

LEGEND:

- R.O.W. RIGHT OF WAY
- B.L. BUILDING LINE
- U.E. UTILITY EASEMENT
- 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
- POWER POLE
- TELECOM PEDESTAL
- SEPTIC TANK
- SEPTIC ABRATOR
- CLEANOUT

**RICHARD GREEN SURVEY,
ABSTRACT 197,
LIBERTY COUNTY, TEXAS.**

**LAND TITLE SURVEY MADE FOR
Fair Land Buyers**

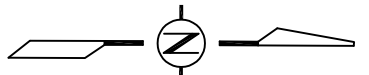
Tract A, being a 0.92 acre tract of land out of a 160 acre tract in the Richard Green Survey, Abstract 197, Liberty County, Texas, being Lot 11, Section 1, Block 7, COLONIAL OAKS, and more particularly described in that certain Deed dated October 9, 1969, and recorded at Volume 652, Page 597 of the Deed Records of Liberty County, Texas

GONZALEZ SOCORRO
PROPERTY ID: 36029
DOCUMENT NO: 2019008617

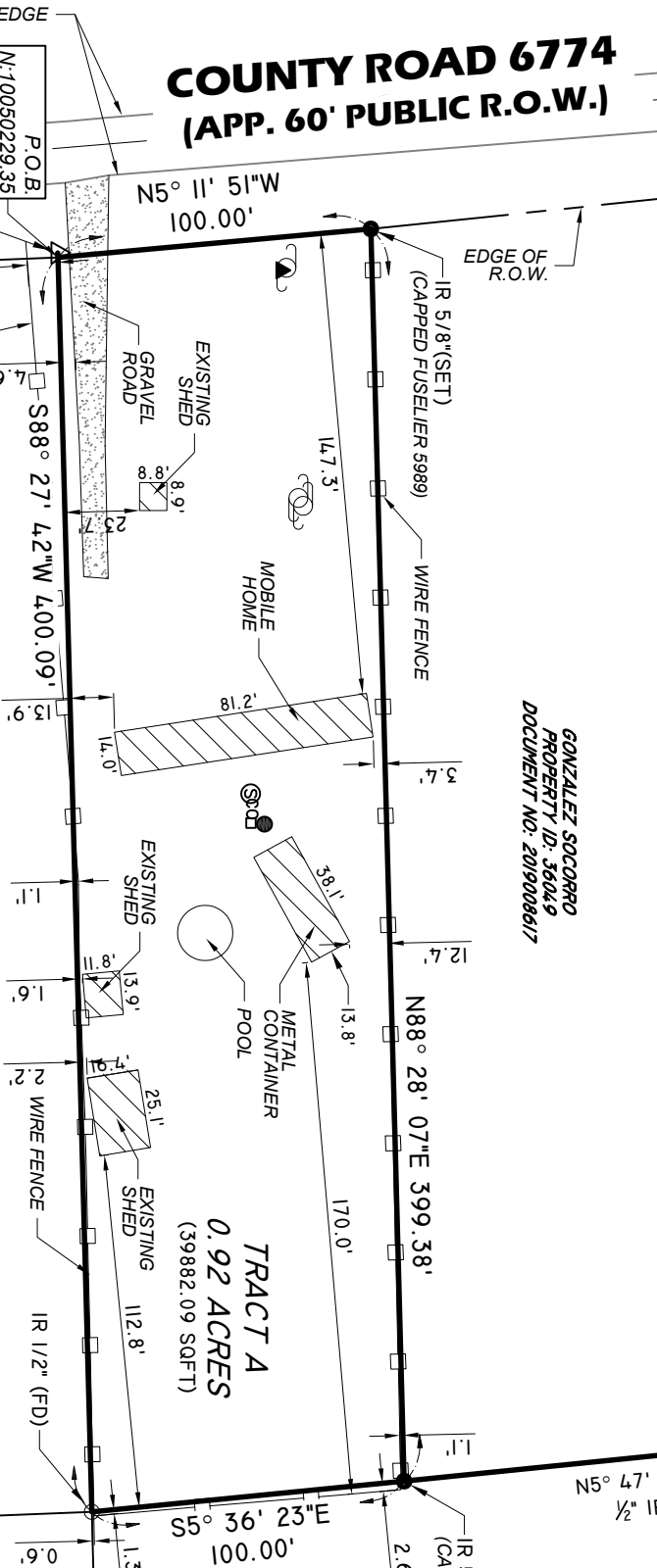
BYFORD ELIZABETH P
PROPERTY ID: 36054
DOCUMENT NO: 2016001379

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PROPERTY ID: 36054
DOCUMENT NO: 2016001379

SCALE: 1" = 60'



**COUNTY ROAD 6774
(APP. 60' PUBLIC R.O.W.)**



REFERENCE MAP:

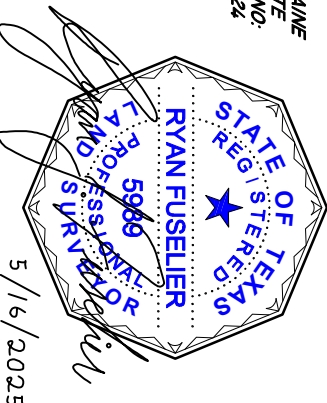
1. REFERENCED DEED RECORDED IN DOCUMENT NO. 2003018553, RECORDS OF LIBERTY COUNTY, TEXAS.
2. REFERENCED DEED RECORDED IN VOLUME 652, PAGE 597, DEED RECORDS OF LIBERTY COUNTY, TEXAS.

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: 1A - LAND TITLE SURVEY CONDITION; II - URBAN AND THAT NO ENCROACHMENTS EXIST OTHER THAN WHAT IS SHOWN.



LEONARD ELAINE
LIFE ESTATE
DOCUMENT NO:
2007005924



5/16/2025

RYAN J. FUSELIER, RPLS REG. NO. 5989
150 BELLE TERRE DR. EUNICE, LA. 70535 ((337)466-0684

SURVEYORS NOTE:

1. BEARINGS REFERENCED TO GRID NORTH: NAD83, TEXAS STATE PLANE ZONE 3 CENTRAL (5376). UNITS: USFT
2. THIS SURVEY IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS AND IS VALID FOR THIS TRANSACTION ONLY.
3. ALL EASEMENTS, SERVITUDES AND BUILDING LINES SHOWN AS PER TITLE COMMITMENT NO. 25-859601-CY, ISSUED APRIL 25, 2015 AT 8:00-AM AS FIRST NATIONAL TITLE INSURANCE COMPANY.
4. SURVEYOR HAS NOT INDEPENDENTLY ABSTRACTED PROPERTY.

RAMER KATRINA RENEE
PROPERTY ID: 10231
DOCUMENT NO: 2022010094

P.O.C.
N:10049999.53
E:4013386.54

3/8" IRON ROD FOUND AT THE NORTH R.O.W. LINE OF MAYFLOWER AND THE EAST RIGHT OF WAY OF CR 6774 N2° 15' 51"W 230.00'

P.O.B.
N:10050229.35
E:4013377.45
IR 3/8" (FD)
BEARS S82°32'35"W,
1.42' FROM TRUE
CORNER

S2° 14' 59"E 229.46' TO A ONE INCH IRON PIPE

N5° 47' 46"W 302.97' TO A 1/2" IRON ROD FOUND

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

PROJ. No.	25-TX-180
DETAILED:	EL
DATE:	05/14/25
SHEET:	01

DATE	REVISION DESCRIPTION	BY