

RESIDUE
(CALLED 37.13 ACRES)
PATRICK W. GRIFFIN
F.# 2017006637, O.P.R.L.C.

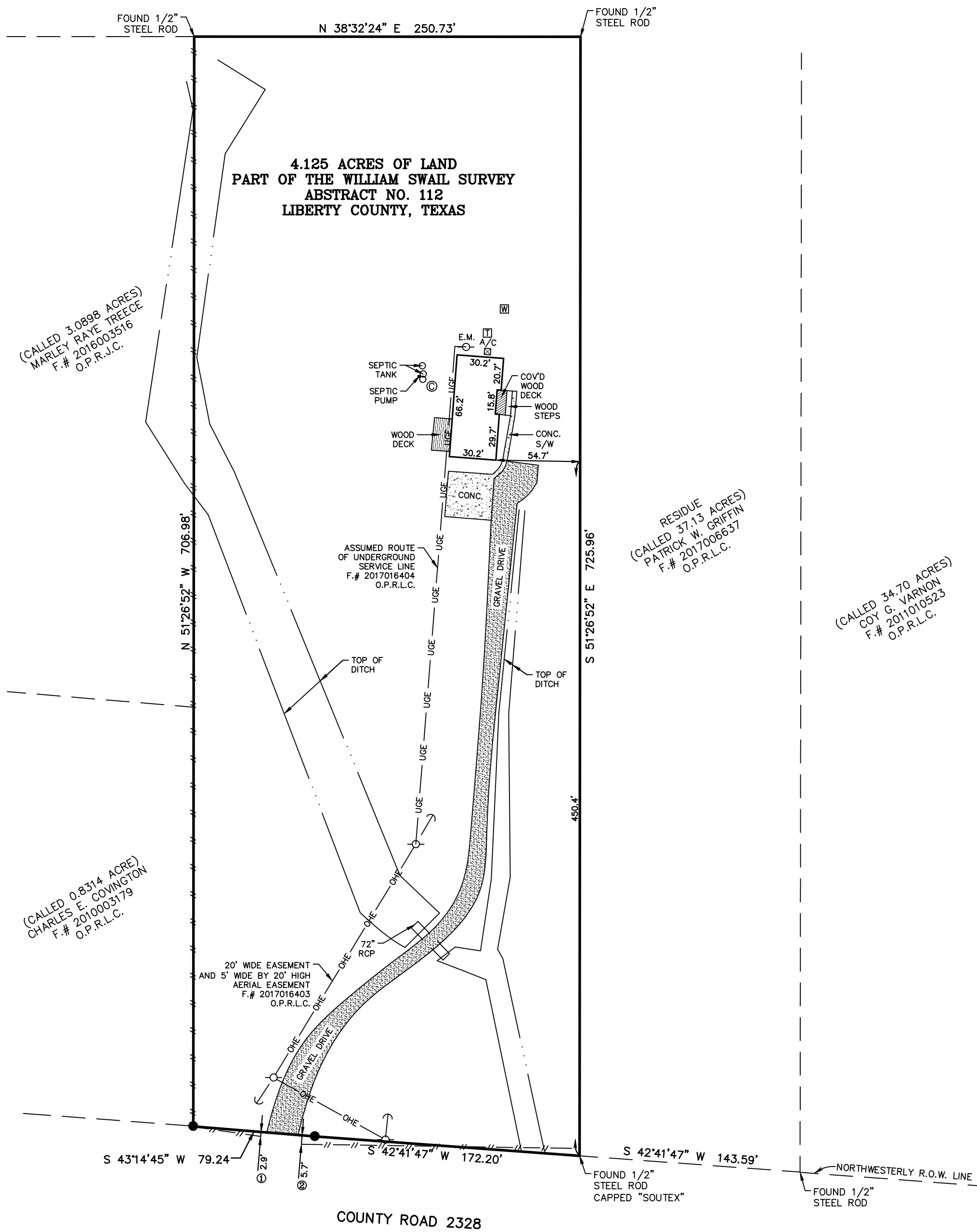
**4.125 ACRES OF LAND
PART OF THE WILLIAM SWAIL SURVEY
ABSTRACT NO. 112
LIBERTY COUNTY, TEXAS**

(CALLED 3.0898 ACRES)
MARLEY RAYE TREECE
F.# 2016003516
O.P.R.L.C.

