



SYMBOL LEGEND

- P - Overhead Power Line
- G - Guy Wire
- // - Wood Fence
- XXX - Wrought Iron Fence
- XX - Chainlink Fence
- X - Wire Fence
- * - Fire Hydrant
- P - Power Pole
- T - Telephone Pedestal
- W - Water Valve
- M - Water Meter
- S - Set Iron Rod w/TPS Cap
- O - Fnd Iron Rod

**JOAQUIN FERNANDEZ DE RUMAYOR SURVEY
ABSTRACT No. 103**

LINE	BEARING	DISTANCE
L1	N 89°17'35" E	700.84'
L2	S 01°52'27" E	312.44'
L3	S 18°28'59" E	704.48'
L4	S 14°47'06" E	634.52'
L5	S 04°26'06" E	2616.59'
L6	S 14°47'06" E	2732.27'

The Subject Tract(s) as shown hereon may be subject to the following item listed in Schedule B, of said Title Commitment

- 1) R.O.W. to State of Texas per Vol. 285, Pg. 264, D.R.L.C.T. (Deed is for State Highway 146 / provides access to property)
- 2) Pipeline Easements to Panola Pipeline, Inc., per Vol. 1546, Pg. 224, Vol. 1546, Pg. 210, Vol. 1546, Pg. 196 & Vol. 1546, Pg. 181, O.P.R.L.C.T. (Does affect / shown hereon)
- 3) Pipeline Easement to Mustang Pipeline Company, per Vol. 1649, Pg. 321, Vol. 1649, Pg. 321, Vol. 1649, Pg. 351, Vol. 1649, Pg. 336 & Vol. 1649, Pg. 381, O.P.R.L.C.T. (Does affect / shown hereon)
- 4) Pipeline Easement to Enbridge Pipelines East Texas, LP, per C.F. No. 2007007381, O.P.R.L.C.T. (Does affect / shown hereon)
- 5) Pipeline Easement to Transcanada Keystons Pipeline, LP, per C.F. No. 201100690, O.P.R.L.C.T. (Does affect / shown hereon)

BOUNDARY SURVEY

BEING a 137.878 acre tract of land situated in the Joaquin Fernandez De Rumayor Survey, Abstract Number 103, Liberty County, Texas, being a portion of that certain called 416.37 acre tract described as "Tract E12 & 13 #2, Tract 1" in instrument to Rayonier Forest Resources, LP, recorded under Clerk's File Number 2016008810 of the Official Public Records of Liberty County, Texas (O.P.R.L.C.T.), said 137.878 acre tract being more particularly described by attached metes and bounds description.

General Notes:

- 1) This survey was performed without benefit of a current title report. Surveyor did not abstract title and does not certify to easements or restrictions not shown. Check with your local governing agencies for any additional easements, building lines or other restrictions not reflected on survey.

This Property Lies in Zone X and Zone A and a portion does appear to lie within the 100 Year Flood Plain Per Graphic Scaling according to Community Panel No. 48291C0075D having an effective date of 1/19/2018.
 Job No.: H297-428
 Scale: 1"=500'
 Date: 5/14/2021
 Drawn By: TK
 Field Crew: JW
 Revised:

Purchaser: Homeland Properties
 Address: State Highway 146, Cleveland, TX, 77369
 Lot: , Block: , Section:
 Survey: Joaquin Fernandez De Rumayor, A 103
 Area: 137.878 Acres
 Subdivision:
 Cabinet: Sheet: Records:
 Liberty County, Texas

Bearings shown hereon are based on GPS observations and are referenced to the NAD83, Texas State Plane Coordinate System, Central Zone (4203).

RONALD O. COX AND ROSE COX
 CALLED 4.509 ACRES
 C.F. No. 2014019115
 O.P.R.L.C.T.

DOYLE AND QUILLA BURNS
 VOL. 1608, PG. 404
 O.P.R.L.C.T.

DOYLE AND QUILLA BURNS
 VOL. 1584, PG. 71
 O.P.R.L.C.T.

EDUARDO GAMBOA
 C.F. No. 2007001074
 O.P.R.L.C.T.

EDUARDO GAMBOA
 L.C.A.D. ID 35020

CHRISTOPHER G. MOORE AND TINA MOORE
 CALLED 5.015 ACRES
 C.F. No. 2020000403
 O.P.R.L.C.T.

REBECCA MUNGUIA AND ESTEBAN MUNGUIA
 CALLED 5.018 ACRES
 C.F. No. 2019032676
 O.P.R.L.C.T.

RICHARD A. LAMBERT
 CALLED 64.696 ACRES
 C.F. No. 2009018031
 O.P.R.L.C.T.

