

**LEGEND:**

CP = CONTROL POINT  
B.B.D.C.L. = BEARING BASED DIRECTIONAL CONTROL LINE  
W.M. = WATER METER  
P.P. = POWER POLE  
D/W = DRIVEWAY  
R.O.W. = RIGHT-OF-WAY  
O.P.R.L.C. = OFFICIAL PUBLIC RECORD OF LIBERTY COUNTY  
D.R.L.C. = DEED RECORDS OF LIBERTY COUNTY  
VOL. = VOLUME  
PG. = PAGE  
1/2" IRON ROD, FOUND  
P.N. = P.N. NAIL FOUND  
P.P. = POWER POLE  
--- = OVERHEAD POWER LINE  
- - - = BARE WIRE FENCE


\*\* BEING 1.2306 ACRES SITUATED IN THE THOMAS MURPHY SURVEY, ABSTRACT 315, LIBERTY COUNTY, TEXAS AND BEING THAT SAME TRACT OF LAND CALLED TRACT 1 CONVEYED TO TONYA JANEE SELLY RECORDED BY DEED IN LIBERTY COUNTY CLERK'S FILE NO.(S) 2010000115 OF THE OFFICIAL PUBLIC RECORDS OF LIBERTY COUNTY, TEXAS, SAID 1.2306 ACRES BEING MORE PARTICULARLY DESCRIBED BY ATTACHED METES AND BOUNDS.

NOTES:  
1. 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.


OF NO.: N/A

LOT: **	BLOCK:	SECTION:	SUBDIVISION:	This lot is <u>UNZONED</u> in the 100 year flood plain and is in <u>ZONE "X"</u> as located by Federal Insurance Administration designated Flood Hazard Area by Community Panel No. <u>480458 01758</u> dated <u>05-02-2008</u>
RECORDATION: **	COUNTY: LIBERTY	STATE: TEXAS	SURVEY: THOMAS MURPHY SURVEY ABSTRACT 315	JOB NO. 2022541
LENDER:	TITLE CO.:			
PURCHASER: TONYA LOWE ADDRESS: 9623 CR. 2058, HILL, TEXAS 77564				

FIELD WORK 12/10/12	<p>I HEREBY DECLARE THAT THIS PLAT WAS MADE FROM AN ACTUAL SURVEY ON THE GROUND BY ME &amp; MY 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.</p> <p>FLOOD ZONE DETERMINED BY GRAPHIC PLOTTING ONLY. FLOOD INFORMATION PROVIDED HEREON IS BASED ON SINKING THE LOCATION TO THE SUBJECT TRACT ON THE FLOOD INSURANCE RATE MAPS. THE INFORMATION SHOULD BE USED DETERMINE FLOOD INSURANCE RATES ONLY AND IS NOT INTENDED TO IDENTIFY SPECIFIC FLOODING CONDITIONS. WE DO NOT ASSUME RESPONSIBILITY FOR EXACT DETERMINATION.</p>
DRAFTED BY 12/12/12+HM	
CHECKED BY 12/12/12+HM	
KEY MAP NO. L.C.	
REVISIONS	



**PROFESSIONAL LAND SERVICES**  
P. O. Box 1974  
Mont Belvieu, TX 77580  
(Office) 281 385-2087 (Fax) 281 385-5792



STATE OF TEXAS  
REGISTERED SURVEYOR  
HOWARD L. MARTIN  
SURVEYOR REGISTRATION

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"Exhibit A"

FIELD NOTES OF A 1.2306 ACRE TRACT OF LAND SITUATED IN THE THOMAS MURPHY SURVEY, ABSTRACT 315, LIBERTY COUNTY, TEXAS AND BEING THE SAME TRACT OF LAND CALLED TRACT 1 CONVEYED TO TONYA STELLY RECORDED BY DEED IN LIBERTY COUNTY CLERK'S FILE NO.(S) 2010000115 OF THE OFFICIAL PUBLIC RECORDS OF LIBERTY COUNTY, TEXAS. SAID 1.2306 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

NOTE: THE CALLED BEARING AND THE MONUMENTS FOUND IN THE EAST LINE OF SAID 1.2306 ACRES WERE USED FOR THE BEARING BASIS DIRECTIONAL CONTROL LINE.

**COMMENCING** at a 1 ½" iron pipe, found, in the east right-of-way line of County Road 2058 (A.K.A. Tanner Road), being the southwest corner of a portion of a 99.3 acre tract lying east of the road, known as Tract 3, conveyed to Joe Carrol Williamson recorded by deed in Volume 1109, Page 735 of the Official Public Records of said county; **THENCE**, North 14°48'14" East, along the east right-of-way of said road, a distance of 699.25 feet to a ½" iron rod, found, the north line of a 1.684 acre tract of land called Tract 2 conveyed to Tonya Stelly recorded by deed in Liberty County Clerk's File No.(s)2010000115 of the Official Public Records of said county and the south line of the herein described tract; **THENCE**, North 88°43'08" West, a distance of 26.10 feet to a P.K. found, found, in the centerline of said road being the northwest corner of said 1.684 acres and for the "**Point of Beginning**" and the **southwest corner** of the herein described tract;

**THENCE**, North 15°16'41" East, along the centerline of said road, a distance of 243.45 feet to a P.K. nail, found, being the southwest corner of a 3.00 acres tract of land conveyed to Cody S. Ray recorded by deed in Liberty County Clerk's File No.(s)2010000115 of the Official Public Records of said county and for the **northwest corner** of the herein described tract;

**THENCE**, South 78°53'41" East, along the south line of said 3.00 acres, at a distance of 25.39 feet pass a ½ inch iron rod, found, in the east right-of-way of said road, in all a total distance of 224.69 feet to a ½ inch iron rod, found, being an exterior corner in the north line of said 1.684 acres and for the **northeast corner** of the herein described tract;

**THENCE**, South 05°25'00" West, along an interior line of said 1.684 acres, a distance of 198.40 feet to a ½ inch iron rod, found, being an interior corner in the north line of said 1.684 acres and for the **southeast corner** of the herein described tract;

**THENCE**, North 88°43'08" West, along the north line of said 1.684 acres, a distance of 266.08 feet to the **Point of Beginning** and containing 1.2306 acres of land of which 0.1402 acres lies within said road right-of-way.

Surveyed: December 10, 2012

I, Howard L. Martin, Registered Professional Land Surveyor No. 4078, do hereby certify that the foregoing field notes were prepared from a survey made on the ground by me on the date shown and that all lines, boundaries and landmarks are accurately described therein.

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Howard L. Martin  
R.P.L.S. No. 4078

Job No. 202254-1  
Date: 12/12/12  
hh