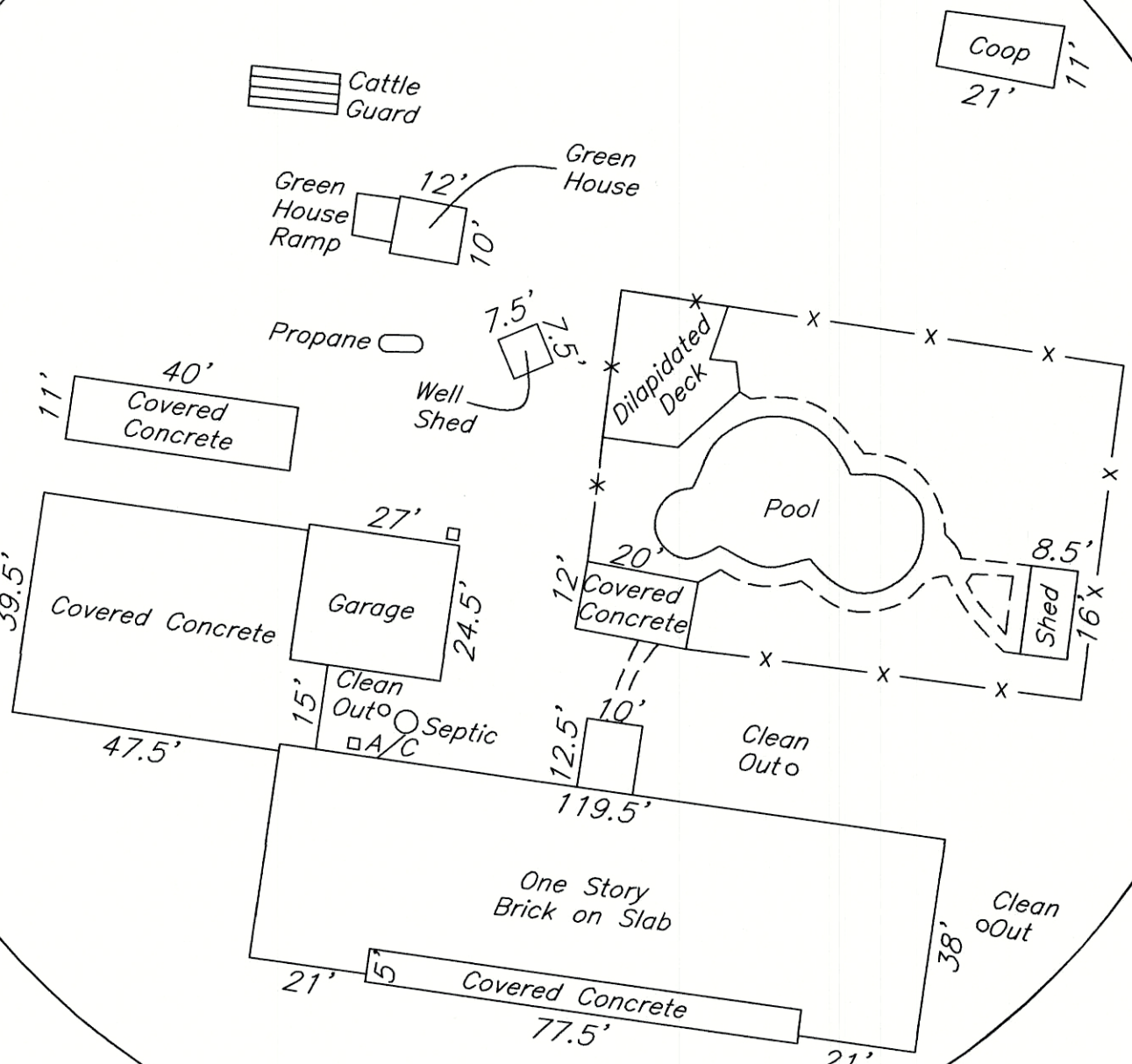


Notes:
 Only those items noted in the title commitment issued by:
 Stewart Title Guaranty Company
 G.F.No.: 2219812 Effective Date: January 2, 2024
 According to Schedule B of the above noted title commitment, the following may apply to the subject tracts.
 B.) 20' Utility Easement as shown hereon.
 C.) 25' Utility Easement does not affect the herein described tract.
 D.) 30' Utility Easement does not affect the herein described tract.
 Basis of Bearings is the Texas State Plane Coordinate System, Texas Central Zone NAD83

LINE	BEARING	DISTANCE
L1	S 03°06'53" E	34.24'
L2	N 85°23'55" E	11.75'
L3	N 75°01'49" E	46.22'
L4	S 87°14'15" E	84.75'
L5	S 68°44'07" E	29.64'
L6	S 05°13'27" W	60.71'
L7	S 01°39'04" E	64.32'

William T. Harrison
 Residue of
 Called 45.0336 Acres
 Vol. 642, Pg. 399
 D.R.L.C.

Detail "A"
 Not to Scale



"Tract 2"
 14.0686 Acres
 Rebecca Chaffin &
 Michael Chaffin
 Residue of
 Called 20.00 Acres
 LCCF# 2018004430
 O.P.R.L.C.

William T. Harrison
 Residue of
 Called 45.0336 Acres
 Vol. 642, Pg. 399
 D.R.L.C.

Stephen McKee
 Called 5.00 Acres
 Vol. 1890, Pg. 676
 O.P.R.L.C.

"Tract 1"
 5.9525 Acres
 Rebecca Chaffin &
 Michael Chaffin
 Out of and a Part of
 Called 20.00 Acres
 LCCF# 2018004430
 O.P.R.L.C.

Robert McClain, Et. Ux.
 Called 7.50 Acres
 LCCF# 2003014646
 O.P.R.L.C.

LEGEND

Fence Line	---	X
Overhead Powerline	---	E
Building Line	---	---
Utility Easement	---	---
Set 5/8" Iron Rod (Unless Noted)	⊙	

The undersigned does hereby certify that this survey was made on the ground of the property legally described hereon and was correct at the time of the survey.

Dated this, the 24th day of January, 2024.

Kenneth E. Savoy



KENNETH E. SAVOY
 REGISTERED PROFESSIONAL
 LAND SURVEYOR NO. 5730

MAP OF SURVEY OF

TWO TRACTS OF LAND TOTALING 20.0211 ACRES, SITUATED IN THE THOMAS DEVER SURVEY, A-170 AND THE CHARLES SMITH SURVEY, A-343, LIBERTY COUNTY, TEXAS, BEING ALL OF THAT CERTAIN CALLED 20.00 ACRE TRACT DESCRIBED IN INSTRUMENT TO REBECCA CHAFFIN AND MICHAEL CHAFFIN IN LIBERTY COUNTY CLERKS FILE NO. 2018004430 IN THE OFFICIAL PUBLIC RECORDS OF LIBERTY COUNTY, WITH ALL BEARINGS BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS CENTRAL ZONE NAD83

WASHBURN COMPANY

LAND SURVEYORS
 Residential, Commercial, Construction,
 Industrial, Alta Surveys, Flood Certificates
 P.O. Box 460 January 24, 2024
 Cleveland, Texas 77328 Book: 519
 P. 281-432-1665 Page: 05
 F. 281-432-1462 File: 23120007 Chaffin
 awashburnsurvey@gmail.com Firm No. 10104100