BETTY M. WATSON
 CALLED 30 ACRES
 C.F. No. 200900386
 O.P.R.L.C.T.

POB
 FND 3"x3" CONCRETE MONUMENT
 LAT:30°28'11.76096"
 LON:94°46'25.11800"

LAT:30°28'15.75840"
 LON:94°47'13.88450"
 FND 4"x4" CONCRETE MONUMENT

FND 3" ROUND CONCRETE MONUMENT

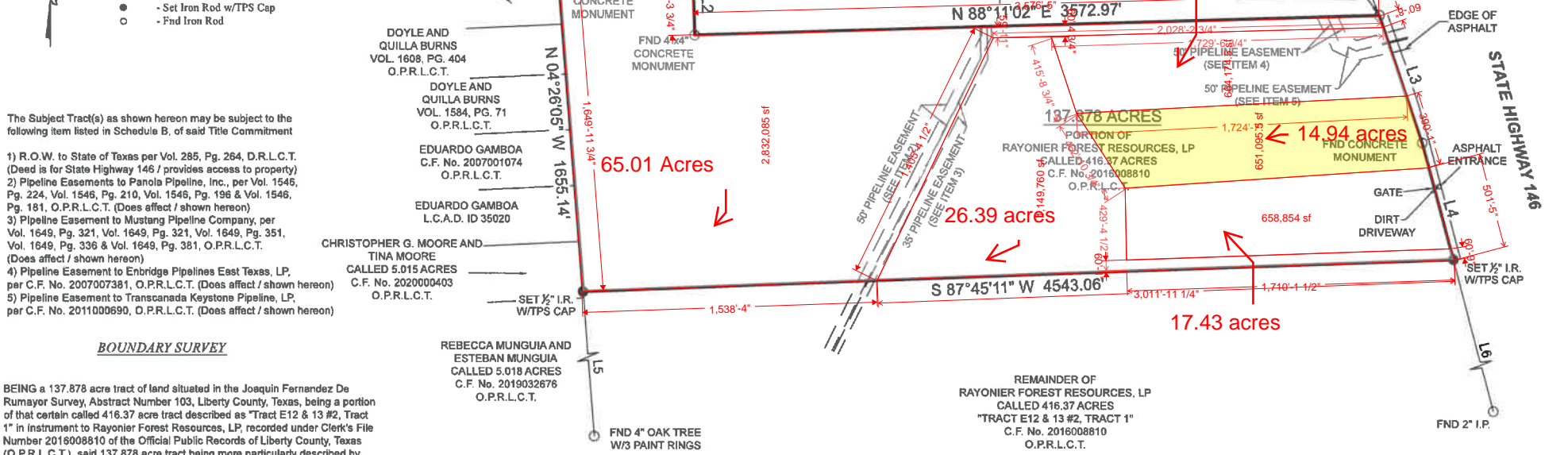
FND 4"x4" CONCRETE MONUMENT

N 04°26'05" W 1055.14'

SET 1/2" I.R. W/TPS CAP

FND 4" OAK TREE W/3 PAINT RINGS

REMAINDER OF RAYONIER FOREST RESOURCES, LP
 CALLED 416.37 ACRES
 "TRACT E12 & 13 #2, TRACT 1"
 C.F. No. 2016008810
 O.P.R.L.C.T.



I hereby certify that this survey was this day made under my supervision on the ground of the above described property, and that the above plat or drawing reflects the findings on the ground of the property at this time and that this survey meets the minimum standards of practice as approved by the Texas Board of Professional Land Surveying.



Carey A. Johnson
 Registered Professional Land Surveyor No. 6524

TEXAS
 PROFESSIONAL SURVEYING, LLC
 3032 N. FRAZIER STREET - CONROE, TX 77303
 PH (936) 756-7447 - FAX (936) 756-7448
 www.surveyingtexas.com
 FIRM REGISTRATION No. 100694-00

Texas Professional Surveying

3032 North Frazier
 Conroe, TX 77303
 936-756-7447

Invoice

Date	Invoice #
5/17/2021	2121512A

Bill To
Homeland Properties 1600 Normal Park Huntsville, TX 77340

P.O. No.	
	JW

Description	Amount
Boundary / Lot Survey	2,000.00T
PROJECT : H297-428 ADDRESS: STATE HWY 146, CLEVELAND TX ACRES: 137.878 COUNTY: LIBERTY Sales Tax	165.00

Payment Due Upon Receipt Thank you for your business.	Total	\$2,165.00
	Payments/Credits	\$0.00
	Balance Due	\$2,165.00



TEXAS PROFESSIONAL SURVEYING, LLC.