(CALLED 0.8314 ACRES)
CHARLES E. COVINGTON
F.# 2010003179
O.P.R.L.C.

RESIDUE
(CALLED 37.13 ACRES)
PATRICK W. GRIFFIN
F.# 2017006637
O.P.R.L.C.

(CALLED 34.70 ACRES)
COY G. VARNON
F.# 2011010523
O.P.R.L.C.



LEGEND

- OVERHEAD ELECTRIC
— OHE — OHE
- 4' BARBED WIRE FENCE
- - - - -
- = POWER POLE
- E.M. = ELECTRICAL METER
- A/C = AIR CONDITIONER
- = POWER POLE
- = GUY ANCHOR
- ⊙ = CLEANOUT
- ⊕ = TRANSFORMER
- ⊕ = WATER WELL
- = SET 1/2" STEEL ROD
CAPPED "SOUTEX"

O.P.R.L.C. = OFFICIAL PUBLIC RECORDS, LIBERTY COUNTY

**4.125 ACRES OF LAND
PART OF THE WILLIAM SWAIL SURVEY, ABSTRACT NO. 112
LIBERTY COUNTY, TEXAS**

BEING 4.125 acres of land, part of the William Swail Survey, Abstract No. 112, Liberty County, Texas; being part of a (Called 37.13) acre tract of land described in a deed to Patrick W. Griffin, recorded in File No. 2017006637, Official Public Records, Liberty County, Texas; said 4.125 acre tract being more fully described by metes and bounds as follow, to wit:

Note: Bearings, coordinates, distances and acreage are based on the Texas Coordinate System of 1983, Central Zone, U.S. Survey Feet. Referenced to SmartNet, North America.

COMMENCING at a 1/2" steel rod found on the Northwest right of way line of County Road 2328 for the Southeast corner of the (Called 37.13) acre tract; said 1/2" steel rod having coordinates of N: 10066076.78, E: 4021015.61;

THENCE, South 42 deg., 41 min., 47 sec., West, on the Northwest right of way line of said County Road 2328, a distance of 143.59' to a 1/2" steel rod, capped and marked "SOUTEX", set for the POINT OF BEGINNING and most Easterly corner of the herein described tract; said capped rod having Coordinates of N: 10065971.24, E: 4020918.24;

THENCE, South 42 deg., 41 min., 47 sec., West, continuing on the Northwest right of way line of said County Road 2328, a distance of 172.20' to a 1/2" steel rod, capped and marked "SOUTEX", found for corner;

THENCE, South 43 deg., 14 min., 45 sec., West, continuing on the Northwest right of way line of said County Road 2328, a distance of 79.24' to a point for corner occupied by a fence post, for the most Easterly corner of a (Called 0.8314) acre tract of land described in a deed to Charles E. Covington, recorded in File No. 2010003179, Official Public Records, Liberty County, Texas, the most Southerly Southwest corner of the (Called 37.13) acre tract, and the most Southerly corner of the herein described tract; from which a 1/2" steel rod found for the most Southerly corner of the (Called 0.8314) acre tract, bears South 47 deg., 26 min., 31 sec., West, a distance of 121.37';

