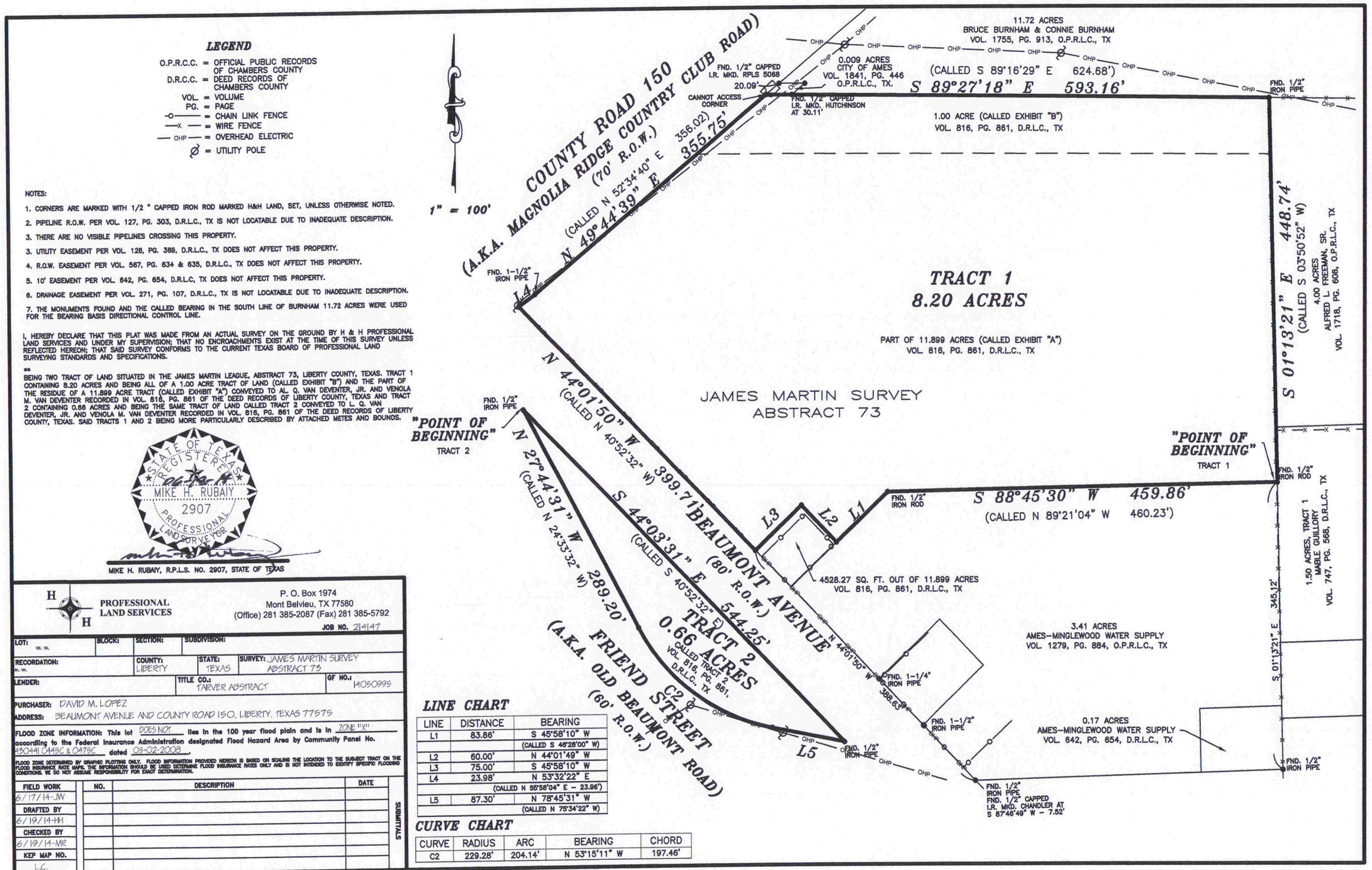


NOTES:

1. CORNERS ARE MARKED WITH 1/2 " CAPPED IRON ROD MARKED H&H LAND, SET, UNLESS OTHERWISE NOTED.
2. PIPELINE R.O.W. PER VOL. 127, PG. 303, D.R.L.C., TX IS NOT LOCATABLE DUE TO INADEQUATE DESCRIPTION.
3. THERE ARE NO VISIBLE PIPELINES CROSSING THIS PROPERTY.
3. UTILITY EASEMENT PER VOL. 128, PG. 369, D.R.L.C., TX DOES NOT AFFECT THIS PROPERTY.
4. R.O.W. EASEMENT PER VOL. 567, PG. 634 & 635, D.R.L.C., TX DOES NOT AFFECT THIS PROPERTY.
5. 10' EASEMENT PER VOL. 842, PG. 654, D.R.L.C, TX DOES NOT AFFECT THIS PROPERTY.
6. DRAINAGE EASEMENT PER VOL. 271, PG. 107, D.R.L.C., TX IS NOT LOCATABLE DUE TO INADEQUATE DESCRIPTION.
7. THE MONUMENTS FOUND AND THE CALLED BEARING IN THE SOUTH LINE OF BURNHAM 11.72 ACRES WERE USED FOR THE BEARING BASIS DIRECTIONAL CONTROL LINE.

