

**LEGEND**


CP = CONTROL POINT  
 L.C.C.F. NO.(S) = LIBERTY COUNTY CLERK'S FILE NUMBER'S  
 O.P.R.L.C. = OFFICIAL PUBLIC RECORD OF LIBERTY COUNTY

▨ = COVERED  
 ▩ = CONCRETE  
 --- = WOOD FENCE

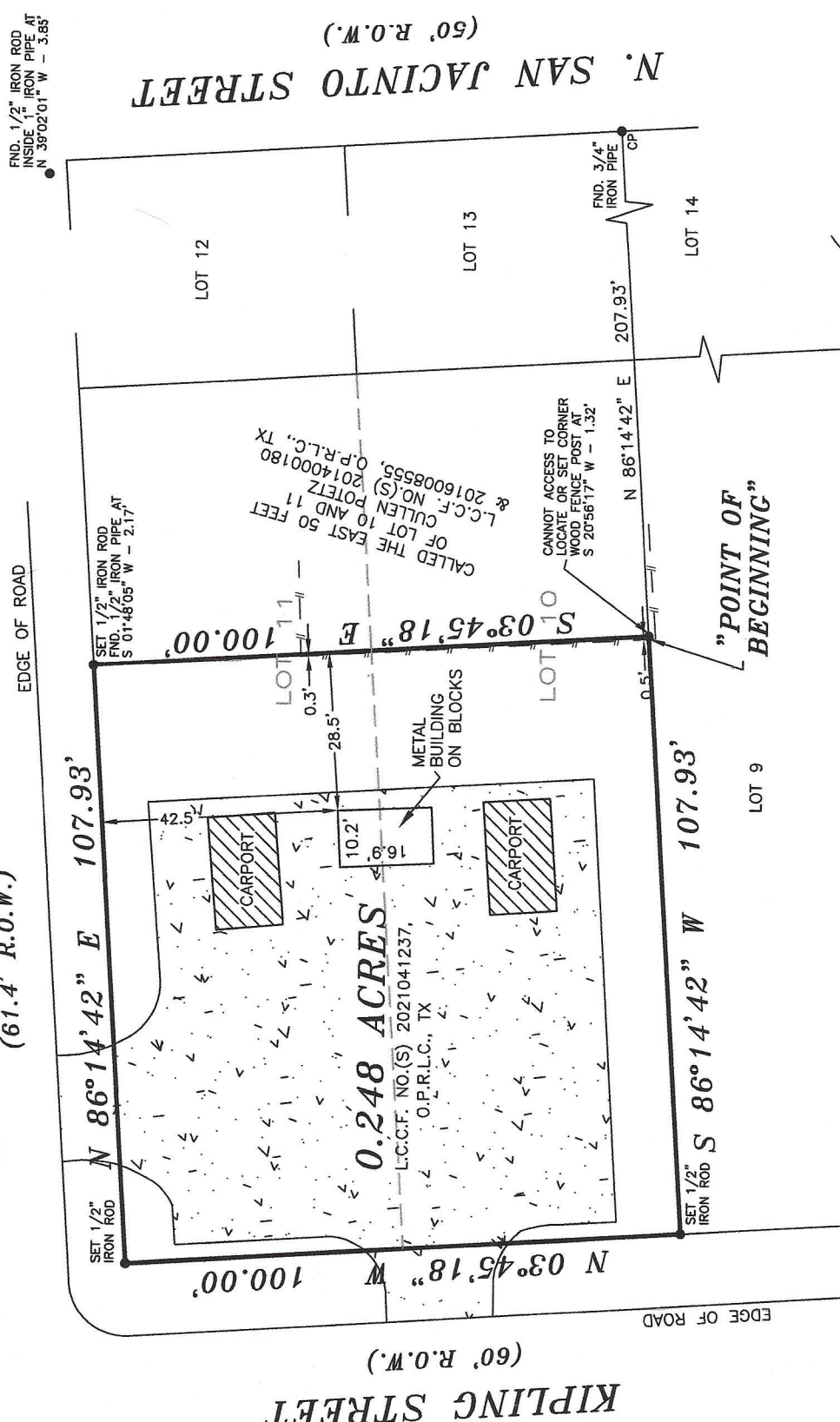
1" = 30'

