

10/29/2021

Matthew Carnes *Karen J Carnes*

BARTON TARKINGTON SURVEY, A-354

JAMES ARD VOL. 1825, PG. 235 **JAMES ARD VOL. 1676, PG. 344**

TRACT C
2.00 ACRES
87156.60 SQFT

TRACT B
2.00 ACRES
87083.40 SQFT

TRACT A
3.00 ACRES
130569.67 SQFT

P.O.B. TRACT B
IR 5/8"(FD)

18" GRAVEL DRIVE

WOOD FENCE

BALLARD ST. (50' R.O.W.)

FM 163 (60' R.O.W.)

BURL P. THOMAS 1.00 AC VOL. 1763, PG. 119

REMAINDER OF CALLED 25.364 ACRE PARCEL

LEGEND:
R.O.W. RIGHT OF WAY
B.L. BUILDING LINE
U.E. UTILITY EASEMENT
S.S.E. SANITARY SEWER EASEMENT
P.O.C. POINT OF COMMENCEMENT
W.L.E. WATER LINE EASEMENT
P.O.B. POINT OF BEGINNING
U.E.&A.E. UTILITY & AERIAL EASEMENT

REFERENCE:
GENERAL WARRANTY DEED, DATED JULY 30, 2020 AND FILED AND RECORDED AS INSTRUMENT 2020023712 OF PUBLIC OFFICIAL RECORDS OF LIBERTY COUNTY, TEXAS.

SURVEYORS NOTE:
1. BEARINGS REFERENCED TO RECORDED INSTRUMENT NO. 2020023712 OF PUBLIC OFFICIAL RECORDS OF LIBERTY COUNTY, TX.
2. THIS SURVEY IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS AND IS VALID FOR THIS TRANSACTION ONLY.
3. ALL EASEMENTS AND BUILDING LINES SHOWN HEREON ARE PER THE RECORDED AND REFERENCED SUBDIVISION PLAT UNLESS OTHERWISE NOTED.
4. ALL EASEMENTS, SERVITUDES AND BUILDING LINES SHOWN AS PER TITLE COMMITMENT NO. 2019117341, ISSUED DECEMBER 3, 2019 AT 12:00-AM AS PER FIRST AMERICAN TITLE INSURANCE COMPANY.
5. SURVEYOR HAS NOT INDEPENDENTLY ABSTRACTED PROPERTY.

CERTIFICATION:
I, THE UNDERSIGNED REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY STATE THAT THE MAP/PLAT SHOWN HEREON 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.

STATE OF TEXAS REGISTERED PROFESSIONAL LAND SURVEYOR
RYAN FUSELIER
5989
10/27/2021

FUSELIER SURVEYING + MAPPING
RJ FUSELIER & ASSOCIATES LLC
FIRM REG. # 12 [VT 790] TX [10194363]

Proj. No.	Z17X188				
DATE	10/25/21				
DATE					
DATE					