I, HEREBY DECLARE THAT THIS PLAT WAS MADE FROM AN ACTUAL SURVEY ON THE GROUND BY H & H PROFESSIONAL LAND SERVICES AND UNDER MY SUPERVISION; THAT NO ENCROACHMENTS EXIST AT THE TIME OF THIS SURVEY UNLESS REFLECTED HEREON; THAT SAID SURVEY CONFORMS TO THE CURRENT TEXAS BOARD OF PROFESSIONAL LAND SURVEYING STANDARDS AND SPECIFICATIONS.

BEING TWO TRACT OF LAND SITUATED IN THE JAMES MARTIN LEAGUE, ABSTRACT 73, LIBERTY COUNTY, TEXAS. TRACT 1 CONTAINING 8.20 ACRES AND BEING ALL OF A 1.00 ACRE TRACT OF LAND (CALLED EXHIBIT "B") AND THE PART OF THE RESIDUE OF A 11.899 ACRE TRACT (CALLED EXHIBIT "A") CONVEYED TO AL. Q. VAN DEVENTER, JR. AND VENOLA M. VAN DEVENTER RECORDED IN VOL. 816, PG. 861 OF THE DEED RECORDS OF LIBERTY COUNTY, TEXAS AND TRACT 2 CONTAINING 0.66 ACRES AND BEING THE SAME TRACT OF LAND CALLED TRACT 2 CONVEYED TO L. Q. VAN DEVENTER, JR. AND VENOLA M. VAN DEVENTER RECORDED IN VOL. 816, PG. 861 OF THE DEED RECORDS OF LIBERTY COUNTY, TEXAS. SAID TRACTS 1 AND 2 BEING MORE PARTICULARLY DESCRIBED BY ATTACHED METES AND BOUNDS.

STATE OF TEXAS
REGISTERED
MIKE H. RUBAIY
2907
PROFESSIONAL LAND SURVEYOR

MIKE H. RUBAIY, R.P.L.S. NO. 2907, STATE OF TEXAS

H H PROFESSIONAL LAND SERVICES
P. O. Box 1974
Mont Belvieu, TX 77580
(Office) 281 385-2087 (Fax) 281 385-5792

JOB NO. 21417

LOT: **	BLOCK:	SECTION:	SUBDIVISION:	
RECORDATION: **		COUNTY: LIBERTY	STATE: TEXAS	SURVEY: JAMES MARTIN SURVEY ABSTRACT 73
LENDER:		TITLE CO.: TARVER ABSTRACT		GF NO.: 14050995

PURCHASER: DAVID M. LOPEZ

ADDRESS: BEAUMONT AVENUE AND COUNTY ROAD 150, LIBERTY, TEXAS 77575

FLOOD ZONE INFORMATION: This lot DOES NOT lies in the 100 year flood plain and is in ZONE "X" according to the Federal Insurance Administration designated Flood Hazard Area by Community Panel No. 480441 0445C & 0475C dated 05-02-2008.

FLOOD ZONE DETERMINED BY GRAPHIC PLOTTING ONLY. FLOOD INFORMATION PROVIDED HEREON IS BASED ON SCALING THE LOCATION TO THE SUBJECT TRACT ON THE FLOOD INSURANCE RATE MAPS. THE INFORMATION SHOULD BE USED DETERMINE FLOOD INSURANCE RATES ONLY AND IS NOT INTENDED TO IDENTIFY SPECIFIC FLOODING CONDITIONS. WE DO NOT ASSUME RESPONSIBILITY FOR EXACT DETERMINATION.

FIELD WORK	NO.	DESCRIPTION	DATE
6/17/14-JW			
DRAFTED BY			
6/19/14-HH			
CHECKED BY			
6/19/14-MR			
KEP MAP NO.			
L.C.			

