



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

April 23, 2021

STATE OF TEXAS
COUNTY OF *LIBERTY*

FIELD NOTES:

By: Ryan J. Fuselier, RPLS
For: Thomas Harwell and Dana Harwell
Reference Map: 21-TX-058
Land Title Survey Made For
Thomas Harwell and Dana Harwell
Date: 04/21/2021



Ryan J. Fuselier

TRACT-A:

7.49 ACRE TRACT:

A TRACT OR PARCEL OF LAND, MORE PARTICULARLY DESCRIBED AS TRACT-A, CONTAINING 7.49 ACRES OF LAND SITUATED IN THE STEPHEN NICHOLSON SURVEY, ABSTRACT NO. 90 AND DESCRIBED IN A GENERAL WARRANTY DEED RECORDED AS FILE NO. 2019013598 OF DEED RECORDS OF LIBERTY COUNTY, TEXAS. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FROM THE **POINT OF COMMENCEMENT**, BEING A POINT IN THE EAST MARGIN OF CR 301 NORTH FOR THE NORTHWEST CORNER OF A CALLED 26.04 ACRE TRACT AS RECORDED IN VOLUME: 1326, PAGE: 443 OF DEED RECORDS OF LIBERTY COUNTY, TX;

CONTINUE ALONG SAID MARGIN, SOUTH 12° 20' 39" EAST, A DISTANCE OF 279.66 TO A POINT, BEING THE **POINT OF BEGINNING**, FROM WHICH A FOUND ONE INCH IRON PIPE BEARS SOUTH 00° 06' 41" EAST, A DISTANCE OF 0.31 FEET;

THENCE LEAVING SAID MARGIN, NORTH 87° 33' 25" EAST, A DISTANCE OF 1,164.97 FEET TO A SET FIVE-EIGHT IRON ROD FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT FROM WHICH A CAPPED FIVE-EIGHT INCH IRON ROD BEARS NORTH 09° 06' 39" EAST, A DISTANCE OF 5.98 FEET;

THENCE, SOUTH 04° 30' 07" EAST, A DISTANCE OF 284.95 FEET TO A FOUND ONE INCH IRON PIPE FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;



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THENCE, SOUTH $87^{\circ} 33' 25''$ WEST, A DISTANCE OF 1,125.50 FEET TO A POINT IN THE EAST MARGIN OF COUNTY ROAD 301 NORTH FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT FROM WHICH A FOUND ONE INCH IRON PIPE BEARS NORTH $17^{\circ} 00' 34''$ WEST, A DISTANCE OF 0.54 FEET;

THENCE, ALONG SAID MARGIN NORTH $12^{\circ} 20' 40''$ WEST, A DISTANCE OF 289.07 FEET TO THE **POINT OF BEGINNING.**

SAID TRACT OR PARCEL CONTAINING 7.49 ACRES OF LAND.

