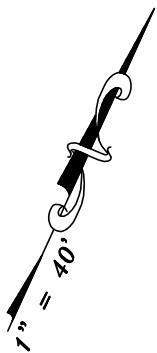


NORTH MAIN STREET
(A.K.A. STATE HIGHWAY 146)
(R.O.W. WIDTH VARIES)

"POINT OF
BEGINNING"



LEGEND

- B.B.D.C.L. = BEARING BASIS
DIRECTIONAL CONTROL LINE
L.C.C.F.NO.(S) = LIBERTY COUNTY
CLERK'S FILE NUMBER
O.P.R.L.C. = OFFICIAL PUBLIC RECORDS
LIBERTY COUNTY
D.R.L.C. = DEED RECORDS
LIBERTY COUNTY
M.R.L.C. = MAP RECORDS LIBERTY CO.
R.O.W. = RIGHT-OF-WAY
A/C = AIR CONDITION PAD
COVERED
CONCRETE
UTILITY POLE
CHAIN-LINK FENCE
OVERHEAD POWER
TELEPHONE PEDESTAL
MH = MANHOLE

NOTE:

1. THE CALLED BEARING AND THE MONUMENTS FOUND IN THE WEST LINE OF THE TRACT CONVEYED TO JOE OLDHAM RECORDED BY DEED IN VOLUME 1335, PAGE 408 OF THE OFFICIAL PUBLIC RECORDS OF LIBERTY COUNTY, TEXAS WERE USED FOR THE BEARING BASIS DIRECTIONAL CONTROL LINE OF THIS TRACT.



PROFESSIONAL
LAND
SERVICES

P.O. Box 1974
Mont Belvieu, Tx 77580
(Office) 281 385-2087 (Fax) 281 385-5792

JOB NO. 221192

LOT: ** 1.17 AC.	BLOCK:	SECTION:	SUBDIVISION:
RECORDATION: **	COUNTY: LIBERTY	STATE: TEXAS	SURVEY: GEORGE ORR LEAGUE ABSTRACT 91
LENDER:	TITLE CO.: TARVER ABSTRACT	GF NO.: 2021060659-LP	
PURCHASER: SUKIE KAUR ADDRESS: 2718, 2720 AND 2800 N. MAIN ST., LIBERTY, TEXAS 77575			

FLOOD ZONE INFORMATION: This lot DOES NOT lie 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 04390 dated 01-19-2018.

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	SUBMITTALS
9/02/21-CW				
DRAFTED BY				
09/03/21-HH				
CHECKED BY				
09/03/21-MK				
KEY MAP NO.				
LC				

LAKELAND DRIVE
(A.K.A. OLD LIBERTY TO LIVINGSTON INSIDE ROAD)
SHOWN AS 80' R.O.W. BY TEXAS DEPARTMENT MAPS

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.

** SURVEY OF A 1.17 ACRE TRACT OF LAND SITUATED IN THE GEORGE ORR LEAGUE, ABSTRACT 91, LIBERTY COUNTY, TEXAS, BEING ALL OF A 1.00 ACRE TRACT CALLED EXHIBIT A-1 AND THE RESIDUE OF A 1.00 ACRE CALLED EXHIBIT A-2 CONVEYED TO JOSEPH HOWARD HARDEN AND ELIZABETH HARDEN RECORDED BY DEED IN LIBERTY COUNTY CLERK'S FILE NO.(S) 2020012394 OF THE OFFICIAL PUBLIC RECORDS OF LIBERTY COUNTY, TEXAS. SAID 1.17 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS ATTACHED.



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

“ EXHIBIT A “

FIELD NOTES OF A TRACT OF LAND CONTAINING 1.17 ACRE TRACT OF LAND SITUATED IN THE GEORGE ORR LEAGUE, ABSTRACT 91, LIBERTY COUNTY, TEXAS, BEING ALL OF A 1.00 ACRE TRACT CALLED EXHIBIT A-1 AND THE RESIDUE OF A 1.00 ACRE CALLED EXHIBIT A-2 CONVEYED TO JOSEPH HOWARD HARDEN AND ELIZABETH HARDEN RECORDED BY DEED IN LIBERTY COUNTY CLERK'S FILE NO.(S) 2020012394 OF THE OFFICIAL PUBLIC RECORDS OF LIBERTY COUNTY, TEXAS. SAID 1.17 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDSAS FOLLOWS:

