

STATE OF TEXAS

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COUNTY OF LIBERTY

A TRACT OR PARCEL OF LAND CONTAINING 0.8464 ACRES, (36,867 SQUARE FEET), SITUATED IN THE JOSEPH FENNER SURVEY, ABSTRACT NUMBER 441, LIBERTY COUNTY, TEXAS, SAID 0.8464 ACRE TRACT OF LAND BEING THAT CERTAIN CALLED 0.84 ACRE TRACT OF LAND AS CONVEYED TO CYNTHIA LYNN WILSON CARTER BY INSTRUMENT RECORDED IN DOCUMENT NO. 2017018654 OF THE OFFICIAL PUBLIC RECORDS OF LIBERTY COUNTY, TEXAS, AND BEING DESCRIBED BY INSTRUMENT RECORDED IN VOLUME 514, PAGE 320, OF THE DEED RECORDS OF LIBERTY COUNTY, TEXAS, SAID 0.8464 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: (BEARING BASIS: VOLUME 514, PAGE 320, OF THE DEED RECORDS OF LIBERTY COUNTY, TEXAS).

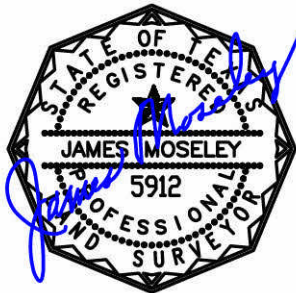
BEGINNING at a capped iron rod found on the west right-of-way line of FM 1010, (Plum Grove Road), for the southeast corner of that certain called 0.846 acre tract of land as conveyed to Hector M. Caballero and Teresa Mendoza Caballero by instrument recorded in Document No. 2019005059 of the Official Public Records of Liberty County, Texas, same being the northeast corner and the POINT OF BEGINNING of the herein described tract,

Thence, S 01°30'00" W, along the west right-of-way line of FM 1010, a distance of 125.00 feet to a 1" iron rod found for the northeast corner of that certain tract of land as conveyed to Yoni Martinez by instrument recorded in Document No. 2019034784 of the Official Public Records of Liberty County, Texas, same being the southeast corner of the herein described tract;

Thence, N 88°48'40" W, (Call N 89°45'00" W), along the common line of said Martinez Tract, a distance of 294.74 feet, (Call 293.64 feet), to a ½" iron pipe found on the east line of that certain called 4.995 acre tract of land as conveyed to Edward J. Barella and Marilyn M. Barella by instrument recorded in Volume 1734, Page 164, of the Deed Records of Liberty County, Texas, same being the southwest corner of the herein described tract;

Thence, N 01°18'27" E, (Call N 00°54'00" E), along the common line of said 4.995 Acre Tract, a distance of 125.00 feet to a 1" iron pipe found for the southwest corner of 0.846 Acre Tract, same being the northwest corner of the herein described tract;

Thence, S 88°48'40" E, (Call S 89°45'00" E), along the common line of said 0.846 Acre Tract, a distance of 295.15 feet, (Call 293.64 feet), to the POINT OF BEGINNING and containing 0.8464 acres or 36,867 square feet of land, more or less.



James E. Moseley  
Registered Professional Land Surveyor,  
No. 5912  
Job No. 21-04236  
June 11, 2021

See Drawing Attached

GF NO. HOU212412 BRPS TITLE  
 ADDRESS: 98 FM 1010 ROAD  
 CLEVELAND, TEXAS 77327  
 BORROWER: EDWARD BANOS

**0.8464 ACRE  
 SITUATED IN THE  
 JOSEPH FENNER SURVEY, A-441**  
 CITY OF CLEVELAND, LIBERTY COUNTY, TEXAS  
 (SEE ATTACHED METES AND BOUNDS DESCRIPTION)

NOTE: EASEMENT PER VOL. 696, PG. 142; VOL. 707, PG. 501; VOL. 707, PG. 509;  
 VOL. 707, PG. 504; VOL. 707, PG. 508; VOL. 723, PG. 188; VOL. 748, PG. 150;  
 VOL. 749, PG. 75; VOL. 755, VOL. 749, PG. 158; VOL. 778, PG. 704;  
 VOL. 779, PG. 836; VOL. 781, PG. 59 AND VOL. 78, PG. 481.