SUBMITTALS

LINE CHART

LINE	DISTANCE	BEARING
L1	83.86'	S 45°58'10" W
		(CALLED S 46°28'00" W)
L2	60.00'	N 44°01'49" W
L3	75.00'	S 45°58'10" W
L4	23.98'	N 53°32'22" E
	(CALLED N 55°58'04" E - 23.96')	
L5	87.30'	N 78°45'31" W
	(CALLED N 75°34'22" W)	

CURVE CHART

CURVE	RADIUS	ARC	BEARING	CHORD
C2	229.28'	204.14'	N 53°15'11" W	197.46'

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" TRACT 1 "

FIELD NOTES OF A 8.20 ACRE TRACT OF LAND SITUATED IN THE JAMES MARTIN LEAGUE, ABSTRACT 73, LIBERTY COUNTY, TEXAS AND BEING ALL OF A 1.00 ACRE TRACT OF LAND (CALLED EXHIBIT "B") AND THE PART OF THE RESIDUE OF A 11.899 ACRE TRACT (CALLED EXHIBIT "A") CONVEYED TO L. Q. VAN DEVENTER, JR. AND VENOLA M. VAN DEVENTER RECORDED IN VOL. 816, PG. 861 OF THE DEED RECORDS OF LIBERTY COUNTY, TEXAS. SAID 8.20 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

NOTE: THE MONUMENTS FOUND AND THE CALLED BEARING IN THE SOUTH LINE OF A 11.72 ACRE TRACT OF LAND CONVEYED TO BRUCE BURNHAM AND CONNIE BURNHAM RECORDED BY DEED IN VOLUME 1755, PAGE P13 OF THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY WERE USED FOR THE BEARING BASIS DIRECTIONAL CONTROL LINE.

BEGINNING at a ½" iron rod, found, in the west line of a 1.50 acre tract of land called Tract 1 conveyed to Mable Guillory recorded by deed in Volume 747, Page 568 of the Deed Records of said county, the northeast corner of a 3.41 acre tract of land conveyed to Ames-Minglewood Water Supply recorded by deed in Volume 1279, Page 884 of the Official Public Records of said county, the southeast corner of the residue of said 11.899 acres and for the **southeast corner** of the herein described tract, from which a ½" iron pipe, found, being the southeast corner of a 0.17 acre tract of land conveyed to Ames-Minglewood Water Supply recorded by deed in Volume 642, Page 654 of the Deed Records of said county bears S01°13'21" E, a distance of 345.12 feet;

THENCE, S 88°45'30" W, along the north line of said 3.41 acres and the south line of the residue of said 11.899 acres, a distance of 459.86 feet (called N 89°21'04" W – 460.23') to a ½" iron rod, found, being an angle corner in the north line of said 3.41 acres, angle corner in the south line of the residue of said 11.899 acres and for and **angle corner** in the south line of the herein described tract;

THENCE, S 45°58'10" W (called S 46°28'00" W), along the north line of said 3.41 acres and the south line of the residue of said 11.899 acres, a distance of 83.86 feet to a ½" capped iron rod marked H&H Land, set, for an **angle corner** in the south line of the herein described tract;

THENCE, N 44°01'49" W, over and across said 11.899 acres, a distance of 60.00 feet to a ½" capped iron rod marked H&H Land, set, for an **angle corner** in the south line of the herein described tract;

THENCE, S 45°58'10" W, over and across said 11.899 acres, a distance of 75.00 feet to a ½" capped iron rod marked H&H Land, set, in the east right-of-way line of Beaumont Avenue (80 foot right-of-way), the west line of said 11.899 acres and for the **southwest corner** of the herein described tract, from which a ½" iron pipe, found, being the southwest corner of said 3.41 acres bears S 44°01'50" E, a distance of 388.63 feet;

THENCE, N 44°01'50" W (called N 40°52'32" W), along the east right-of-way line of said Beaumont Avenue and the west line of said 11.899 acres, a distance of 399.71 feet to a ½" capped iron rod marked H&H Land, set, in the south right-of-way line of County Road 150 (a.k.a Magnolia Ridge Country Club Road)(70 foot right-of-way), the northwest corner of said 11.899 acres and for the **northwest corner** of the herein described tract;

THENCE, N 53°32'22" E, along the south right-of-way line of said County Road 150 and the northwest line of said 11.899 acres, a distance of 23.98 feet (called N 55°58'04" E – 23.96') to a 1-½" iron pipe, found, being an angle corner in the north line of said 11.899 acres and for an **angle corner** in the north line of the herein described tract;

THENCE, N 49°44'39" E, along the south right-of-way line of said County Road 150 and the northwest line of said 11.899 acres together with the west line of said 1.00 acre, a distance of 355.75 feet (called N 52°34'40" E – 356.02') to a point being the southwest corner of a 0.009 acre tract of land conveyed to City of Ames recorded by deed in Volume 1840, Page 446 of the Official Public Records of said county, the northwest corner of said 1.00 acre and for an **angle corner** in the north line of the herein described tract, from which a ½" capped iron rod marked