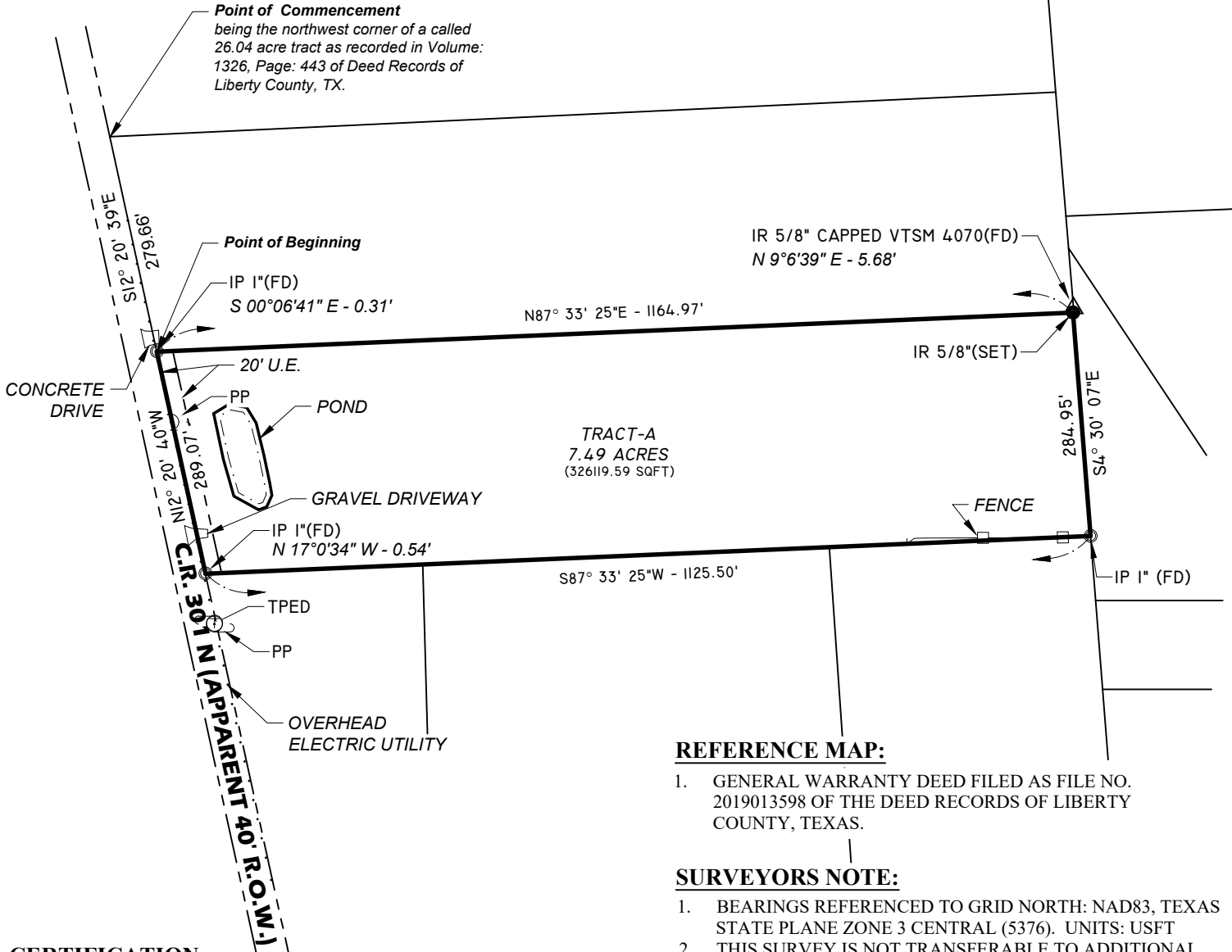
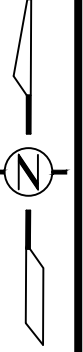
ALL BEARINGS ARE BASED ON GRID NORTH.

LEGEND:

- R.O.W RIGHT OF WAY
- B.L. BUILDING LINE
- U.E. UTILITY EASEMENT
- S.S.E. SANITARY SEWER EASEMENT
- STM.S.E. STORM SEWER EASEMENT
- W.L.E. WATER LINE EASEMENT
- U.E&A.E. UTILITY & AERIAL EASEMENT

STEPHEN NICHOLSON SURVEY ABSTRACT NO. 90

SCALE: 1" = 200'



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

REFERENCE MAP:

1. GENERAL WARRANTY DEED FILED AS FILE NO. 2019013598 OF THE DEED RECORDS OF LIBERTY 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. ALL EASEMENTS, SERVITUDES AND BUILDING LINES SHOWN AS PER TITLE COMMITMENT NO. 2021040126-CP, ISSUED APRIL 14, 2021 AT 12:00-AM AS PER STEWART TITLE GUARANTY COMPANY.
 - 3.1. SCHEDULE B ITEM J2 UNABLE TO BE PLATTED.
4. SURVEYOR HAS NOT INDEPENDENTLY ABSTRACTED PROPERTY.

LAND TITLE SURVEY MADE FOR
THOMAS HARWELL and DANA HARWELL
 A tract or parcel of land, more particularly described as
 Tract-A, containing 7.49 acres of land situated in the Stephen
 Nicholson Survey, Abstract No. 90 and described in a General
 Warranty Deed recorded as File No. 2019013598 of deed records
 of Liberty County, Texas

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

 FUSELIER SURVEYING + MAPPING RJ FUSELIER & ASSOCIATES LLC <small>FIRM REG. #: LA (VF 790), TX (10194363)</small>	PROJ. No.	21TX058			
	DETAILED:	LAB			
	DATE:	4/21/21			
	SHEET:	01			
		DATE		REVISION DESCRIPTION	BY