

F.J.C. SMILEY SURVEY  
ABSTRACT No. 345

CALLED 10.0000 ACRES  
L.C.C.F. No. 202201862

TRACT 4  
CALLED 3.98 ACRES  
L.C.C.F. No. 2004001504

TRACT 3  
CALLED 3.98 ACRES  
L.C.C.F. No. 2004005833

IND. 1/2" I.P. (DIST.)  
CONTROL MON.  
S 86°58' W - 7.2'

CALLED 22.5 ACRES  
VOL. 446, PG. 562 D.R.L.C.T.

IND. 3/8" I.P.  
IND. CAR SPRING  
N 112°29' W - 19.5'

TRACT 1  
CALLED 3.828 ACRES  
L.C.C.F. No. 2022012485

CALLED 6.4511 ACRES  
VOL. 1785, PG. 719 O.P.R.L.C.T.

TRACT 2  
CALLED 3.828 ACRES  
L.C.C.F. No. 2022012485

N 86°56'22" E 1035.00'  
(CALLED N 86°41'41" E)

IND. 3/8" I.P.  
CONTROL MON.  
IND. 3/8" I.P. (DIST.)  
S 09°52' W - 17.8'

3.85 ACRES  
TRACT 2  
CALLED 3.824 ACRES  
VOL. 1446, PG. 473 O.P.R.L.C.T.

IND. 1/2" I.P. (DIST.)  
CONTROL MON.  
IND. 5/8" I.P.  
CONTROL MON.  
S 86°53'59" W - 19.3'

TRACT 3  
CALLED 3.01 ACRES  
L.C.C.F. No. 2014005236

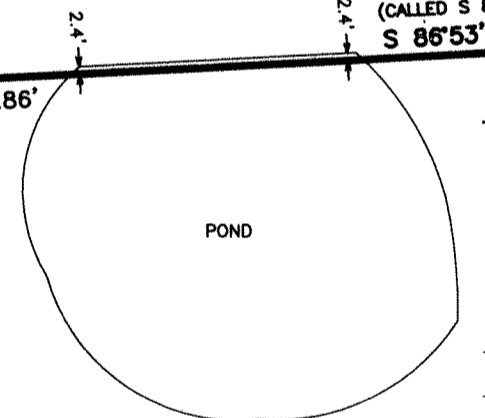
N 81°20'40" W 31.2040 N  
IND. 1/2" I.P. (DIST.)  
CONTROL MON.

(CALLED S 86°41'41" W - 1006.10')  
S 86°53'59" W 1008.28'

IND. 5/8" I.P.  
CONTROL MON.

CALLLED 1.00 ACRE  
L.C.C.F. No. 2019015752

P.O.B.  
IND. 1" I.P. (DIST.)  
CONTROL MON.



REMAINDER OF TRACT 1  
CALLED 10.8292 ACRES  
VOL. 1446, PG. 473 O.P.R.L.C.T.

TRACT 2  
CALLED 1.86 ACRES  
L.C.C.F. No. 2014005236

TRACT 1  
CALLED 2.18 ACRES  
L.C.C.F. No. 2014005236

GENERAL NOTES:

- 1) THE SURVEYOR HAS NOT ABSTRACTED THE SUBJECT PROPERTY.
- 2) BUILDING LINES, EASEMENTS, DEED RESTRICTIONS, AND OTHER MATTERS MAY AFFECT THIS TRACT.
- 3) BEARING STRUCTURE BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83, TEXAS CENTRAL ZONE.
- 4) RESEARCH PROVIDED BY: TITLE RESOURCES GUARANTY COMPANY, G.F. No. 3018923-00820.
- 5) THE SURVEYOR HAS RELIED ON INFORMATION PROVIDED BY THE TITLE COMPANY FOR ALL MATTERS OF RECORD.
- 6) THIS SURVEY IS NOT TO BE USED FOR ANY ON THE GROUND CONSTRUCTION PURPOSES. THE SURVEYOR HIGHLY RECOMMENDS THAT THE PROPERTY OWNERS BE RE-CLASSIFIED 24 HOURS PRIOR TO ANY CONSTRUCTION AND/OR PROPERTY CLEARING.
- 7) BUILDERS, ENGINEERS & ARCHITECTS SHOULD VERIFY ALL EASEMENTS, BUILDING LINES, DEED RESTRICTIONS, ZONING ORDINANCES AND OTHER RELATED MATTERS, IF ANY, THAT MAY AFFECT THE SUBJECT PROPERTY, BEFORE STARTING CONSTRUCTION.
- 8) THIS SURVEY IS CERTIFIED FOR THIS TRANSACTION ONLY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS, SUBSEQUENT OWNERS OR OTHER PARTIES.

