

NOTES:

- THIS SURVEY IS BEING PROVIDED SOLELY FOR THE USE OF THE CURRENT PARTIES AND NO LICENSE HAS BEEN CREATED, EXPRESSED OR IMPLIED, TO COPY THE SURVEY EXCEPT AS IS NECESSARY IN CONJUNCTION WITH THE ORIGINAL TRANSACTION.
- 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.
- ALL BUILDING LINES, EASEMENTS, BUILDING RESTRICTIONS (DEED RESTRICTIONS, ETC.) AND ZONING ORDINANCES, IF ANY, SHOULD BE VERIFIED BY BUILDER PRIOR TO PLANNING OR CONSTRUCTION.
- METAL BUILDING AND CONCRETE SLABS OVER PROPERTY LINE AS SHOWN.

PROFESSIONAL LAND SERVICES
P.O. Box 1974
Mont Belvieu, TX 77580
(Office) 281 385-2087 (Fax) 281 385-5792
FIRM NO. 10052400 JOB NO. 202599

RECORDATION: LOT: 111.58 AC. ** **
BLOCK: ** **
SECTION: ** **
COUNTY: LIBERTY
STATE: TEXAS
SURVEY: VICTOR BLANCHETTE SURVEY ABSTRACT 142
TITLE CO.: ** **
GF NO.: N/A

LENDER: PURCHASER: CHRISTINA MANN
ADDRESS: 156 PRIVATE ROAD 4019A, DAYTON, TEXAS 77535

FLOOD ZONE INFORMATION: This lot PARTIALLY lies in the 100 year flood plain and is in ZONE "AE" & "X" according to the Federal Insurance Administration designated Flood Hazard Area by Community Panel No. 4804280600 dated 01/19/2018.

FLOOD ZONE DETERMINED BY GRAPHIC PLOTTING ONLY. FLOOD INFORMATION PROVIDED HEREON IS BASED ON SOLING THE LOCATION TO THE SUBJECT TRACT ON THE FLOOD INSURANCE RATE MAPS. THE INFORMATION SHOULD BE USED TO DETERMINE FLOOD INSURANCE RATES ONLY AND IS NOT INTENDED TO IDENTIFY SPECIFIC FLOOD CONDITIONS. WE DO NOT ASSUME RESPONSIBILITY FOR EXACT DETERMINATION.

FIELD WORK	NO.	DESCRIPTION	DATE
DRAFTED BY	04/17/25-CW		
CHECKED BY	04/26/25-H		
KEEP MAP NO.	04/26/25-ME		

LEGEND

CP = CONTROL POINT
B.B.D.C.L. = BEARING BASIS DIRECTIONAL CONTROL LINE
[Symbol] = COVERED
[Symbol] = CONCRETE
L.C.C.F. NO.(S) = LIBERTY COUNTY CLERK'S FILE NUMBER'S
O.P.R.L.C. = OFFICIAL PUBLIC RECORD OF LIBERTY COUNTY
D.R.L.C. = DEED RECORDS OF LIBERTY COUNTY
VOL. = VOLUME
PG. = PAGE

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 ENCROACHMENTS 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 1.113 ACRES SITUATED IN THE VICTOR BLANCHETTE SURVEY, ABSTRACT 142, LIBERTY COUNTY, TEXAS AND BEING THE SAME TRACT OF LAND CONVEYED TO CHRISTINA MARIE MANN RECORDED BY DEED IN LIBERTY COUNTY CLERK'S FILE NO.(S) 2016015234 OF THE OFFICIAL PUBLIC RECORDS OF LIBERTY COUNTY, TEXAS. SAID 1.113 ACRES BEING MORE PARTICULARLY DESCRIBED BY ATTACHED METES AND BOUNDS.

