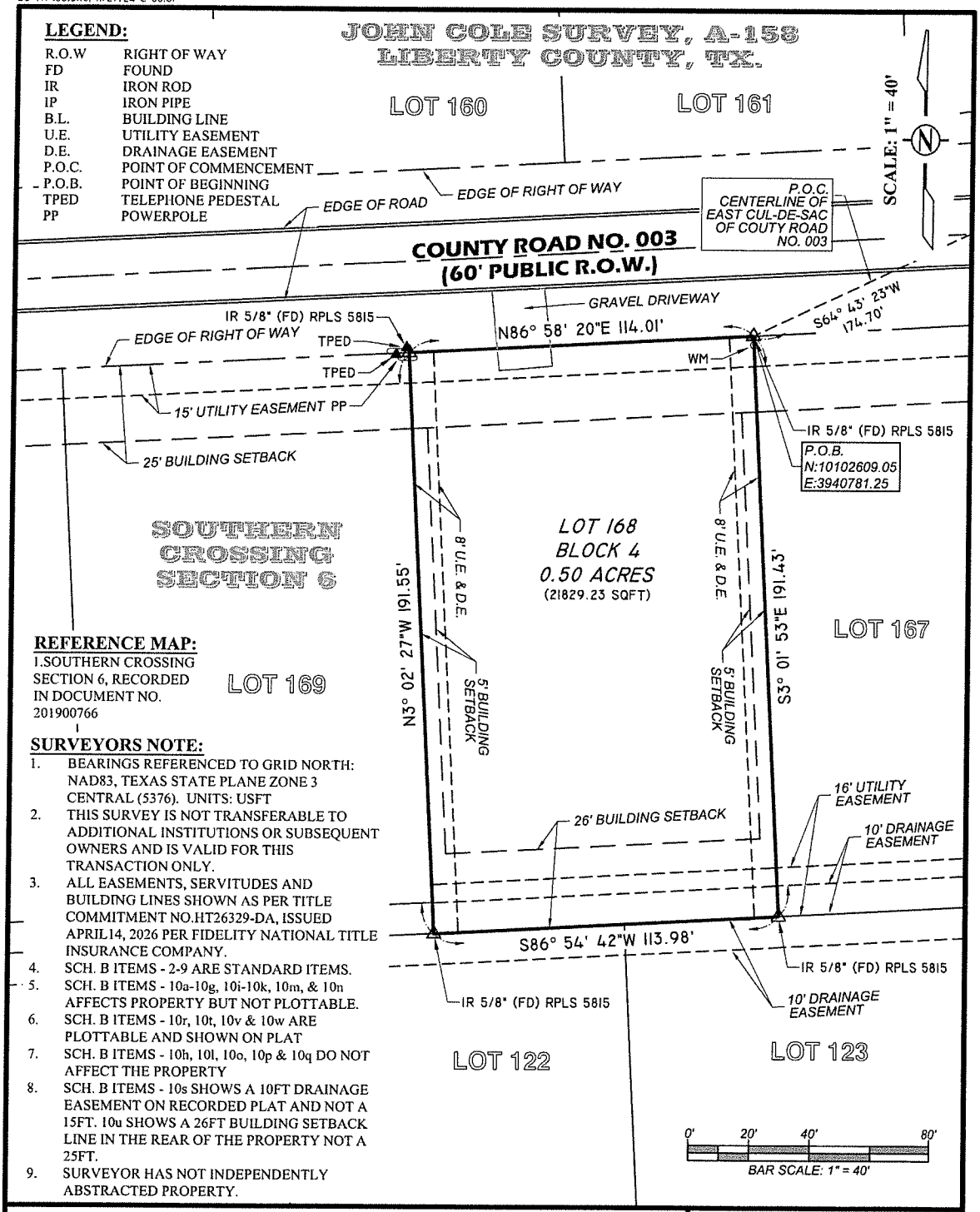
26-TX-183.DWG, 11/27/24 @ 08:31



LEGEND:

R.O.W	RIGHT OF WAY
FD	FOUND
IR	IRON ROD
IP	IRON PIPE
B.L.	BUILDING LINE
U.E.	UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT
P.O.C.	POINT OF COMMENCEMENT
P.O.B.	POINT OF BEGINNING
TPED	TELEPHONE PEDESTAL
PP	POWERPOLE

REFERENCE MAP:

1.SOUTHERN CROSSING SECTION 6, RECORDED IN DOCUMENT NO. 201900766

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.HT26329-DA, ISSUED APRIL14, 2026 PER FIDELITY NATIONAL TITLE INSURANCE COMPANY.
4. SCH. B ITEMS - 2-9 ARE STANDARD ITEMS.
5. SCH. B ITEMS - 10a-10g, 10i-10k, 10m, & 10n AFFECTS PROPERTY BUT NOT PLOTTABLE.
6. SCH. B ITEMS - 10r, 10t, 10v & 10w ARE PLOTTABLE AND SHOWN ON PLAT
7. SCH. B ITEMS - 10h, 10l, 10o, 10p & 10q DO NOT AFFECT THE PROPERTY
8. SCH. B ITEMS - 10s SHOWS A 10FT DRAINAGE EASEMENT ON RECORDED PLAT AND NOT A 15FT. 10u SHOWS A 26FT BUILDING SETBACK LINE IN THE REAR OF THE PROPERTY NOT A 25FT.
9. SURVEYOR HAS NOT INDEPENDENTLY ABSTRACTED PROPERTY.

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

STATE OF TEXAS
REGISTERED
RYAN FUSELIER
5989
PROFESSIONAL
LAND SURVEYOR

05/04/2026

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

LAND TITLE SURVEY MADE FOR

Integrity Land Development LLC

Lot 168, Block 4, Southern Crossing, Section 6, Liberty County, Texas, a subdivision of 127.45 acres out of a called 183.82 acre tract as recorded in Liberty County Clerk's File No. 2017001877 and situated in the John Cole Survey, Abstract No.158, Liberty County, Texas.

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

PROJ. NO.	26-TX-183
REVIEWED:	DMC
DRAFTED:	EL
DATE:	04/30/26
SHEET:	01

DATE	REVISION DESCRIPTION	BY