

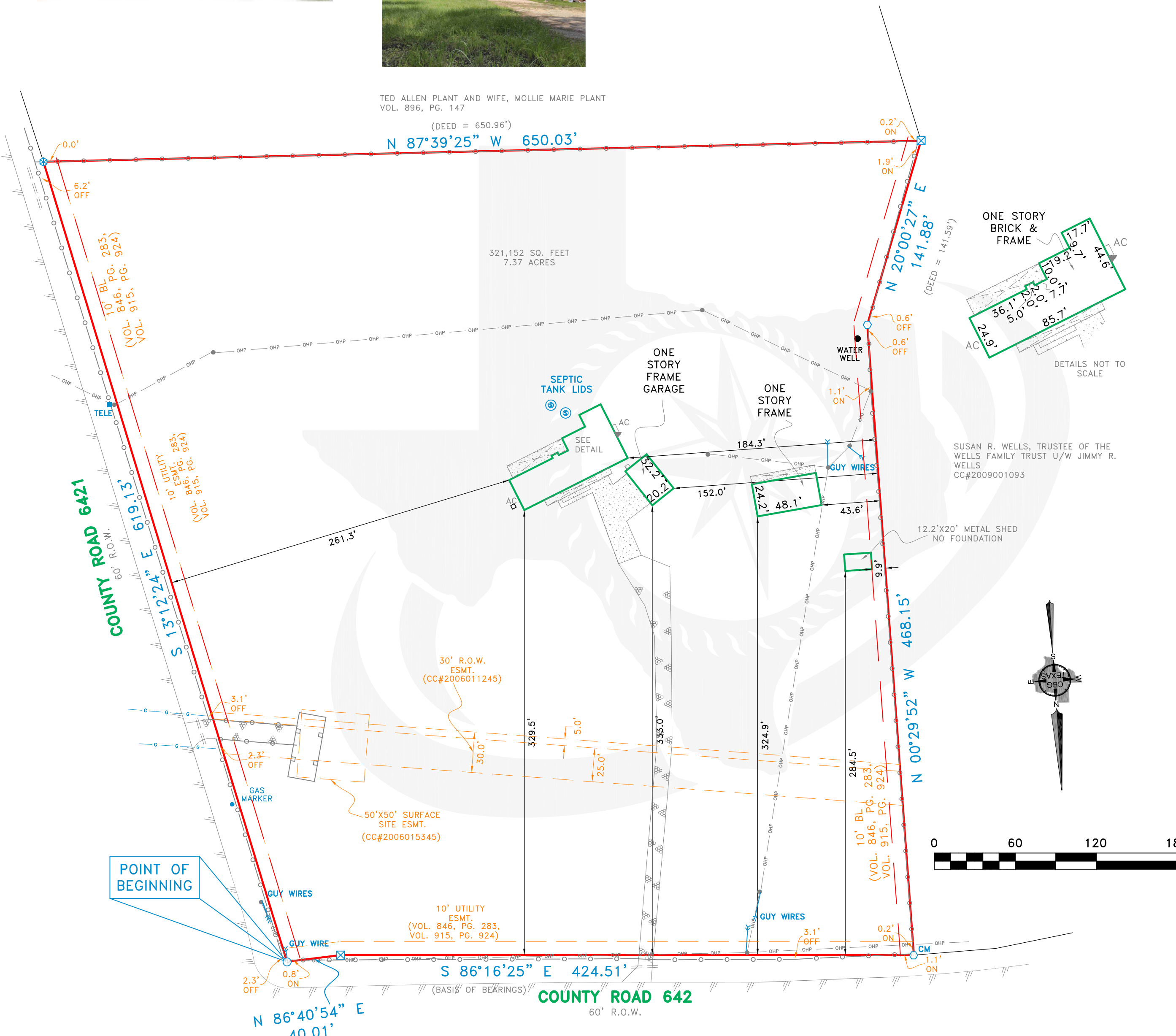


TED ALLEN PLANT AND WIFE, MOLLIE MARIE PLANT
VOL. 896, PG. 147

(DEED = 650.96')

N 87°39'25" W 650.03'

321,152 SQ. FEET
7.37 ACRES



431 County Road 642

Being a certain tract of land situated in the Reason Green League, Abstract Number 43, Liberty County, Texas, same being that tract of land conveyed to Donna Christine Poindexter and John Daniel Willis, by deed recorded in County Clerk's File Number 2019013755, Official Public Records of Liberty County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found for corner, said corner being along the South line of County Road 642 (60 foot right-of-way) and being along the West line of County Road 6421 (60 foot right-of-way);

