

STATE OF TEXAS  
COUNTY OF LIBERTY

DESCRIPTION of a 6.00 acre tract of land situated in the James Martin League, Abstract Number 73, Liberty County, Texas, being all of Lot 2 of the Wood Duck Subdivision per plot recorded in Clerk's File 2016003135 of the Official Public Records of Liberty County, Texas, and being out of or part of a 100 acre tract of land owned by Michael L. Riley and Sharon A. Riley by deed dated April 16, 2001, and recorded in Volume 1893 at Page 397 of the Official Public Records of Liberty County, Texas. This 6.00 acre tract of land is more particularly described by metes and bounds as follows, to-wit:

COMMENCING at a 1/4 inch iron rod with cap stamped BHA found for the Southwest corner of Lot 1 of said Wood Duck Subdivision, and at the intersection of the North right of way line of Beaumont Road and the East right of way line of Minglewood Drive, this corner has a Texas State Plane Coordinate value of Y(N) = 10,029,687.92 and X(E) = 4,059,127.65;

THENCE North 03 degrees 01 minutes 41 seconds West, with the West line of said Lot 1 and the East right of way line of Minglewood Drive, a distance of 327.09 feet to a 1/4 inch iron rod found (bent) for the Northwest corner of said Lot 1 and the Southwest corner and POINT OF BEGINNING of Lot 2 of Wood Duck Subdivision;

THENCE North 03 degrees 01 minutes 41 seconds West, with the West line of this tract, the West line of said Lot 2, and the East right of way line of Minglewood Drive, a distance of 494.84 feet to a 1/4 inch iron rod with cap stamped BHA found for the Northwest corner of this tract and the Northwest corner of said Lot 2;

THENCE North 86 degrees 52 minutes 06 seconds East, with the North line of this tract, and the North line of said Lot 2, a distance of 525.40 feet to a 1/4 inch iron rod with cap stamped BHA found for the Northeast corner of this tract, and the Northeast corner of said Lot 2;

THENCE South 03 degrees 39 minutes 47 seconds East, with the East line of this tract, and the East line of said Lot 2, a distance of 494.88 feet to a 1/4 inch iron rod found (bent) for the Southeast corner of this tract, the Southeast corner of said Lot 2, and the Northeast corner of said Lot 1, and from this corner a 1/4 inch iron rod with cap stamped BHA found for the Southeast corner of said Lot 1 bears South 03 degrees 39 minutes 47 seconds East, a distance of 326.90 feet;

THENCE South 86 degrees 52 minutes 06 seconds West, with the South line of this tract, the South line of said Lot 2, and the North line of said Lot 1, a distance of 530.89 feet to the PLACE OF BEGINNING, containing within said boundaries 6.00 acres of land, more or less.

