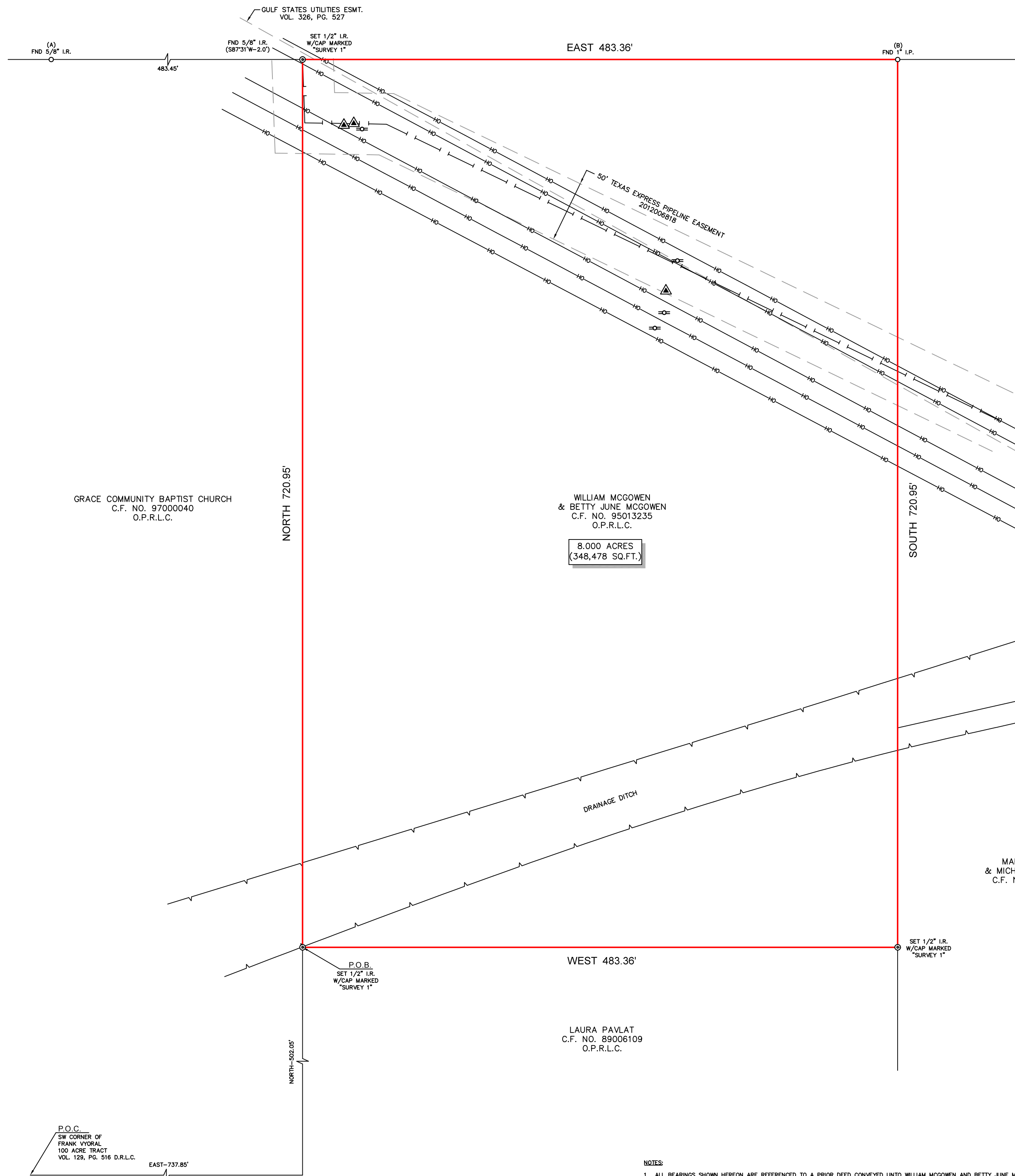


REBECCA PRUETT
SURVEY
ABSTRACT 493

F.M. 1960
(R.O.W. VARIES)

SCALE 1"=60'



GRACE COMMUNITY BAPTIST CHURCH
C.F. NO. 97000040
O.P.R.L.C.

