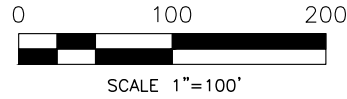


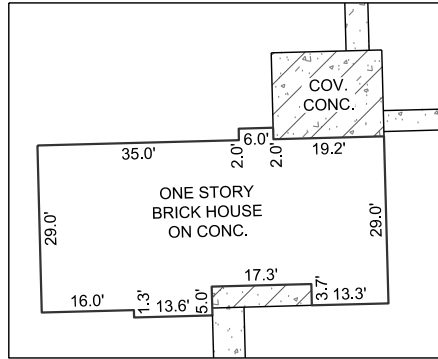
NOTES

1. This survey was done without the benefit of a current Title Report and this Surveyor did not research the deed records for previous conflicts in title or easement, therefore, certain easements may have been granted which are not reflected hereon.
2. According to horizontal scaling from the current F.E.M.A. flood insurance rate Map no. 48291C0075D, dated January 19, 2018, this tract DOES NOT lie within Zone "A" or Zone "AE".



LEGEND

- UE UTILITY EASEMENT
- BL BUILDING SETBACK LINE
- OHE — OVERHEAD ELECTRIC WIRE
- X — WIRE FENCE
- ⊙ LIGHT POLE



DETAIL N.T.S.

ROCHELLE DENESE WILSON
CALLED 11.0 AC.
L.C.C.F. No. 2023005649

WILLIAM LEE & SHERRY LYNN NUNN
CALLED 2.00 AC.
VOL. 1620, PG. 681
O.P.R.L.C.T.

WILLIAM LEE & SHERRY LYNN NUNN
CALLED 0.75 AC.
VOL. 1953, PG. 449
O.P.R.L.C.T.

CYNTHIA COLVIN REVOCABLE TRUST
CALLED 3.086 AC.
L.C.C.F. No. 2023005647

N01°23'46"W 24.92'

N88°35'18"E 492.22'

FOUND 5/8" IRON ROD

N01°22'55"W 402.55'

FOUND 5/8" IRON ROD

S88°38'37"W 126.93'

N02°24'57"W 285.08'

FOUND 1/2" IRON ROD W/CAP

COUNTY ROAD 2153
(60' R.O.W.)

S88°17'53"W 900.23'

N88°34'06"E 546.56'

FOUND 5/8" IRON ROD W/CAP "ESM"

S00°51'30"E 708.29'

JOE T. & BRANDY L. WIGGINS
CALLED 84.72 AC.
VOL. 1859, PG. 335
O.P.R.L.C.T.

15.765 ACRES
OUT OF
CYNTHIA COLVIN REVOCABLE TRUST
CALLED 24.090 AC.
L.C.C.F. No. 2023005646



I, Andrew P. Titcomb, certify that this survey was performed under my supervision on July 05, 2024; that there were no encroachments except as shown; that this survey conforms to T.S.P.S. Standards for a Category 1b, Condition III Survey.

Andrew P. Titcomb
ANDREW P. TITCOMB, R.P.L.S. #6951

215 COUNTY ROAD 2153
CLEVELAND, TEXAS 77327

TC SURVEY & MAPPING
9711 MASON RD. STE. 125 #416
RICHMOND, TEXAS 77407
PHONE (832) 600-2510
atitcomb@tcsurveyandmapping.com
TBPELS Firm 10194775

SURVEY OF: A 15.765 ACRE TRACT OF LAND, SITUATED IN THE J. F. DERUMAYOR SURVEY, A-103, LIBERTY COUNTY, TEXAS, AND BEING OUT OF A CALLED 24.090 ACRE TRACT RECORDED IN LIBERTY COUNTY CLERK'S FILE NO. 2007015643 AND CORRECTED IN 2023005646 OF THE OFFICIAL PUBLIC RECORDS OF LIBERTY COUNTY, TEXAS.

JOB NUMBER:	24258_RO
DATE:	07/08/2024
FIELD CREW:	KB
OFFICE:	JL, AW, AT