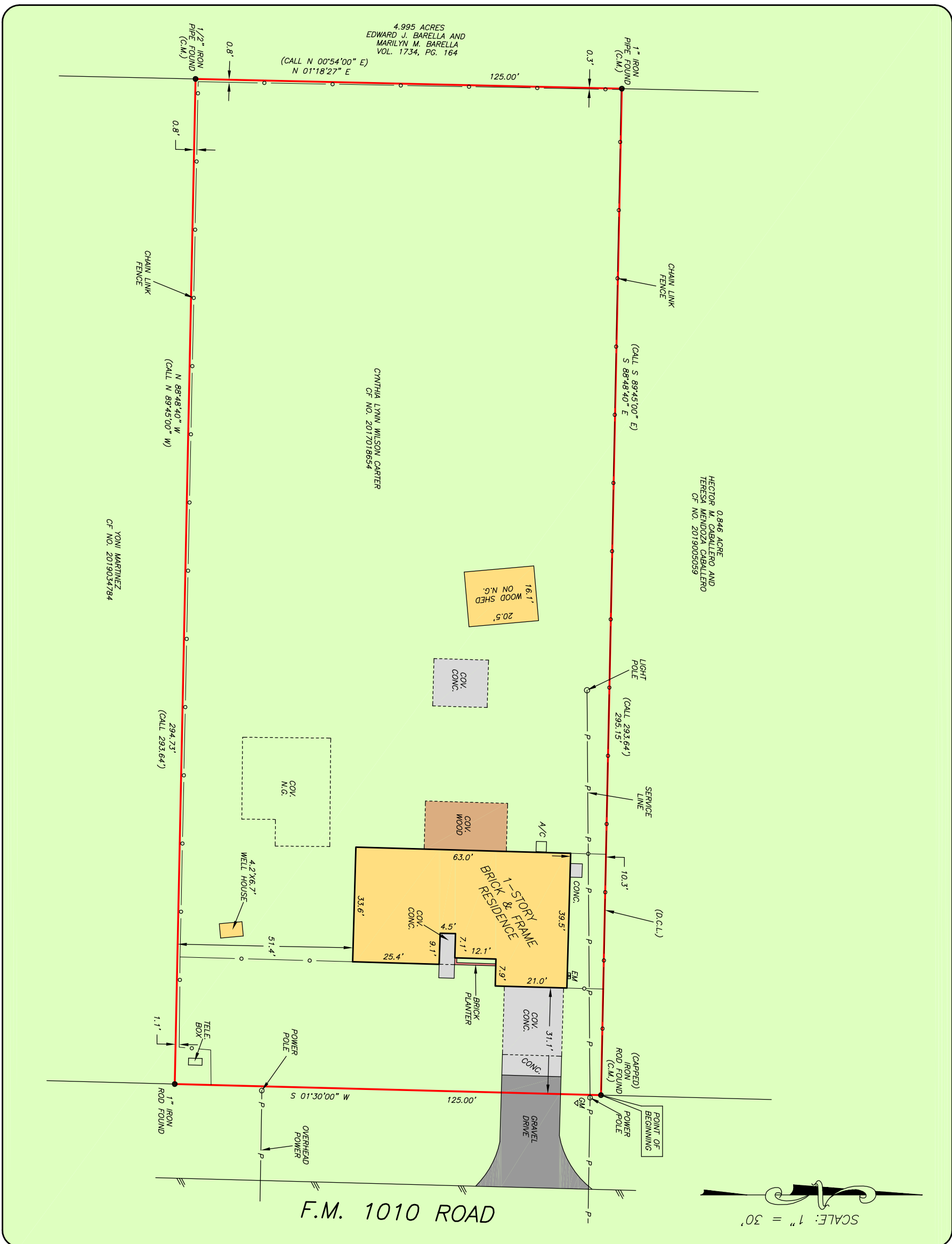
NOTE: EASEMENT PER VOL. 786, PG. 546; VOL. 789, PG. 153; VOL. 792, PG. 414;  
 VOL. 792, PG. 416; VOL. 792, PG. 418; VOL. 797, PG. 506; VOL. 820, PG. 599;  
 VOL. 820, PG. 781; VOL. 820, PG. 783; VOL. 822, PG. 847; VOL. 828, PG. 485;  
 VOL. 829, PG. 651; VOL. 829, PG. 653 AND VOL. 850, PG. 154.

