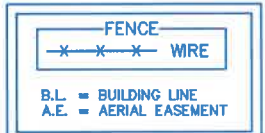


CEDAR PLACE
(70' R.O.W.)

COUNTY ROAD 356
(70' R.O.W.) (PLATTED AS MAGNOLIA BOULEVARD)

LEGEND

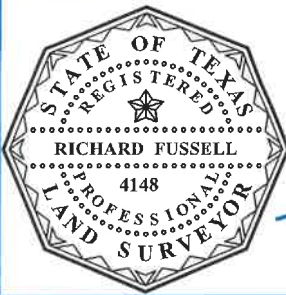


NOTES:

1. ALL BEARINGS SHOWN HEREON ARE REFERENCED TO THE SUBDIVISION PLAT NAMED BELOW, POINTS (A) AND (B) WERE HELD FOR HORIZONTAL CONTROL.
2. ABSTRACT INFORMATION FOR THE SUBJECT TRACT WAS PROVIDED BY THE TITLE INSURANCE COMPANY LISTED BELOW. SURVEYOR HAS NOT INDEPENDENTLY ABSTRACTED SUBJECT PROPERTY.
3. THIS SURVEY IS CERTIFIED TO THE TITLE INSURANCE COMPANY LISTED BELOW FOR THIS TRANSACTION ONLY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
4. ALL EASEMENTS AND BUILDING LINES SHOWN ARE PER THE RECORDED PLAT UNLESS OTHERWISE NOTED.
5. THERE ARE NO NATURAL DRAINAGE COURSES ON SUBJECT PROPERTY.
6. SUBJECT TO THE RESTRICTIVE COVENANTS AS LISTED IN SCHEDULE B OF THE TITLE COMMITMENT ISSUED ON 09-27-22, UNDER G.F. NO. 2200893SP.
7. EASEMENT AS RECORDED IN VOL. 838, PG. 115 AND VOL. 838, PG. 117 D.R.L.C. (DOES NOT APPLY TO SUBJECT PROPERTY).

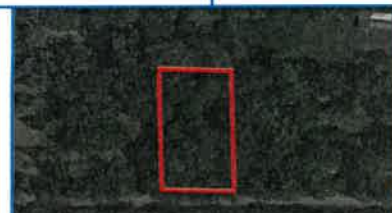
LEGAL DESCRIPTION: LOT 13-B, IN BLOCK 1, OF MAGNOLIA ESTATES, SECTION 2, A SUBDIVISION IN LIBERTY COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 9, PAGE 66 AND RE-FILES IN VOLUME 9, PAGE 88, OF THE MAP RECORDS OF LIBERTY COUNTY, TEXAS.

CLIENT: TEXAS LIBERTY HOLDINGS, LLC ADDRESS: COUNTY ROAD 356



SURVEYORS CERTIFICATE:
IN MY PROFESSIONAL OPINION, THIS PLAT REPRESENTS THE FACTS FOUND ON THE GROUND DURING THE COURSE OF A BOUNDARY SURVEY CONDUCTED UNDER MY SUPERVISION ON SEPTEMBER 29, 2022 AND THAT THIS PLAT SUBSTANTIALLY COMPLIES WITH THE CURRENT STANDARDS AS ADOPTED BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING; AND THAT THERE ARE NO ENCROACHMENTS OR PROTRUSIONS EXCEPT AS SHOWN.

Richard Fussell
RICHARD FUSSELL
RPLS# 4148



TITLE COMPANY:
UNIVERSITY TITLE COMPANY
832-234-2210
G.F. # 2200893SP ISSUE DATE: 08-27-22



Survey 1, Inc.
Your Land Survey Company

www.survey1inc.com
survey1@survey1inc.com
Firm Registration No. 100758-00
P.O. Box 2543 | Alvin, TX 77512
(281)393-1382 | Fax(281)393-1383

FIELD CREW: CD	TECH: WS	DATE: 10-03-22
DRAFTER: JB	FINAL CHECK: EF	JOB#: 9-117139-22