**NOTES**

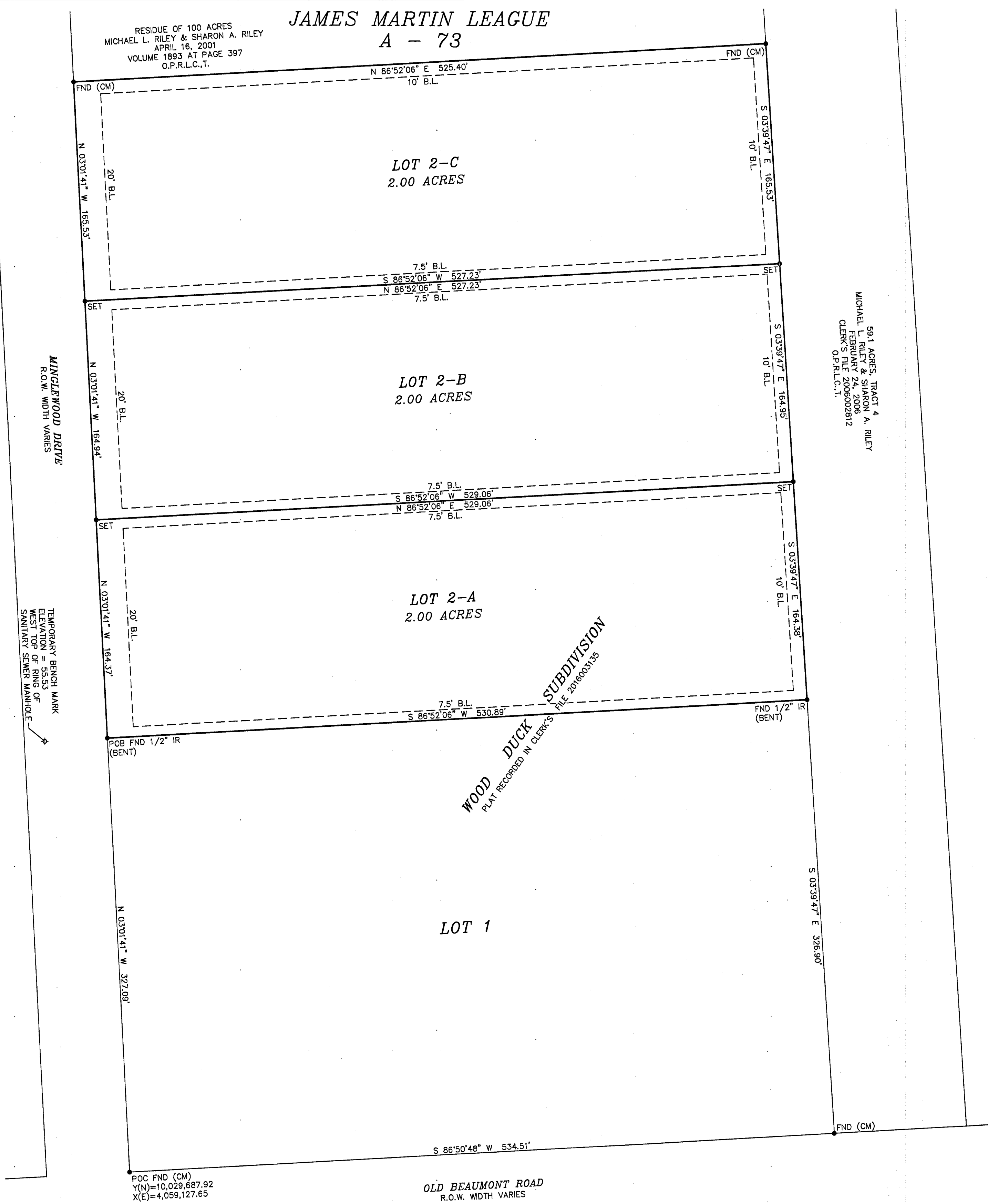
ALL BEARINGS ARE LAMBERT GRID BEARINGS AND ALL COORDINATES REFER TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83, CENTRAL ZONE, AND ARE BASED ON GPS OBSERVATIONS. ALL DISTANCES ARE SURFACE DISTANCES. SCALE FACTOR = 1.000015.

ACCORDING TO F. I. R. M. COMMUNITY PANEL NO. 48291C0445D, (EFFECTIVE DATE JAN. 19, 2018), THIS 6.00 ACRE TRACT OF LAND IS SITUATED IN ZONE X (UNSHADED) AND IS DETERMINED TO BE IN AREA OF MINIMAL FLOOD HAZARD.

THE TEMPORARY BENCH MARK ELEVATION IS BASED ON GPS OBSERVATIONS AND IS LOCATED ON THE WEST TOP OF RING OF A SANITARY SEWER MANHOLE NEAR THE SOUTHWEST CORNER OF THIS LOT 2 RE-PLAT. ELEVATION = 55.55.

OWNERSHIP OF THIS ORIGINAL LOT 2 OF WOOD DUCK SUBDIVISION (PLAT RECORDED IN CLERK'S FILE 2016003135) BEING MICHAEL L. RILEY AND SHARON A. RILEY PER DEED OF 100 ACRES DATED APRIL 16, 2001, AND RECORDED IN VOLUME 1893 AT PAGE 397 OF THE D.P.R.L.C.T.