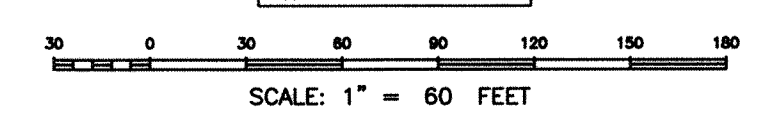
CALLLED 6.453 ACRES  
L.C.C.F. No. 2018005345

LINE	DISTANCE	BEARING
L1	24.00'	S 03°03'38" E
CALLLED		S 00°18'19" E
L2	142.18'	S 07°26'22" W
CALLLED	142.87'	S 10°11'41" W

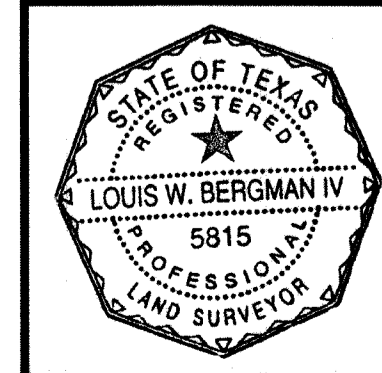
**FLOOD ZONE**  
(FOR INFORMATIONAL PURPOSES ONLY)  
THE SUBJECT PROPERTY APPEARS TO BE IN ZONE "X" ACCORDING TO AN INTERPRETATION OF F.I.R.M. MAP NO. 48291C000500, DATED 1-19-2018.  
THE SURVEYOR HAS MADE NO REPRESENTATIONS AS TO WHETHER OR NOT THE SUBJECT PROPERTY WILL FLOOD AND RECOMMENDS THAT THE LOCAL FLOOD PLAN ADMINISTRATOR BE CONTACTED PRIOR TO USE OF THIS FLOOD INFORMATION FOR PROPERTY PURCHASE OR CONSTRUCTION.

P.O.C.  
IND. 1" I.P.  
NORTHWEST CORNER  
CALLED 7.387 ACRES  
L.C.C.F. No. 2017014355

**SYMBOL LEGEND**  
 = POWER POLE  
 = TELEPHONE BOX  
 = OVERHEAD ELECTRIC  
 = FENCE



SURVEY PREPARED FOR: HOUZE BUYERS, LLC  
DESCRIPTION OF PROPERTY: 1008 COUNTY ROAD 2192, CLEVELAND, TX 77327  
3.85 ACRES, BEING THE SAME CALLED 3.8624 ACRE TRACT, CALLED TRACT 2 AS RECORDED IN VOLUME 1446, PAGE 473 OFFICIAL PUBLIC RECORDS LIBERTY COUNTY, TEXAS & SITUATED IN THE F.J.C. SMILEY SURVEY, A-345, LIBERTY COUNTY, TEXAS.



I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, AND BELIEF, AS SURVEYED ON THE GROUND, APRIL 14, 2023.  
  
 LOUIS W. BERGMAN IV  
R.P.L.S. NO. 5815

**HUMBLE SURVEYING COMPANY**  
709 South Washington Avenue Suite B  
Cleveland, TX 77327  
(281) 448-0118 Fax: (281) 562-7136  
TBPELS Form No. 10114600  
Copyright © 2020 All Rights Reserved  
File Name: 23-087.dwg  
Scale: 1" = 60' Date: 4-28-2023  
Drawn by: FG Surveyed by: EE-JP

# HUMBLE SURVEYING COMPANY

709 South Washington Avenue, Suite B  
Cleveland, Texas 77327  
Phone: (281) 446-0118 Fax: (281) 592-7136  
TBPELS Firm No. 10114600