WILLIAM MCGOWEN
& BETTY JUNE MCGOWEN
C.F. NO. 95013235
O.P.R.L.C.

8.000 ACRES
(348,478 SQ.FT.)

JAMES HILL
& DEANNA HILL
C.F. NO. 2008001435
O.P.R.L.C.

MARICELA LIMON
& MICHELE M. ESQUIVEL
C.F. NO. 2015011870
O.P.R.L.C.

LAURA PAVLAT
C.F. NO. 89006109
O.P.R.L.C.

DESCRIPTION OF A TRACT OF LAND CONTAINING 8.000 ACRES (348,478 SQUARE FEET) SITUATED IN THE REBECCA PRUETT SURVEY, ABSTRACT 493 LIBERTY COUNTY, TEXAS

BEING A TRACT OF LAND CONTAINING 8.000 ACRES (348,478 SQUARE FEET), SITUATED IN THE REBECCA PRUETT SURVEY, ABSTRACT 493, LIBERTY COUNTY, TEXAS, BEING OUT OF A 100.00 ACRE TRACT OF LAND CONVEYED UNTO FRANK VYORAL BY DEED RECORDED IN VOLUME 129, PAGE 516 OF THE DEED RECORDS OF LIBERTY COUNTY, TEXAS, AND BEING ALL OF A TRACT OF LAND CONVEYED UNTO WILLIAM MCGOWEN AND BETTY JUNE MCGOWEN BY DEED RECORDED UNDER COUNTY CLERK'S FILE NO. 95013235 OF THE OFFICIAL PUBLIC RECORDS OF LIBERTY COUNTY, TEXAS. SAID 8.000-ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING FOR REFERENCE AT THE SOUTHWEST CORNER OF SAID VYORAL TRACT AND BEING IN THE CENTER OF A PAVED COUNTY ROAD;

THENCE EAST, ALONG AND WITH THE CENTER OF SAID COUNTY ROAD, A DISTANCE OF 737.85 FEET TO THE SOUTHWEST CORNER OF THE FRANCES JOLLY 13.571 ACRE TRACT;

THENCE NORTH, A DISTANCE OF 502.05 FEET TO A SET 1/2-INCH IRON ROD WITH CAP MARKED 'SURVEY 1' FOR THE POINT OF BEGINNING AND THE SOUTHWEST CORNER OF SAID TRACT HEREIN DESCRIBED;

THENCE NORTH, A DISTANCE OF 720.95 FEET TO SET 1/2-INCH IRON ROD WITH CAP MARKED 'SURVEY 1' BEING IN THE CENTER OF A GULF STATES UTILITY RIGHT-OF-WAY AND THE SOUTH RIGHT-OF-WAY LINE OF F.M. 1960 (VARIABLE WIDTH) FOR THE NORTHWEST CORNER OF SAID TRACT HEREIN DESCRIBED (FROM WHICH A 5/8-INCH IRON ROD BEARS SOUTH 87°31' WEST, A DISTANCE OF 2.0 FEET);

THENCE EAST, ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID F.M. 1960, A DISTANCE OF 483.36 FEET TO A FOUND 1-INCH IRON PIPE FOR THE NORTHEAST CORNER OF SAID TRACT HEREIN DESCRIBED;

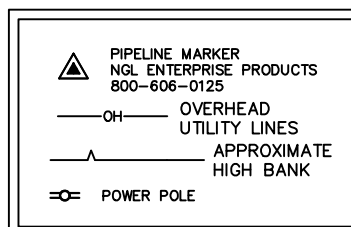
THENCE SOUTH, LEAVING SAID SOUTH RIGHT-OF-WAY LINE OF SAID F.M. 1960, A DISTANCE OF 720.95 FEET TO A SET 1/2-INCH IRON ROD WITH CAP MARKED 'SURVEY 1' FOR THE SOUTHEAST CORNER OF SAID TRACT HEREIN DESCRIBED;

THENCE WEST, A DISTANCE OF 483.36 FEET TO THE POINT OF BEGINNING AND CONTAINING 8.000 ACRES (348,478 SQUARE FEET), MORE OR LESS.

