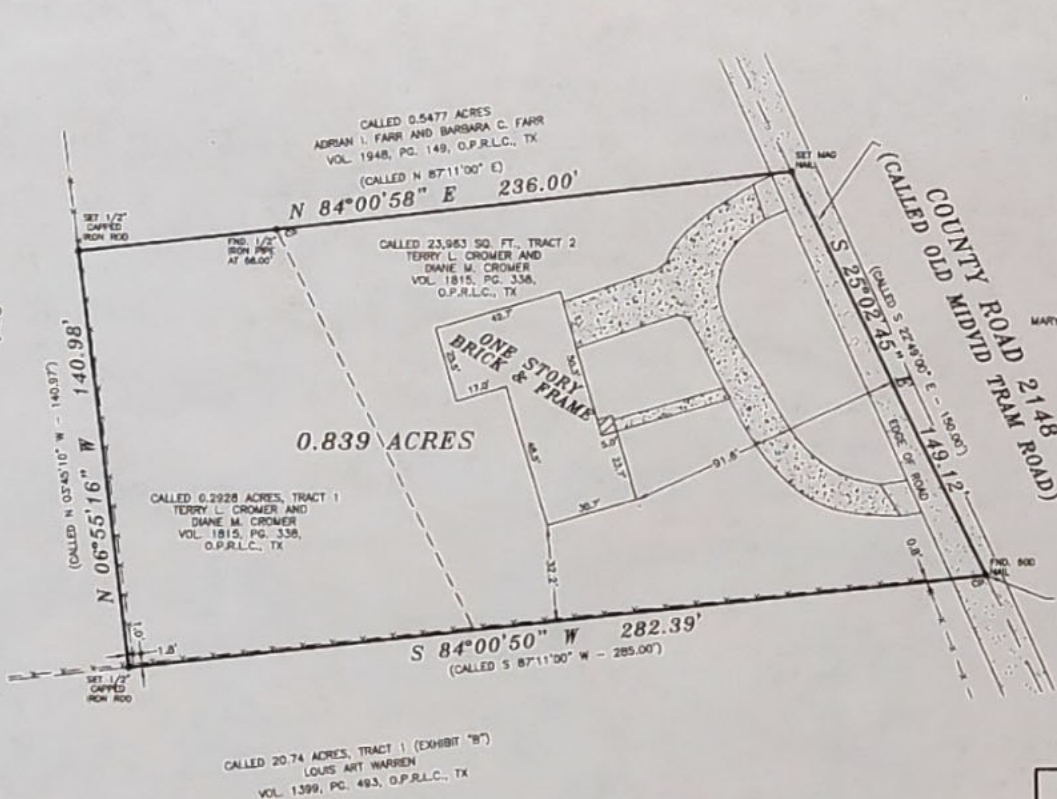


CALLED 16.336 ACRES
VINCENT WAYNE TOSTON AND
DEBORAH DENISE ANDERSON
L.C.C.F. NO.(S) 2017010037,
O.P.R.L.C., TX



LEGEND

- CP = CONTROL POINT
- L.C.C.F. NO.(S) = LIBERTY COUNTY CLERK'S FILE NUMBER'S
- O.P.R.L.C. = OFFICIAL PUBLIC RECORD OF LIBERTY COUNTY
- VOL. = VOLUME
- PG. = PAGE
- [Pattern] = COVERED
- [Pattern] = CONCRETE
- X- = WIRE FENCE

1" = 40'

0.839 ACRES

CALLED 20.74 ACRES, TRACT 1 (EXHIBIT "B")
LOUIS ART WARREN
VOL. 1399, PG. 493, O.P.R.L.C., TX

CALLED 36.027 ACRES
MARY ELIZABETH HOFFMAN, LIFE ESTATE
VOL. 1638, PG. 467,
O.P.R.L.C., TX

"POINT OF BEGINNING"

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 ENCHROACHMENTS 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 0.839 ACRES SITUATED IN THE J. F. DE RUMAYOR LEAGUE, ABSTRACT 103, LIBERTY COUNTY, TEXAS AND BEING ALL OF A CALLED 0.2928 ACRE TRACT OF LAND CALLED TRACT 1 AND ALL OF A CALLED 23,963 SQ. FT. TRACT OF LAND CALLED TRACT 2 CONVEYED TO TERRY L. CROMER AND DIANE M. CROMER RECORDED BY DEED IN VOLUME 1815, PAGE 338 OF THE OFFICIAL PUBLIC RECORDS OF LIBERTY COUNTY, TEXAS, SAID 0.839 ACRES BEING MORE PARTICULARLY DESCRIBED BY ATTACHED METES AND BOUNDS.



MIKE H. RUBAY, R.P.L.S. No. 4028, STATE OF TEXAS

NOTES:

1. THE BEARINGS ARE REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD83.
2. ALL SET 1/2" IRON RODS ARE CAPPED, MARKED H & H LAND.
3. 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 RECORDED.
4. ALL BUILDING LINES, EASEMENTS, BUILDING RESTRICTIONS (DEED RESTRICTIONS, ETC.) AND ZONING ORDINANCES, IF ANY, SHOULD BE VERIFIED BY BUILDER PRIOR TO PLANNING OR CONSTRUCTION.

H & H		PROFESSIONAL LAND SERVICES		P.O. Box 1674 Mont Belvieu, Tx 77580 (Office) 281 365-2087 (Fax) 281 365-5792 Firm No. 10052400 JOB NO. 222199	
LOT:	0.839 AC	BLOCK:		SECTION:	
RECORDATION:		COUNTY:	LIBERTY	STATE:	TEXAS
LENDER:		TITLE CO.:		BY NO.:	N/A
PURCHASER: OPM ACQUISITIONS					
ADDRESS: 555 COUNTY ROAD 2148, CLEVELAND, TEXAS 77527					
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. 480458 00790 dated 01/11/2016					
FIELD WORK NO. DATE					
6/28/22-CW					
DRAFTED BY					
6/30/22-HH					
CHECKED BY					
6/30/22-NE					
KEY MAP NO.					