THENCE, North 51 deg., 26 min., 52 sec., West, a distance of 706.98' to a 5/8" steel rod found for the most Northerly corner of a (Called 3.0898) acre tract of land described in a deed to Marley Raye Treece, recorded in File No. 2016003516, Official Public Records, Liberty County, Texas, and the most Westerly corner of the herein described tract; from which a 1/2" steel rod, capped and marked "S ADAMS RPLS 3666", found for the most Westerly Southwest corner of the (Called 37.13) acre tract, bears South 38 deg., 32 min., 24 sec., West, a distance of 387.97';

THENCE, North 38 deg., 32 min., 24 sec., East, a distance of 250.73' to a 1/2" steel rod, capped and marked "SOUTEX", set for the most Northerly corner of the herein described tract;

THENCE, South 51 deg., 26 min., 52 sec., East, a distance of 725.96' to the POINT OF BEGINNING and containing 4.125 acres of land, more or less.

This description is based on the Land Title Survey made by Anthony M. Leger, Registered Professional Land Surveyor No. 5481, on May 12, 2017.

Patrick W. Griffin
LS-19-0718

- SURVEYORS NOTES**
1. 4' BARBED WIRE FENCE IS OVER P.L. 2.9' (FRONT LEFT)
 2. 4' BARBED WIRE FENCE IS OVER P.L. 5.7' (FRONT)
- GENERAL NOTES**
1. BEARINGS, COORDINATES, DISTANCES AND ACREAGE ARE BASED ON TEXAS COORDINATE SYSTEM OF 1983, CENTRAL ZONE, U.S. SURVEY FEET, REFERENCED TO SMARTNET, NA.
 2. IN ACCORDANCE WITH THE FLOOD INSURANCE RATE MAP OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY, MAP REFERENCE SHOWN, THE SUBJECT TRACT LIES IN THE FLOOD ZONE "X". LOCATION ON MAP WAS DETERMINED BY SCALE. ACTUAL FIELD ELEVATION NOT DETERMINED, UNLESS REQUESTED. SOUTEX SURVEYORS, INC. DOES NOT WARRANT NOR SUBSCRIBE TO THE ACCURACY OR SCALE OF SAID MAP DATED 5/2/2008, PANEL NO. 48291C-0300-C.
 3. PROPERTY SUBJECT TO AFFIDAVIT TO PUBLIC REGARDING ON-SITE SEWAGE FACILITIES, F.# 2017013455, O.P.R.L.C.
 4. 20' WIDE UNOBSTRUCTED AERIAL EASEMENT, 5' FROM A PLANE OF 20' ABOVE GROUND UPWARD ADJACENT TO AS REFLECTED, F.# 2017016403, O.P.R.L.C.

G.F. #: 75099-GAT76

TITLE COMMITMENT
EFFECTIVE: 6/16/2019

DESCRIPTION OF SERVICES: LOCATE CORNERS AND SHOW IMPROVEMENTS

SURVEYOR'S CERTIFICATION:
TO THE LIENHOLDERS AND/OR THE OWNERS OF THE PREMISES SURVEYED AND TO FIRST AMERICAN TITLE INSURANCE COMPANY
The undersigned does hereby certify that this survey was this day 7/12/2019 made on the ground of the property legally described hereon in accordance with the minimum standards of practice promulgated by the Texas Board of Professional Land Surveying. This survey is certified for this transaction only and is not transferable to additional institutions or subsequent owners.

ANTHONY M. LEGER
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5481



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SHEET TITLE
4.125 ACRES OF LAND
PART OF THE WILLIAM SWAIL SURVEY
ABSTRACT NO. 112
LIBERTY COUNTY, TEXAS

PROJECT
JAMES EDWARD HAMM
951 COUNTY ROAD 2328
DAYTON, TEXAS 77535

PROJ. NO: 19-0718
SCALE: 1" = 60'
PRINT DATE: 7/15/2019
DRAWN BY: BRC, SR.
CHECKED BY: AML
APPROVED BY: AML
SHEET 1 OF 1

C:\Data\SurveyProjects\2019\19-0718.dwg Jul 17, 2019 9:03am BRC, SR