RPLS 5068, found, being the northwest corner of said 0.009 acres bears N 49°44'39" E, a distance of 20.09 feet;

THENCE, S 89°27'18" E, along the north line of said 1.00 and the south line of said 0.009 acres, at 30.11 feet pass a ½" capped iron rod marked Hutchinson, found, being the southeast corner or said 0.009 acres and an angle corner in the south line of said 11.72 acres, in all a total distance of 593.16 feet (called S 89°16'29" E – 624.68') to a ½" iron pipe, found, being the northwest corner of a 4.00 acre tract of land conveyed to Alfred L. Freeman, Sr. recorded by deed in Volume 1718, Page 608 of the Official Public Records of said county, the northeast corner of said 1.00 acre and for the **northeast corner** of the herein described tract;

THENCE, S 01°13'21" E (called S 03°50'52" W), along the west line of said 4.00 acres and the east line of said 1.00 acre together with the west line of said 1.50 acres and the east line of said 11.899 acres, a distance of 448.74 feet to the **"Point of Beginning"** and containing 8.20 acres of land, more or less.

Surveyed: June 17, 2014

I, Mike H. Rubaiy, Registered Professional Land Surveyor No. 2907, do hereby certify that the foregoing field notes were prepared from a survey made on the ground under my supervision on the date shown and that all lines, boundaries and landmarks are accurately described therein.

Mike H. Rubaiy
R.P.L.S. No. 2907

Job No. 214147 Tract 1
Date: 06-19-2014
hh



" TRACT 2 "

FIELD NOTES OF A 0.66 ACRE TRACT OF LAND SITUATED IN THE JAMES MARTIN LEAGUE, ABSTRACT 73, LIBERTY COUNTY, TEXAS AND BEING THE SAME TRACT OF LAND CALLED TRACT 2 CONVEYED TO L. Q. VAN DEVENTER, JR. AND VENOLA M. VAN DEVENTER RECORDED IN VOL. 816, PG. 861 OF THE DEED RECORDS OF LIBERTY COUNTY, TEXAS. SAID 0.66 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

NOTE: THE MONUMENTS FOUND AND THE CALLED BEARING IN THE SOUTH LINE OF A 11.72 ACRE TRACT OF LAND CONVEYED TO BRUCE BURNHAM AND CONNIE BURNHAM RECORDED BY DEED IN VOLUME 1755, PAGE P13 OF THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY WERE USED FOR THE BEARING BASIS DIRECTIONAL CONTROL LINE.

BEGINNING at a ½" iron pipe, found, at an intersection point in the west right-of-way line of Beaumont Avenue (80 foot right-of-way) and the east right-of-way line of Friend Street (a.k.a. Old Beaumont Road)(60 foot right-of-way) and for the **north corner** of the herein described tract;

THENCE, S 44°03'31" E (called S 40°52'32" E), the west right-of-way line of said Beaumont Avenue, a distance of 544.25 feet to a ½" iron pipe, found, at an intersection point in the west right-of-way line of said Beaumont Avenue and the east right-of-way line of said Friend Street and for the **south corner** of the herein described tract;

THENCE, N 78°45'31" W (called N 75°34'22" W), along the east right-of-way line of said Friend Street, a distance of 87.30 feet to a ½" capped iron rod marked H&H Land, set, for the "Point of Curve" in the east right-of-way line of said Friend Street and for the **"Point of Curve"** in the west line of the herein described tract;

THENCE, along a curve to the right with the east right-of-way line of said Friend Street having a radius of 229.28 feet and an arc length of 204.14 feet with a chord bearing of N 53°15'11" W, a distance of 197.46 feet to a ½" capped iron rod marked H&H Land, set, for the "Point of Tangent" in the east right-of-way line of said Friend Street and for the **"Point of Tangent"** in the west line of the herein described tract;

THENCE, N 27°44'31" W (called N 24°33'32" W), along the east right-of-way line of said Friend Street, a distance of 289.20 feet to the **"Point of Beginning"** and containing 0.66 acres of land, more or less.

Surveyed: June 17, 2014

I, Mike H. Rubaiy, Registered Professional Land Surveyor No. 2907, do hereby certify that the foregoing field notes were prepared from a survey made on the ground under my supervision on the date shown and that all lines, boundaries and landmarks are accurately described therein.

Mike H. Rubaiy
R.P.L.S. No. 2907

Job No. 214147 Tract 2
Date: 06-19-2014
hh