THENCE South 13 degrees 12 minutes 24 seconds East, along the West line of said County Road 6421, a distance of 619.13 feet to a 5/8 inch iron rod found for corner, said corner being the Northeast corner of that tract of land conveyed to Ted Allen Plant and wife, Mollie Marie Plant, by deed recorded in Volume 896, Page 147, Deed Records of Liberty County, Texas;

THENCE North 87 degrees 39 minutes 25 seconds West, along the North line of said Plant tract, a distance of 650.03 feet to a 3/4 inch iron rod found for corner, said corner being along the Southeast line of that tract of land conveyed to Susan R. Wells, Trustee of the Wells Family Trust u/w Jimmy R. Wells, by deed recorded in County Clerk's File Number 2009001093, Official Public Records of Liberty County, Texas;

THENCE North 20 degrees 00 minutes 27 seconds East, along the Southeast line of said Wells tract, a distance of 141.88 feet to a 3/8 inch iron rod found for corner;

THENCE North 00 degrees 29 minutes 52 seconds West, along the East line of said Wells tract, a distance of 468.15 feet to a 3/8 inch iron rod found for corner, said corner being along the South line of said County Road 642;

THENCE South 86 degrees 16 minutes 25 seconds East, along the South line of said County Road 642, a distance of 424.51 feet to a 3/4 inch iron rod found for corner;

THENCE North 86 degrees 40 minutes 54 seconds East, along the South line of said County Road 642, a distance of 40.01 feet to the POINT OF BEGINNING and containing 321,152 square feet or 7.37 acres of land.

SURVEYOR'S CERTIFICATE

The undersigned Registered Professional Land Surveyor C.N. Fauquier hereby certifies to John Daniel Willis and Christine Poindexter, Sun West Mortgage Company and Superior Title Company, in connection with the transaction described in G.F. No. 19075693 that, (a) this survey and the property description set forth hereon were prepared from an actual on-the-ground survey; (b) such survey was conducted by the Surveyor, or under his direction; (c) all monuments shown hereon actually existed on the date of the survey, and the location, size and type of material thereof are correctly shown; Use of this survey by any other parties and/or for other purposes shall be at User's own risk and any loss resulting from other use shall not be the responsibility of the undersigned. The plat hereon is a correct and accurate representation of the property lines and dimensions as are indicated; location and type of buildings are as shown; and EXCEPT AS SHOWN, all improvements are located within the boundaries the distances indicated and there are no visible and apparent encroachments or protrusions on the ground.

Executed this 31st day of July, 2019

C.N. Fauquier
C.N. Fauquier
Registered Professional Land Surveyor No. 4372



ACCEPTED BY: _____ SIGNATURE _____ DATE _____ SIGNATURE _____ DATE _____

NOTE: PROPERTY SUBJECT TO TERMS, CONDITIONS, AND EASEMENTS CONTAINED IN INSTRUMENTS RECORDED IN VOL. 846, PG. 283, VOL. 915, PG. 924, VOL. 735, PG. 293, FILE NO. 2006011245, VOL. 588, PG. 319

NOTES: BEARINGS ARE BASED ON DEED RECORDED IN FILE NO. 2019013755. EASEMENTS AND BUILDING LINES ARE BY RECORDED PLAT UNLESS OTHERWISE NOTED.

REVISIONS		
DATE	BY	NOTES

NOTE: According to the F.I.R.M. in Map No. 48291C0450D, this property does lie in Zone X and DOES NOT lie within the 100 year flood zone.

<ul style="list-style-type: none"> CM CONTROLLING MONUMENT 1/2" IRON ROD FOUND 1/2" IRON ROD SET 3/8" IRON ROD FOUND FENCE POST CORNER 3/4" IRON ROD FOUND 5/8" ROD FOUND UNDERGROUND ELECTRIC OVERHEAD ELECTRIC POWER POLE GRAVEL/ROCK ROAD OR DRIVE 	<ul style="list-style-type: none"> PE - POOL EQUIPMENT COLUMN AC - AIR CONDITIONING FIRE HYDRANT OES - OES OHP - OHP POINT FOR CORNER 	<ul style="list-style-type: none"> ASPHALT PAVING CHAIN LINK FENCE WOOD FENCE 0.5" WIDE TYPICAL BARBED WIRE IRON FENCE PIPE FENCE COVERED PORCH, DECK OR CARPORT OVERHEAD ELECTRIC SERVICE OVERHEAD POWER LINE CONCRETE PAVING DOUBLE SIDED WOOD FENCE
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SCALE	DATE	JOB NO.	G.F. NO.	DRAWN
1" = 60'	07/31/19	1914839	19075693	SN

METES AND BOUNDS
REASON GREEN LEAGUE ABST NO 43
LIBERTY COUNTY, TEXAS
431 COUNTY ROAD 642