PROPERTY OWNER:  
MICHAEL L. RILEY & SHARON A. RILEY  
P.O. BOX 10193  
LIBERTY, TEXAS 77575  
713-907-0728



59.1 ACRES, TRACT 4  
MICHAEL L. RILEY & SHARON A. RILEY  
CLERK'S FILE 2006002812  
O.P.R.L.C.T.

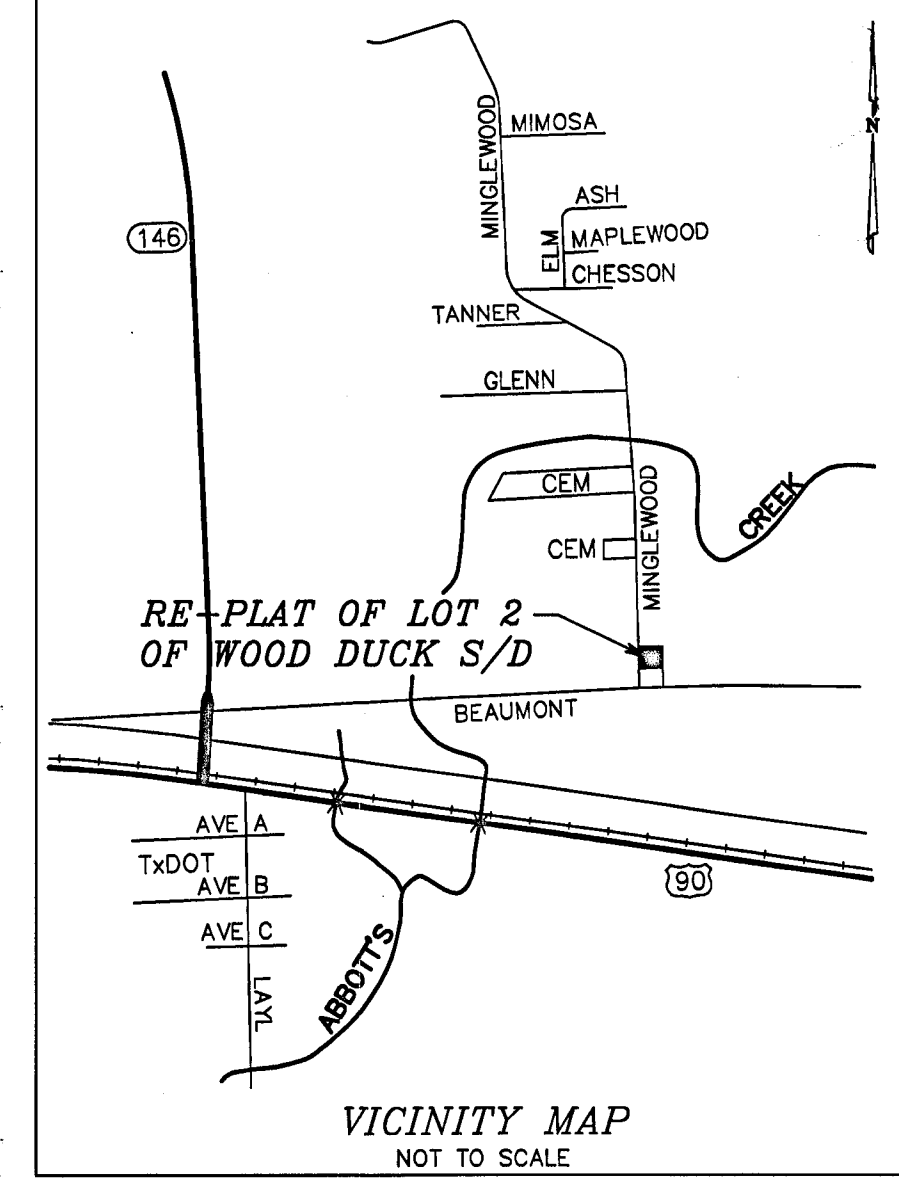
POC FND (CM)  
Y(N)=10,029,887.92  
X(E)=4,059,127.65

