
hh