**NOTES:**

1. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR AND/OR WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT AND MAY BE SUBJECT TO ANY AND ALL EASEMENTS, RESTRICTIVE COVENANTS, ENCUMBRANCES AND AGREEMENTS OF RECORD.
2. ALL BUILDING LINES, EASEMENTS, BUILDING RESTRICTIONS (DEED RESTRICTIONS, ETC.) AND ZONING ORDINANCES, IF ANY, SHOULD BE VERIFIED BY BUILDER PRIOR TO PLANNING OR CONSTRUCTION.
3. THE BEARINGS ARE REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD83.
4. ALL CORNERS ARE PROPERTY MARKED WITH SET 1/2" IRON RODS CAPPED MARKED H&H LAND, UNLESS OTHERWISE SHOWN.

 <b>PROFESSIONAL LAND SERVICES</b> P. O. Box 1974 Mont Belvieu, TX 77580 (Office) 281 385-2087 (Fax) 281 385-5792		JOB NO. 222279	
LOT: 0.248 AC.**	BLOCK:	SECTION:	SUBDIVISION:
RECORDATION: **	COUNTY: LIBERTY	STATE: TEXAS	SURVEY: LIBERTY TOWN EAST LEAGUE ABSTRACT 359
LENDER:	TITLE CO.:		GF NO.: N/A
PURCHASER: INMAN			
ADDRESS: 1314 KIPLING STREET, LIBERTY, TEXAS 77575			
FLOOD ZONE INFORMATION: This lot <u>DOES NOT</u> lie in the 100 year flood plain and is in <u>SHADED ZONE "X"</u> according to the Federal Insurance Administration designated Flood Hazard Area by Community Panel No. 480441 0435D dated 01/19/2018.			
FLOOD ZONE DETERMINED BY GRAPHIC PLOTTING ONLY. FLOOD INFORMATION PROVIDED HEREON IS BASED ON SCALING THE LOCATION TO THE SUBJECT TRACT ON THE FLOOD INSURANCE RATE MAPS. THE INFORMATION SHOULD BE USED DETERMINE FLOOD INSURANCE RATES ONLY AND IS NOT INTENDED TO IDENTIFY SPECIFIC FLOOD CONDITIONS. WE DO NOT ASSUME RESPONSIBILITY FOR EXACT DETERMINATION.			
FIELD WORK NO.	DESCRIPTION		DATE
10/27/22-CW			
DRAFTED BY			
10/28/22-HH			
CHECKED BY			
10/28/22-MR			
KEY MAP NO.			
L.C.			
SUBMITTALS			

**MAGNOLIA AVENUE**  
 (61.4' R.O.W.)



**N. MAIN STREET**  
 (100' R.O.W.)

**N. SAN JACINTO STREET**  
 (50' R.O.W.)

I, HEREBY DECLARE THAT THIS PLAT WAS MADE FROM AN ACTUAL SURVEY ON THE GROUND BY H & H PROFESSIONAL LAND SERVICES AND UNDER MY SUPERVISION; THAT NO ENCROACHMENTS EXIST AT THE TIME OF THIS SURVEY UNLESS REFLECTED HEREON; THAT SAID SURVEY CONFORMS TO THE CURRENT TEXAS BOARD OF PROFESSIONAL LAND SURVEYING STANDARDS AND SPECIFICATIONS.

