

ADDRESS : O COUNTY ROAD 2134
LIBERTY, TEXAS 77369

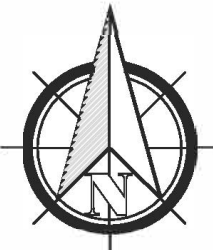
CLIENT :N/A

TITLE CO :N/A

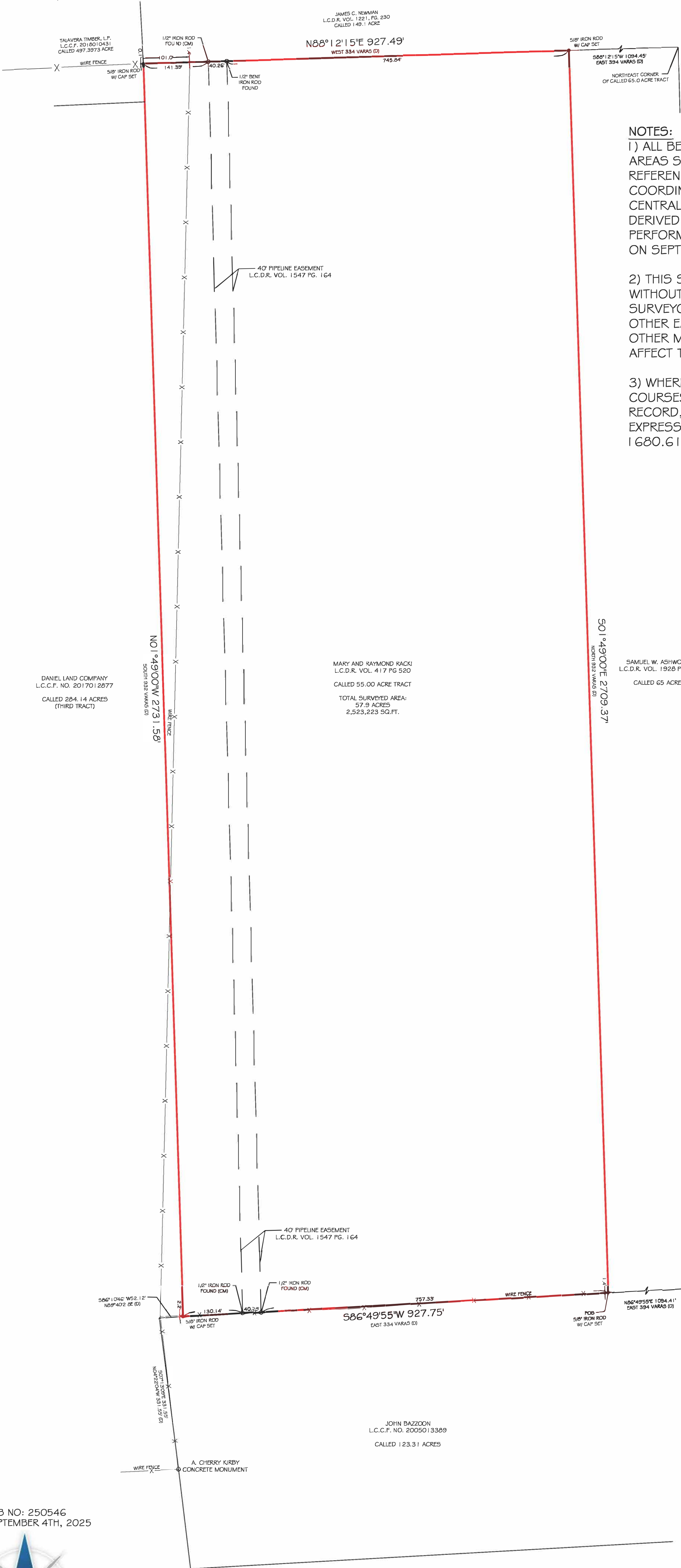
GF NO :N/A

LENDER :N/A

A BOUNDARY SURVEY OF
57.9 ACRE TRACT
OUT OF THE AARON CHERRY HEADRIGHT LEAGUE, A-10
LIBERTY COUNTY, TEXAS



SCALE:
1"=120'



NOTES:

1) ALL BEARINGS, DISTANCES AND AREAS SHOWN HEREON ARE GRID, REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983, CENTRAL ZONE IN U.S. SURVEY FEET, AS DERIVED FROM A GPS SURVEY PERFORMED BY PRIME TEXAS SURVEYS ON SEPTEMBER 4TH, 2025.

2) THIS SURVEY WAS PREPARED WITHOUT A TITLE COMMITMENT. SURVEYOR HAS NOT ABSTRACTED FOR OTHER EASEMENTS, BUILDING LINES OR OTHER MATTERS OF RECORD THAT MAY AFFECT THIS TRACT.

3) WHERE SURVEYED OR COMPUTED COURSES DIFFER FROM THOSE OF RECORD, THE RECORD COURSE IS EXPRESSED IN PARENTHESIS, 1/E, 1680.61' (1680.00').

LEGEND

(CM) - CONTROLLING MONUMENT
(D) - DEED RECORD
R.O.W.- RIGHT OF WAY
P.O.B. - POINT OF BEGINNING
P.O.C. - POINT OF COMMENCEMENT
L.C.D.R. - LIBERTY COUNTY DEED RECORDS
L.C.C.F. - LIBERTY COUNTY CLERK'S FILE
L.C.M.R. - LIBERTY COUNTY MAP RECORDS
● - SET 5/8" IRON ROD WITH CAP
○ - FOUND MONUMENT

FLOOD INFORMATION

*BASED ON VISUAL EXAMINATION, THIS TRACT LIES WITHIN ZONE "X" DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% (1.00 / 0.2 = 500 YEAR FLOODPLAIN) ANNUAL CHANCE FLOODPLAIN" PER F.E.M.A. FLOOD INSURANCE RATE MAP PANEL NO: 48291C0075D REVISION DATE: 01-19-2018. *DUE TO INACCURACIES OF F.E.M.A. MAPS PREVENT EXACT DETERMINATION WITHOUT DETAILED FIELD STUDIES.

