1.428 ACRES OF LAND
OUT OF THE J. F. DeRUMAYOR SURVEY, ABSTRACT NO. 103,
LIBERTY COUNTY, TEXAS

BEING 1.428 acres of land, out of and a part of the J. F. DeRumayor Survey, Abstract No. 103, Liberty County, Texas, being that same tract of land known as Tract 1, conveyed to Cynthia B. Bartholomew and Gene C. Bartholomew, recorded in File No. 2016003907, Official Public Records, Liberty County, Texas; also being that tract of land know as Lot 66 of Artesian Lakes, an unrecorded subdivision, said 1.428 acre tract being more fully described by metes and bounds as follows, to wit:

Note: Bearings, distances, coordinates and acreage are based on State Plane Coordinate Grid System, Texas Central Zone, NAD 83, Epoch 2011, US Survey Feet. Referenced to SmartNet, North America.

BEGINNING at a ½" steel rod, capped and marked "SOUTEX", set on the West right of way line of Artesian Avenue, a 20' wide non-exclusive easement for private road, access, maintenance, utilities and public service vehicles, described as Tract 7 in File No. 2005009082, Official Public Records, Liberty County, Texas for the most Northerly corner of the herein described tract; said capped rod having State Plane Coordinates of N: 10168334.20, E: 4030130.48;

THENCE, South 22 deg., 19 min., 18 sec., East, on the West right of way line of said Artesian Avenue, a distance of 43.21' (Called 43.15') to a ½" steel rod, capped and marked "SOUTEX", set for corner;

THENCE, South 35 deg., 12 min., 10 sec., East, continuing on the West right of way line of said Artesian Avenue, a distance of 105.12' to a ½" steel rod, capped and marked "SOUTEX", set for the most Easterly corner of the herein described tract;

THENCE, South 34 deg., 57 min., 16 sec., West (Called South 34 deg., 55 min., 00 sec., West), at 1.44' passing a ½" steel rod, capped and marked "B&P", found for reference, at 205.87' passing a 60D nail found for reference, continuing a total distance of 278.01' to a point for corner in the waters of Sycamore Lake; said point for corner being the most Southerly corner of the herein described tract;

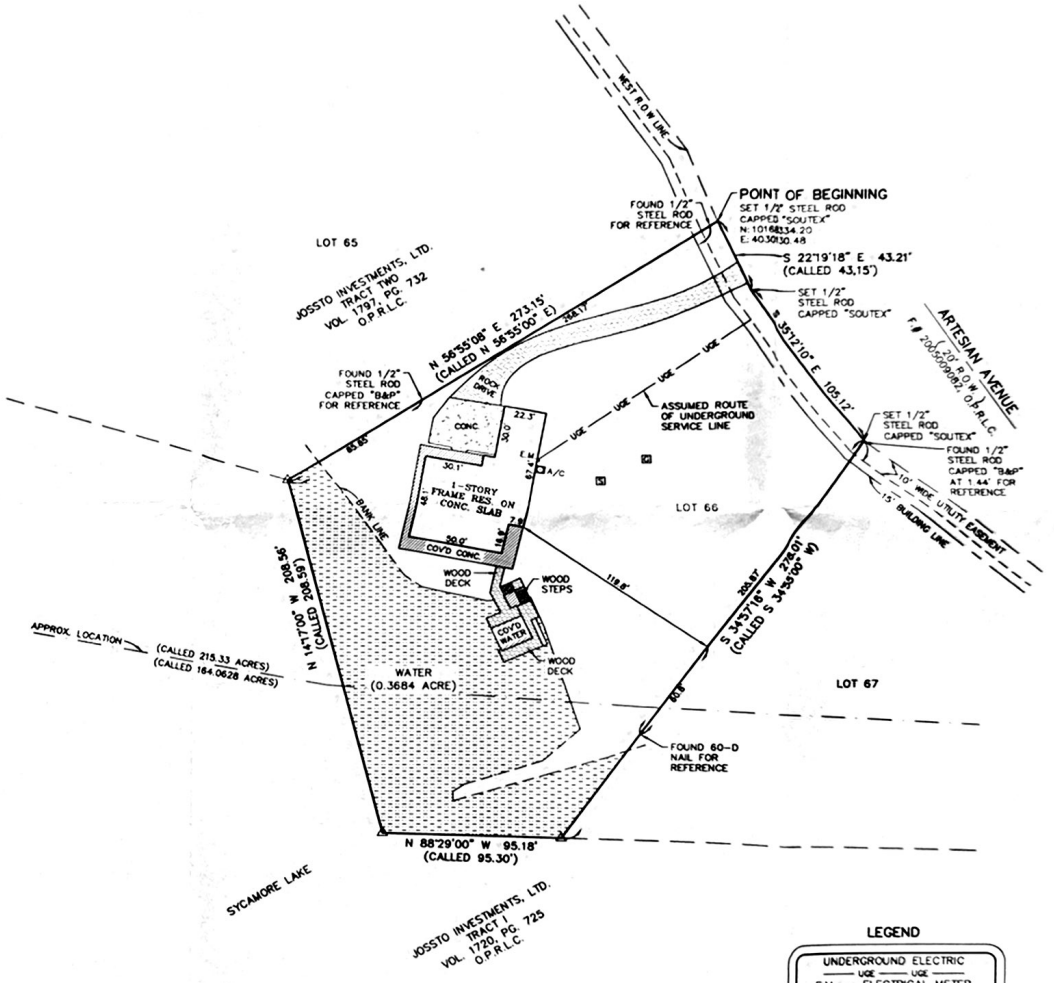
THENCE, North 88 deg., 29 min., 00 sec., West, a distance of 95.18' (Called 95.30') to a point for corner in the waters of Sycamore Lake;