NOTE: EASEMENT PER VOL. 867, PG. 382; VOL. 867, PG. 456; VOL. 885, PG. 614;  
 VOL. 964, PG. 233; VOL. 966, PG. 631; VOL. 968, PG. 796; VOL. 989, PG. 229;  
 VOL. 989, PG. 232; VOL. 1019, PG. 449; VOL. 1028, PG. 236; VOL. 1032, PG. 703;  
 VOL. 1032, PG. 708; VOL. 1038, PG. 818 AND VOL. 1209, PG. 500.

NOTE: EASEMENT PER VOL. 1402, PG. 660; VOL. 1443, PG. 303; VOL. 1445, PG. 150;  
 VOL. 1445, PG. 152; VOL. 1530, PG. 581; VOL. 1674, PG. 867; VOL. 1693, PG. 177;  
 VOL. 1693, PG. 181; VOL. 1772, PG. 380; VOL. 1772, PG. 384; VOL. 1853, PG. 143  
 AND VOL. 1888, PG. 551.

NOTE: SOUTHWESTERN BELL EASEMENT PER VOL. 712, PG. 528; VOL. 717, PG. 322;  
 VOL. 719, PG. 722; VOL. 931, PG. 719; VOL. 950, PG. 741; VOL. 952, PG. 805;  
 VOL. 952, PG. 811; VOL. 990, PG. 764; VOL. 1008, PG. 793; VOL. 1019, PG. 452  
 AND VOL. 1407, PG. 266.

NOTE: DRAINAGE EASEMENT PER VOL. 893, PG. 160 AND VOL. 1388, PG. 32.  
 NOTE: EASEMENT FOR BURIED EXCHANGE FACILITIES PER VOL. 795, PG. 593.



THIS PROPERTY DOES NOT LIE WITHIN THE  
 100 YEAR FLOOD PLAIN AS PER FIRM  
 MAP NO. 48291C 0130 C  
 MAP REVISION: 05/02/2008  
 ZONE X  
 BASED ONLY ON VISUAL EXAMINATION OF MAPS.  
 INACCURACIES OF FEMA MAPS PREVENT EXACT  
 DETERMINATION WITHOUT DETAILED FIELD STUDY.

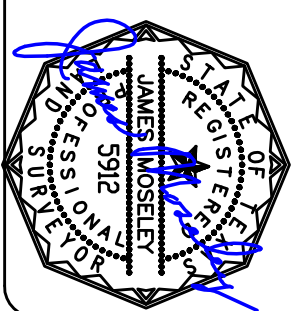
A SUBSURFACE INVESTIGATION  
 WAS BEYOND THE SCOPE OF THIS SURVEY

D.C.L. = DIRECTIONAL CONTROL LINE  
 RECORD BEARING: VOL. 514, PG. 320

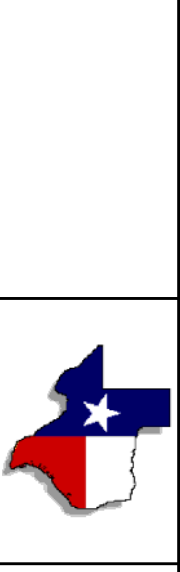
I HEREBY CERTIFY THAT THIS SURVEY WAS MADE  
 ON THE GROUND, THAT THIS PLAT CORRECTLY  
 REPRESENTS THE ACTS FOUND AT THE  
 REPRESENTS THE ACTS FOUND AT THE  
 ENCROACHMENTS APPARENT ON THE GROUND  
 EXCEPT AS SHOWN HEREON. THIS SURVEY IS  
 CERTIFIED FOR THIS TRANSACTION ONLY AND  
 ABSTRACTING TITLE PROVIDED IN THE ABOVE  
 REFERENCED TITLE COMMITMENT WAS RELIED  
 UPON IN PREPARATION OF THIS SURVEY.

JAMES E. MOSELEY  
 PROFESSIONAL LAND SURVEYOR  
 NO. 5912  
 JOB NO. 21-04236  
 JUNE 11, 2021

DRAWN BY: JB



**BRPS Title**  
 832-867-8026



**PRECISION**  
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