

LEGEND:

- R.O.W RIGHT OF WAY
- B.L. BUILDING LINE
- U.E. UTILITY BASEMENT
- S.S.E. SANITARY SEWER EASEMENT
- ST.M.S.E. STORM SEWER EASEMENT
- W.L.E. WATER LINE EASEMENT
- U.E.&A.E. UTILITY & AERIAL EASEMENT

**S. NICHOLSON SURVEY
ABSTRACT No. 90**

SCALE: 1" = 175'

**C.R. 3017C
(APP. 40' R.O.W.)**

*GUILLORY
DONNA
DEANN
PROPERTY
ID: 17870*

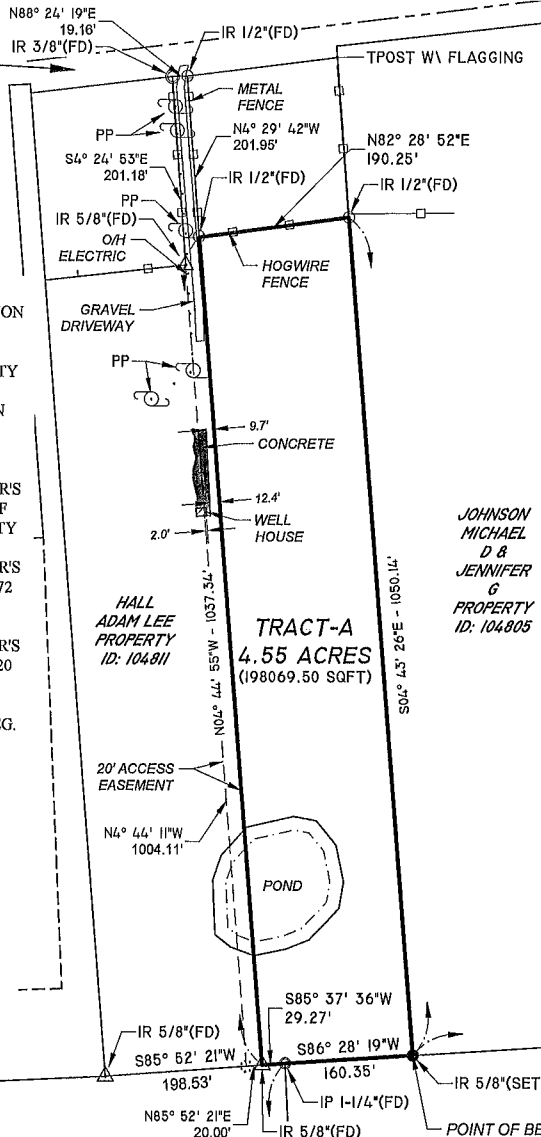
REFERENCE MAP:

- MAP SHOWING PARTITION OF THAT PORTION (123.72 AC.) OF ORIGINAL TRACT "B" AS RECORDED IN VOLUME: 618, PAGE: 372 OF THE OFFICIAL PUBLIC RECORDS OF LIBERTY COUNTY, TEXAS.
- GENERAL WARRANTY DEED RECORDED IN CLERK'S FILE NO. 2020046723 OF THE OFFICIAL PUBLIC RECORDS OF LIBERTY COUNTY, TEXAS.
- GENERAL WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN VOL: 1052, PAGE: 691 OF THE OFFICIAL PUBLIC RECORDS OF LIBERTY COUNTY, TEXAS.
- GENERAL WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN CLERK'S FILE 2018005972 OF THE OFFICIAL PUBLIC RECORDS OF LIBERTY COUNTY, TEXAS.
- GENERAL WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN CLERK'S FILE 2015003120 OF THE OFFICIAL PUBLIC RECORDS OF LIBERTY COUNTY, TEXAS.
- PLAT BY PLAT BY BEN F. ROGERS, RPLS REG. NO. 936

SURVEYORS NOTE:

- BEARINGS REFERENCED TO GRID NORTH: NAD83, TEXAS STATE PLANE ZONE 3 CENTRAL (5376). UNITS: USFT
- THIS SURVEY IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS AND IS VALID FOR THIS TRANSACTION ONLY.
- SURVEYOR HAS NOT INDEPENDENTLY ABSTRACTED PROPERTY.

*M & J HANEY PROPERTIES,
LLC - SERIES R
PROPERTY ID: 17875*



*HALL
ADAM LEE
PROPERTY
ID: 104811*

*JOHNSON
MICHAEL
D &
JENNIFER
G
PROPERTY
ID: 104805*

**TRACT-A
4.55 ACRES
(198069.50 SQFT)**

CERTIFICATION:

I, THE UNDERSIGNED REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY STATE THAT THE MAP/PLAT SHOWN HERON REPRESENTS A BOUNDARY SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION WITH THE FOLLOWING MINIMUM STANDARDS SET FORTH IN A. CATEGORY: 1B - TEXAS STANDARD SURVEY CONDITION: IV - RURAL AND THAT NO ENCROACHMENTS EXIST OTHER THAN WHAT IS SHOWN.

POINT OF BEGINNING
Being a found set five-eighth inch iron rod for the Southeast corner of Tract-A and also the Southwest corner a called 12.11 acre tract described in Exhibit "A" recorded in File No. 2015003120 of the Official Public Records of Liberty County, Texas.

**STANDARD LAND SURVEY MADE FOR
RANDY MILLER**

A tract or parcel of land, more particularly described as Tract-A, containing 4.55 acres of land, being the same 4.55 acre tract shown on a Plat by Ben F. Rogers, RPLS Reg. No. 936, situated in S. Nicholson Survey, Abstract No. 90, Liberty County, Texas.



RYAN J. FUSELIER, RPLS REG. NO. 5989
150 BELLE TERRE DR. EUNICE, LA. 70535 (337)654-6403

FUSELIER
SURVEYING + MAPPING
RJ FUSELIER & ASSOCIATES LLC
FIRM REG. #: LA (VF 790), TX (10194363)

PROJ. No.	23TX208		
DATE:	3/16/23		
SHEET:	01	DATE	REVISION DESCRIPTION
DATE:	LAB		BY