THENCE, North 14 deg., 17 min., 00 sec., West, a distance of 208.56' (Called 208.59') to a point for corner in the waters of Sycamore Lake for the most Westerly corner of the herein described tract;

THENCE, North 56 deg., 55 min., 08 sec., East (Called North 56 deg., 55 min., 00 sec., East), at 85.85' passing a ½" steel rod, capped and marked "B&P", found for reference at 268.17' passing a ½" steel rod found for reference, continuing a total distance of 273.15' to the **POINT OF BEGINNING** and containing 1.428 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 December 13, 2016.

Gene C. Bartholomew and Cynthia B. Bartholomew
LS-16-1076



SCALE: 1" = 50'
0 25 50

LEGEND

UGE	UNDERGROUND ELECTRIC
E.M.	ELECTRICAL METER
A/C	AIR CONDITIONER
S	SEPTIC TANK
G	GAS TANK

△ = POINT FOR CORNER IN WATER

FEMA Flood Zone: AE
Community Panel NO.: 48373C-0700-C
Panel Date: 9/3/2010

1. BEARINGS, COORDINATES, DISTANCES AND ACREAGE ARE BASED ON STATE PLANE COORDINATE GRID SYSTEM, TEXAS-CENTRAL ZONE NAD 83(EPOCH 2011) (U.S. SURVEY FEET), REFERENCED TO SMARTNET, N.A.
2. SUBJECT TRACT IS ALSO KNOWN AS LOT 66 OF ARTESIAN LAKES, AN UNRECORDED SUBDIVISION.
3. TRACT SUBJECT TO SCHEDULE B ITEMS LISTED IN TITLE COMMITMENT ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY UNDER G.F. NO. 2016122249, EFFECTIVE 11/27/2016.
4. 10' WIDE UTILITY EASEMENT AND 15' BUILDING LINE ARE PER SURVEY PERFORMED BY JAMES K. JOHNSON, RPLS NO. 1962 OF LIVINGSTON SURVEYING AND MAPPING, FIRM NO. 10128800 IN JULY OF 2015.

G.F. #: 2016122249
TITLE COMMITMENT EFFECTIVE: 11/27/2016

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 12/13/2016 made on the ground of the property legally described hereon and is correct, and that there are no discrepancies, abortages in area, boundary line conflicts, encroachments, or over-lapping of improvements except as shown hereon, and that said property has access to and from a dedicated roadway. This survey is certified for this transaction only; it is not transferable to additional institutions or subsequent owners.

ANTHONY M. LEGER
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5481

SOUTEX
SURVEYORS & ENGINEERS
T.B.P.E. FIRM #5755 • T.X.L.S. FIRM #10123800

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Port Arthur, Texas 77642
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soutexsurveyors.com

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SHEET TITLE
1.428 ACRES OF LAND
PART OF THE J. F. DeRUMAYOR SURVEY
ABSTRACT NO. 103
LIBERTY COUNTY, TEXAS

PROJECT
GENE C. BARTHOLOMEW & CYNTHIA B. BARTHOLOMEW
66 ARTESIAN AVENUE
CLEVELAND, TEXAS 77327

PROJ. NO: 16-1076
SCALE: 1" = 50'
PRINT DATE: 12/15/2016
DRAWN BY: BRC, SR.
CHECKED BY: R. CREEL
APPROVED BY: AML
SHEET 1 OF 1

Q:\Vault\PROJECTS\2016\16-1076 Bartholomew\DWG\16-1076-2.dwg, Dec 15, 2016 - 2:49pm, BRC, SR