NOTES:

1. ALL BEARINGS SHOWN HEREON ARE REFERENCED TO A PRIOR DEED CONVEYED UNTO WILLIAM MCGOWEN AND BETTY JUNE MCGOWEN, RECORDED IN COUNTY CLERK'S FILE NO. 95013235 OF THE OFFICIAL PUBLIC RECORDS OF LIBERTY COUNTY, TEXAS, POINTS (A) AND (B) WERE HELD FOR HORIZONTAL CONTROL.
2. ABSTRACT INFORMATION FOR THE SUBJECT TRACT WAS PROVIDED BY THE TITLE INSURANCE COMPANY LISTED ABOVE.
3. THIS SURVEY IS CERTIFIED TO THE TITLE INSURANCE COMPANY LISTED ABOVE FOR THIS TRANSACTION ONLY, IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
4. ALL EASEMENTS AND BUILDING LINES SHOWN ARE PER THE RECORDED PLAT UNLESS OTHERWISE NOTED.
5. THERE ARE NATURAL DRAINAGE COURSES ON SUBJECT PROPERTY.
6. SUBJECT TO THE RESTRICTIVE COVENANTS AS LISTED IN SCHEDULE B OF THE TITLE COMMITMENT ISSUED ON 09-25-19, UNDER G.F. NO. 2019097046.
7. RIGHT-OF-WAY TO HOUSTON PIPE LINE COMPANY AS RECORDED IN VOL. 311, PG. 29 D.R.L.C.
8. RIGHT-OF-WAY TO SUN PIPE LINE COMPANY AS RECORDED IN VOL. 162, PG. 251 D.R.L.C.
9. EASEMENT TO LIBERTY WATER CONTROL AND IMPROVEMENT DISTRICT NO. 1 AS RECORDED IN VOL. 429, PG. 53 D.R.L.C.
10. RIGHT-OF-WAY TO STATE OF TEXAS AS RECORDED IN VOL. 432, PG. 441 D.R.L.C.
11. EASEMENT TO GULF STATES UTILITIES COMPANY AS RECORDED IN VOL. 1018, PG. 675 D.R.L.C.
12. RIGHT-OF-WAY TO ENTERGY GULF STATES INC AS RECORDED IN VOL. 1931, PG. 345 O.P.R.L.C.

LEGEND



		<p>TITLE COMPANY:</p> <p>832-564-4512</p>	
<p>G.F. #: 2019097046</p>		<p>ISSUE DATE: 09-25-19</p>	
<p>LEGAL DESCRIPTION: A TRACT OF LAND CONTAINING 8.000 ACRES (348,478 SQUARE FEET) SITUATED IN THE REBECCA PRUETT SURVEY, ABSTRACT 493, LIBERTY COUNTY, TEXAS. SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS.</p>			
<p>SURVEYORS CERTIFICATE: IN MY PROFESSIONAL OPINION, THIS PLAT REPRESENTS THE FACTS FOUND ON THE GROUND DURING THE COURSE OF A BOUNDARY SURVEY CONDUCTED UNDER MY SUPERVISION ON OCTOBER 01, 2019 AND THAT THIS PLAT SUBSTANTIALLY COMPLIES WITH THE CURRENT STANDARDS AS ADOPTED BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING, AND THAT THERE ARE NO ENCROACHMENTS OR PROTRUSIONS EXCEPT AS SHOWN.</p> <p>RICHARD FUSSELL RPLS# 4148</p>		<p>CLIENT: TBD</p> <p>ADDRESS: FM 1960</p> <p>www.survey1inc.com survey1@survey1inc.com</p> <p>Survey 1, Inc. Your Land Survey Company</p> <p>Firm Registration No. 100758-00 P.O. Box 2543 Alvin, TX 77512 (281)393-1382</p>	
		<p>FIELD CREW: RF</p> <p>TECH: EF</p> <p>DRAFTER: JB</p> <p>FINAL CHECK: EF</p> <p>DATE: 10-02-19</p> <p>JOB#: 9-77509-19</p>	