3032 N. FRAZIER STREET, CONROE, TEXAS 77303
(936)756-7447 FAX (936)756-7448
FIRM REGISTRATION No. 100834-00

FIELD NOTE DESCRIPTION 137.878 ACRES

IN THE JOAQUIN FERNANDEZ DE RUMAYOR SURVEY, ABSTRACT NUMBER 103 LIBERTY COUNTY, TEXAS

BEING a 137.878 acre tract of land situated in the Joaquin Fernandez De Rumayor Survey, Abstract Number 103, Liberty County, Texas, being a portion of that certain called 416.37 acre tract described as "Tract E12 & 13 #2, Tract 1" in instrument to Rayonier Forest Resources, LP, recorded under Clerk's File Number 2016008810 of the Official Public Records of Liberty County, Texas (O.P.R.L.C.T.), said 137.878 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a 3 inch by 3 inch concrete monument found in the westerly margin of State Highway 146 (SH 146) for the common easterly corner of said 416.37 acre tract and that certain called 30 acre tract described in instrument to Betty M. Watson recorded under Clerk's File Number 2009003864, O.P.R.L.C.T., being the most easterly northeast corner of the herein described 137.878 acre tract;

THENCE along the westerly margin of said SH 146, with the easterly line of said 416.37 acre tract, the following two (2) courses and distances:

1. South 18°28'59" East, 704.48 feet, to a concrete monument found for corner;
2. South 14°47'06" East, 634.52 feet, to a ½ inch iron rod with cap stamped "TPS 100834-00" set for the southeasterly corner of the herein described 137.878 acre tract, from which a 2 inch iron pipe found for reference bears, South 14°47'06" East, 2,732.27 feet;

THENCE South 87°45'11" West, 4,543.06 feet, severing, over and across said 416.37 acre tract, to a ½ inch iron rod with cap stamped "TPS 100834-00" set in the westerly line of said 416.37 acre tract, the easterly line of that certain called 5.015 acre tract described in instrument to Christopher G. Moore and Tina Moore, recorded under Clerk's File Number 2020000403, O.P.R.L.C.T., for the southwesterly corner of the herein described 137.878 acre tract, from which a 4 inch oak with three (3) paint rings found for reference bears, South 04°26'06" East, 2,616.59 feet;

THENCE North 04°26'05" West, 1,655.14 feet, with the easterly line of said 5.015 acre tract, that certain tract shown to be owned by Eduardo Gamboa, per Liberty County Appraisal District (L.C.A.D.) ID Number 35020, that certain tract described in instrument to Eduardo Gamboa, recorded under Clerk's File Number 2007001074, O.P.R.L.C.T., that certain tract described in instrument to Doyle and Quilla Burns, recorded in Volume 1584, Page 71, O.P.R.L.C.T., that certain tract described in instrument to Doyle and Quilla Burns, recorded in Volume 1608, Page 404, O.P.R.L.C.T., and that certain called 4.509 acre tract described in instrument to Ronald O. Cox and Rose Cox, recorded under Clerk's File Number 2014019115, O.P.R.L.C.T., common to the westerly line of said 416.37 acre tract, to a 3 inch round concrete monument found for the common corner of said 416.37 acre tract, said 4.509 acre tract, and that certain called 64.696 acre tract, described in instrument to Richard A. Lambert, recorded under Clerk's File Number 2009018031, O.P.R.L.C.T., being the northwesterly corner of the herein described 137.878 acre tract;

THENCE with the common line between said 416.37 acre tract and said 64.696 acre tract, the following two (2) courses and distances:

1. North $89^{\circ}17'35''$ East, 700.94 feet, to a 4 inch by 4 inch concrete monument found for corner;
2. South $01^{\circ}52'27''$ East, 312.44 feet, to a 4 inch by 4 inch concrete monument found for a common corner of same, being an interior corner of the herein described 137.878 acre tract;

THENCE North $88^{\circ}11'02''$ East, 3,572.97 feet, with the southerly line of said 64.696 acre tract and said 30 acre tract, common to the most easterly north line of said 416.37 acre tract, to the **POINT OF BEGINNING**;

CONTAINING a computed area of 137.878 acres of land within this Field Note Description.

This Field Note Description was prepared from a survey performed on the ground on May 14, 2021 by Texas Professional Surveying, LLC., Registered Professional Land Surveyors and is referenced to Survey Drawing Project Number H297-428.

Bearings recited hereon are based on GPS observations and are referenced to the North American Datum (NAD) 1983, Texas State Plane Coordinate System, Central Zone (4203).

May 17, 2021
Date



Carey A. Johnson
R.P.L.S. No. 65244