## LEGAL DESCRIPTION

### 3.85 ACRE TRACT

BEING ALL THAT CERTAIN TRACT OR PARCEL OF LAND CONTAINING 3.85 ACRES SITUATED IN THE F.J.C. SMILEY SURVEY, ABSTRACT No. 345, LIBERTY COUNTY, TEXAS, AND BEING THE SAME CALLED 3.8624 ACRE TRACT, CALLED TRACT 2 AS RECORDED IN VOLUME 1446, PAGE 473, OFFICIAL PUBLIC RECORDS LIBERTY COUNTY, TEXAS (O.P.R.L.C.T.); SAID 3.85 ACRE TRACT BEING MORE PARTICULARLY DECRIBED BY METES AND BOUNDS AS FOLLOWS, TO-WIT:

COMMENCING at a 1-inch iron pipe found for the southwest corner of a called 10.6262 acre tract, called Tract 1 as recorded in Volume 1446, Page 473, O.P.R.L.C.T., same being the northwest corner of a called 7.397 acre tract as recorded in L.C.C.F. No. 2017014355;

THENCE North 04 degrees 02 minutes 03 seconds West, a distance of 470.44 feet with the east line of a called 6.463 acre tract as recorded in Liberty County Clerk's File (L.C.C.F.) No. 2018005245 and a called 6.4511 acre tract as recorded in Volume 980, Page 196, Deed Records Liberty County, Texas (D.R.L.C.T.), same being the west line of said 10.6262 acre tract to a 1-inch disturbed iron pipe for the northwest corner of said 10.6262 acre tract, same being the southwest corner and **POINT OF BEGINNING** of this herein described tract;

THENCE North 04 degrees 02 minutes 16 seconds West, a distance of 164.52 feet (called North 01 degrees 34 minutes 23 seconds East) with the east line of said 6.4511 acre tract as recorded in Volume 980, Page 196, D.R.L.C.T. and a called 6.4511 acre tract as recorded in Volume 1785, Page 719, O.P.R.L.C.T. to a 3/8 inch iron rod found for the northwest corner of this herein described tract, from which a 3/8 inch disturbed iron rod bears: South 05 degrees 52 minutes West, a distance of 17.8 feet;

THENCE North 86 degrees 56 minutes 22 seconds East, a distance of 1035.00 feet (called North 89 degrees 41 minutes 41 seconds East) with the south line of a called 3.926 acre tract, called Tract 2 as recorded in L.C.C.F. No. 2022012485 to a pk nail set in County Road No. 2192, also known as Little Flock Road for the northeast corner of this herein described tract;


THENCE South 03 degrees 03 minutes 38 seconds East, a distance of 24.00 feet (called South 00 degrees 18 minutes 19 seconds East) with said County Road No. 2192, same being the west line of a called 22.5 acre tract as recorded in Volume 448, Page 592, D.R.L.C.T. to a pk nail set in said County Road No. 2192 for an angle point in the east line of this herein described tract;

THENCE South 07 degrees 26 minutes 22 seconds West, a distance of 142.18 feet (called South 10 degrees 11 minutes 41 seconds West, a distance of 142.87 feet) with said County Road No. 2192, same being the west line of a called 3.01 acre tract, called Tract 3 as recorded in L.C.C.F. No. 2014005236 to a 1/2 inch bolt found in said County Road No. 2192 for the southeast corner of this herein described tract, from which a 5/8 inch iron rod found for the northeast corner of a called 1.00 acre tract as recorded in L.C.C.F. No. 2019015752 bears: South 86 degrees 53 minutes 59 seconds West, a distance of 19.3 feet;

THENCE South 86 degrees 53 minutes 59 seconds West, at a distance of 330.42 feet passing a 5/8 inch iron rod found for the northwest corner of said 1.00 acre tract and continuing for a total distance of 1006.28 feet (called South 89 degrees 41 minutes 41 seconds West, a distance of 1006.10 feet) with the north line of said 10.6262 acre tract to the **POINT OF BEGINNING** and containing 3.85 acres.

BEARING STRUCTURE BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83, TEXAS CENTRAL ZONE.

I hereby certify this metes and bounds is true and correct to the best of my knowledge, and belief, as surveyed on the ground, April 14, 2023.

  
\_\_\_\_\_  
Louis W. Bergman, IV  
R.P.L.S. No. 5815  
23-087