METES & BOUNDS:

Description of a 57.9-acre tract of land, out of the Aaron Cherry Headright League, A-10, Liberty County, Texas, being a tract described in deed to Mary and Raymond Racki, as recorded under Liberty County Deed Record (L.C.D.R.) Vol. 417, Pg. 520, said tract being more particularly described by metes and bounds with all bearings, distances and areas being grid, referenced to the Texas Coordinate System of 1983, Central Zone in U.S. Survey Feet as derived from a Global Positioning System (G.P.S.) survey performed by Prime Texas Surveys in September, 2025, as follows:

COMMENCING at a 1/2-inch-diameter iron rod found marking the southeast corner of a that 65-acre tract described in deed to Samuel W. Ashworth, as recorded under L.C.D.R. Vol. 1928, Pg. 572, and the north line of that 123.1-acre tract described in deed to John Bazzoon, as recorded under Libert County Clerk's File (L.C.C.F.) No. 2005013389;

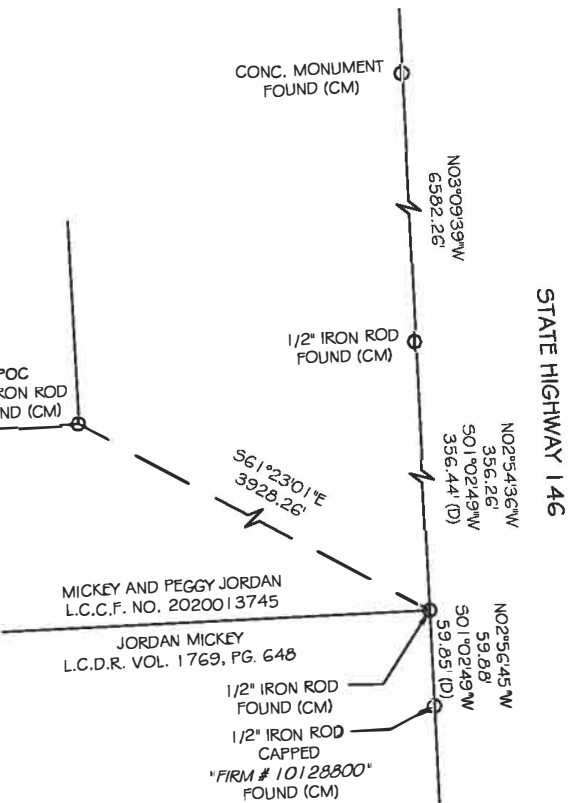
THENCE South 86°49'55" West (called East), with the north line of said 123.1-acre tract, a distance of 1094.41 feet (called 394 varas) to a 5/8-inch-diameter iron rod with cap set to mark the POINT OF BEGINNING, the southeast corner of the herein described tract, and the southwest corner of said 65-acre tract;

THENCE South 86°49'55" West (called East), with the north line of said 123.1-acre tract, at 757.33 feet passing a 1/2-inch-diameter iron rod found marking the southeast corner of a 40-foot pipeline easement, as recorded under L.C.D.R. Vol. 1547, Pg. 164, at 797.61 feet passing a 1/2-inch-diameter iron rod found marking the southwest corner of said 40-foot pipeline easement, then continuing a total distance of 927.75 feet (called 334 varas) to a 5/8-inch-diameter iron rod with cap set to mark the southwest corner of the herein described tract, the most westerly northwest corner of said 123.1-acre tract, and the east line of that 284.14-acre tract described in deed to Daniel Land Company, as recorded under L.C.C.F. No. 2017012877 (Third Tract);

THENCE North 01°49'00" West (called South), with said 284.14-acre tract, a distance of 2731.58 feet (called 932 varas) to a 5/8-inch-diameter iron rod with cap set to mark the northwest corner of the herein described tract, an angle point of that 497.3973-acre tract described in deed to Talavera Timber, L.P., as recorded under L.C.C.F. No. 2018010431, and the most westerly southwest corner of that 149.1-acre tract described in deed to James C. Newman, as recorded under L.C.D.R. Vol. 1221, Pg. 230;

THENCE North 88°12'15" East (called West), with said south line of the 149.1-acre tract, at 141.39 feet passing a 1/2-inch-diameter iron rod found at the northwest corner of said 40-foot pipeline easement, at 181.65 feet passing the northwest corner of said 40-foot pipeline easement, then continuing for a total distance of 927.49 feet (called 334 varas) to a 5/8-inch-diameter iron rod with cap set to mark the northeast corner of the herein described tract, and the northwest corner of said 65-acre tract;

THENCE South 01°49'00" East (called North) with the west line of said 65-acre tract, a distance of 2709.37 feet (called 932 varas) to the POINT OF BEGINNING, and containing 2,523,223 SQ. FT. or 57.9 acres of land, more or less.



FILED BY: JEC
DRAWN BY: TF
CHECKED BY:

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY SUPERVISION AND THAT IT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF THE SURVEY. THERE WERE NO OVERLAPS OF IMPROVEMENTS APPARENT ON THE GROUND EXCEPT AS SHOWN HEREON.



James Grant

JOB NO: 250546
DATE: SEPTEMBER 4TH, 2025



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