OLD BEAUMONT ROAD  
R.O.W. WIDTH VARIES

**RE-PLAT OF LOT 2 OF WOOD DUCK SUBDIVISION  
BEING A 6.00 ACRE RESIDENTIAL RE-SUBDIVISION  
CONTAINING THREE LOTS, AND SITUATED  
IN THE JAMES MARTIN LEAGUE, A - 73  
LIBERTY COUNTY, TEXAS**

**R. L. FISHER SURVEYING**  
REGISTERED PROFESSIONAL LAND SURVEYOR  
P.O. BOX 958, LIBERTY, TEXAS 77575  
281-421-4606  
SEPTEMBER, 2018  
SCALE: 1 INCH = 50 FEET

- LEGEND**
- POB = POINT OF BEGINNING
  - SET = SET 1/2" IRON ROD WITH CAP STAMPED RPLS 5068
  - POC = POINT OF COMMENCING
  - FND = FOUND 1/2" IRON ROD WITH CAP STAMPED BHA
  - TBM = TEMPORARY BENCH MARK (CM) = CONTROLLING MONUMENT
  - R.O.W. = RIGHT OF WAY
  - B.L. = BUILDING SETBACK LINE
  - O.P.R.L.C.T. = OFFICIAL PUBLIC RECORDS LIBERTY COUNTY, TEXAS



THE STATE OF TEXAS  
COUNTY OF LIBERTY

I, THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS THE "RE-PLAT OF LOT 2 OF WOOD DUCK SUBDIVISION" OF THE CITY OF LIBERTY, AND WHOSE NAMES ARE SUBSCRIBED HERETO, HEREBY DEDICATED TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE OF CONSIDERATION THEREIN EXPRESSED.

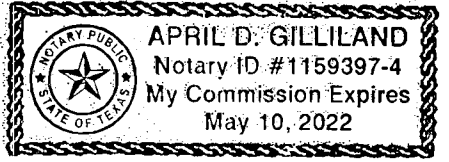
*Michael L. Riley*      *Sharon A. Riley*  
MICHAEL L. RILEY      SHARON A. RILEY

THE STATE OF TEXAS  
COUNTY OF LIBERTY

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED MICHAEL L. RILEY KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE 7<sup>th</sup> DAY OF February, 2019

*April D. Gilliland*  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

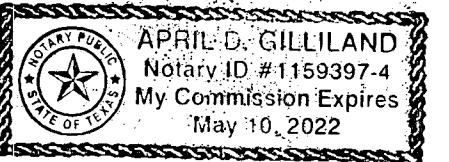


THE STATE OF TEXAS  
COUNTY OF LIBERTY

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED SHARON A. RILEY KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT SHE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE 7<sup>th</sup> DAY OF February, 2019

*April D. Gilliland*  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



STATE OF TEXAS  
COUNTY OF LIBERTY

I, Tom Warner, COUNTY CLERK OF LIBERTY COUNTY, TEXAS, DO HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR REGISTRATION IN MY OFFICE ON February 7, 2019, AT 3:51 O'CLOCK P. M. AND DULY RECORDED ON February 7, 2019, AT 3:51 O'CLOCK P. M., IN CLERK'S FILE 2019002812 OF THE LIBERTY COUNTY OFFICIAL PUBLIC RECORDS.

WITNESS MY HAND AND SEAL AT LIBERTY, TEXAS, THIS THE DAY AND DATE LAST ABOVE WRITTEN.

*Tom Warner*  
COUNTY CLERK  
LIBERTY COUNTY, TEXAS



CERTIFICATION BY THE CITY OF LIBERTY, TEXAS:

I, THE UNDERSIGNED, PUBLIC WORKS DIRECTOR AND CITY MANAGER OF THE CITY OF LIBERTY, TEXAS, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED.

*Tom Warner*  
TOM WARNER

1-18-2019  
DATE

SURVEYOR'S CERTIFICATION

STATE OF TEXAS  
COUNTY OF LIBERTY

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS ACCURATE AND WAS PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND BY ME, IN AUGUST AND SEPTEMBER, 2018.

*Roy Lynn Fisher*  
ROY LYNN FISHER  
REGISTERED PROFESSIONAL LAND SURVEYOR  
NO. 5068

DATE DEC. 26, 2018