REGISTERED PROFESSIONAL LAND SURVEYOR
2907
MIKE H. RUBEY

MIKE H. RUBEY, R.P.L.S. NO. 2907, STATE OF TEXAS

"POINT OF BEGINNING"

1" = 30'

LEGEND

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“EXHIBIT A”

FIELD NOTES OF A 1.113 ACRE TRACT OF LAND SITUATED IN THE VICTOR BLANCHETTE SURVEY, ABSTRACT 142, LIBERTY COUNTY, TEXAS AND BEING THE SAME TRACT OF LAND CONVEYED TO CHRISTINA MARIE MANN RECORDED BY DEED IN LIBERTY COUNTY CLERK’ FILE NO.(S) 2016015234 OF THE OFFICIAL PUBLIC RECORDS OF LIBERTY COUNTY, TEXAS. SAID 1.113 ACRE BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

NOTE: THE MONUMENTS FOUND AND THE CALLED BEARING IN THE EAST RIGHT-OF-WAY LINE OF A 35 FOOT INGRESS AND EGRESS EASEMENT AS RECORDED IN VOLUME 1644, PAGE 110 OF THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY AND LIBERTY COUNTY CLERK’ FILE NO.(S) 2011000372 OF THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY, ALSO KNOWN AS PRIVATE ROAD 4019A (A.K.A. HAMILTON PLACE) AND THE WEST LINE OF SAID 1.113 ACRES WERE USED FOR THE BEARING BASIS DIRECTIONAL CONTROL LINE.

BEGINNING at a 5/8” iron rod, found, in the northeast right-of-way corner of said Private Road 4019A (a.k.a. Hamilton Place), the south line of a 8.1254 acre tract of land conveyed to Aspect Energy, LLC recorded by deed in Liberty County Clerk’s File No.(s) 2018002540 of the Official Public Records of said County and for the **northwest corner** of the herein described tract, from which a 5/8” iron rod, found, being the northwest right-of-way corner of said Private Road 4019A bears South 86°20’37” West, a distance of 35.02 feet;

THENCE, North 86°20’37” East, along the south line of said 8.1254 acres together with an interior line of a 111.580 acre tract of land conveyed to the USA recorded by deed in Volume 666, Page 56 of the Deed Records of said County, a distance of 235.02 feet to a ½” iron rod (spinner), found, being an angle corner in the west line of said 111.580 acres and for an **angle corner** in the north line of the herein described tract, from which a ½” capped iron rod marked Chandler, found, bears South 82°00’27” East, a distance of 1.35 feet;

THENCE, S 69°59’05” East, along the west line of said 111.580 acres, a distance of 88.05 feet to a 5/8” iron rod, found, being an angle corner in the west line of said 111.580 acres and for the **northeast corner** of the herein described tract;


THENCE, South 05°42’17” East, along the west line of said 111.580 acres, at a distance of 78.76 feet pass a ¾” iron rod, found, for reference, in all a total distance of 107.62 feet to a ½” capped iron rod marked Chandler, found, being the northeast corner of a 1.010 acre tract of land conveyed to Miriam Favela recorded by deed in Liberty County Clerk’s File No.(s) 2004005576 of the Official Public Records of said county and for the **southeast corner** of the herein described tract;

THENCE, South 80°20’58” West, along the north line of said 1.010 acres, a distance of 312.26 feet to a ½” capped iron rod marked Chandler, found, in the east right-of-way line of said Private Road 4019A, the northwest corner of said 1.010 acres and for the **southwest corner** of the herein described tract;

THENCE, North 06°34’39” West, along the east right-of-way line of said Private Road 4019A, at a distance of 51.00 feet pass a 5/8” iron rod, found, for reference, at a distance of 113.49 feet pass a 5/8” iron rod, found, for reference, in all a total distance of 175.74 feet to the **“Point of Beginning”** and containing 1.113 acres of land, more or less.

Surveyed: April 17, 2023

I, Mike H. Rubaiy, Registered Professional Land Surveyor No. 2907, do hereby certify that the foregoing field notes were prepared from a survey made on the ground under my supervision on the date shown and that all lines, boundaries and landmarks are accurately described therein.


Mike H. Rubaiy
R.P.L.S. No. 2907



Job No. 203399
Date: 04-26-2023
hh