\*\* BEING 0.248 ACRES SITUATED IN THE LIBERTY TOWN EAST LEAGUE, ABSTRACT 359, LIBERTY COUNTY, TEXAS AND BEING PART OF LOT 10 AND 11, HARVARD NEWBERRY SUBDIVISION, A SUBDIVISION IN LIBERTY COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGE 66 OF THE MAP RECORDS OF LIBERTY COUNTY, TEXAS, ALSO BEING THE SAME TRACT OF LAND CONVEYED TO CASEY LENDING, LLC RECORDED BY DEED IN LIBERTY COUNTY CLERK'S FILE NO.(S) 2021041237 OF THE OFFICIAL PUBLIC RECORDS OF LIBERTY COUNTY, TEXAS. SAID 0.248 ACRES BEING MORE PARTICULARLY DESCRIBED BY ATTACHED METES AND BOUNDS.



MIKE H. RUBAY, R.P.L.S. NO. 2907, STATE OF TEXAS

“ EXHIBIT A “

FIELD NOTES OF A TRACT OF LAND CONTAINING 0.248 ACRES SITUATED IN THE LIBERTY TOWN EAST LEAGUE, ABSTRACT 359, LIBERTY COUNTY, TEXAS AND BEING PART OF LOT 10 AND 11, HARVARD NEWBERRY SUBDIVISION, A SUBDIVISION IN LIBERTY COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGE 66 OF THE MAP RECORDS OF LIBERTY COUNTY, TEXAS, ALSO BEING THE SAME TRACT OF LAND CONVEYED TO CASEY LENDING, LLC RECORDED BY DEED IN LIBERTY COUNTY CLERK'S FILE NO.(S) 2021041237 OF THE OFFICIAL PUBLIC RECORDS OF LIBERTY COUNTY, TEXAS. SAID 0.248 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

NOTE: THE BEARINGS ARE REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD83. THE MONUMENTS FOUND IN THE WEST RIGHT-OF-WAY LINE OF N. SAN JACINTO STREET (50 FOOT RIGHT-OF-WAY) WERE USED FOR CONTROL MONUMENTS.

**BEGINNING** at an inaccessible point in the common lot line of Lot 9 and 10 of said subdivision, the southwest corner of the called east 50 feet of Lot 10 and 11 conveyed to Cullen Potetz recorded by deed in Liberty County Clerk's File No.(s) 2014000180 and 2016008555 of the Official Public Records of said county and for the **southeast corner** of the herein described tract, from which a 3/4" iron pipe, found, in the west right-of-way line of said N. San Jacinto Street and the easterly common lot corner of Lot 13 and 14 of said subdivision bears N 86°14'42" E, a distance of 207.93 feet;

**THENCE**, S 86°14'42" W, along the common lot line of said Lot 9 and 10, a distance of 107.93 feet to a 1/2" capped iron rod, set, in east right-of-way line of Kipling Street (60 foot right-of-way) and the westerly common lot corner of Lot 9 and 10 and for the **southwest corner** of the herein described tract;

**THENCE**, N 03°45'18" W, along the east right-of-way line of said Kipling Street and the west line of said Lot 10 together with the west lint of said Lot 11, a distance of 100.00 feet to a 1/2" capped iron rod, set, in the south right-of-way line of Magnolia Avenue (61.4 foot right-of-way), the northwest corner of said Lot 11 and for the **northwest corner** of the herein described tract;

**THENCE**, N 86°14'42" E, along the south right-of-way line of said Magnolia Avenue and the north line of said Lot 11, a distance of 107.93 feet to a 1/2" capped iron rod, set, being the northwest corner of said Potetz Tract and for the **northeast corner** of the herein described tract, from which a 1/2" iron pipe, found, bears S 01°48'05" W, a distance of 2.17 feet;

**THENCE**, S 03°45'18" E, along the west line of said Potetz Tract, a distance of 100.00 feet to the **"Point of Beginning"** and containing 0.248 acres of land, more or less.

Surveyed: October 27, 2022

I, Mike H. Rubaiy, Registered Professional Land Surveyor No. 2907, do hereby certify that the foregoing field notes were prepared from a survey made on the ground under my supervision on the date shown and that all lines, boundaries and landmarks are accurately described therein.

Mike H. Rubaiy  
R.P.L.S. No. 2907



Job No. 222279  
Date: 10-28-2022  
hh