NOTE: THE CALLED BEARING AND THE MONUMENTS FOUND IN THE WEST LINE OF THE TRACT CONVEYED TO JOE OLDHAM RECORDED BY DEED IN VOLUME 1335, PAGE 408 OF THE OFFICIAL PUBLIC RECORDS OF LIBERTY COUNTY, TEXAS WERE USED FOR THE BEARING BASIS DIRECTIONAL CONTROL LINE OF THIS TRACT.

BEGINNING at a ¾” iron pipe, found, in the south right-of-way line of North Main Street (a.k.a. State Highway 146)(right-of-way varies), the northwest corner of a 0.863 acre tract of land conveyed to Robert Paul Jones recorded by deed in Liberty County Clerk’s File No.(s) 2020024163 of the Official Public Records of said county, the northeast corner of the residue of said 1.00 acre (Exhibit A-2) and for the **northeast corner** of the herein described tract;

THENCE, S 39°56’01” E, along the west line of said 0.863 acres, a distance of 178.83 feet to a 60d nail, found, being an interior corner in the west line of said 0.863 acres, the southeast corner of the residue of said 1.00 acre (Exhibit A-2) and for an **exterior corner** in the east line of the herein described tract;

THENCE, S 49°51’50” W, along an exterior line of said 0.863 acres and the south line of the residue of said 1.00 acre (Exhibit A-2), a distance of 39.04 feet to a 60d nail, found, in the east line of said 1.00 acre (Exhibit A-1), an exterior corner in the west line of said 0.863 acres, the southwest corner of the residue of said 1.00 acre (Exhibit A-2) and for an **interior corner** in the east line of the herein described tract;

THENCE, S 40°04’36” E, along the west line of said 0.863 acres and the east line of said 1.00 acre (Exhibit A-1), a distance of 201.67 feet to a 1-1/2” iron pipe, found, in the north right-of-way of Lakeland Drive (a.k.a. Old Liberty to Livingston Inside Road), the southwest corner of said 0.863 acres, the southeast corner of said 1.00 acre (Exhibit A-1) and for the **southeast corner** of the herein described tract;

THENCE, S 47°37’27” W, along the north right-of-way line of said Lakeland Drive and the south line of said 1.00 acre (Exhibit A-1), a distance of 114.43 feet to a ¾” iron pipe, found, being the southeast corner of 1.779 acre tract of land conveyed to KRH Properties, LLC recorded by deed in Liberty County Clerk’s File No.(s) 2018021949 of the Official Public Records of said county, the southwest corner of said 1.00 acre (Exhibit A-1) and for the **southwest corner** of the herein described tract;

THENCE, N 39°45’01” W, along the east line of said 1.779 acres and the west line of said 1.00 acre (Exhibit A-1), a distance of 391.80 feet (called N 36°46’00” W - 392.90') to a ¾” iron pipe, found, in the south right-of-way line of said North Main Street, the northeast corner of said 1.779 acres, the northwest corner of said 1.00 acre (Exhibit A-1) and for the **northwest corner** of the herein described tract;

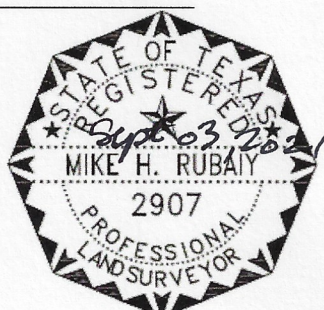
THENCE, N 52°15’19” E, along the south right-of-way line of said North Main Street and the north line of said 1.00 acre (Exhibit A-1), a distance of 112.20 feet (called N 56°04’00” E - 112.25') to a ¾” iron pipe, found, being the northeast corner of said 1.00 acre (Exhibit A-1), the northwest corner of the residue of said 1.00 acre (Exhibit A-2) and for **angle corner** in the north line of the herein described tract;

THENCE, N 52°57’58” E, along the south right-of-way line of said North Main Street and the north line of said 1.00 acre (Exhibit A-2), a distance of 39.54 feet to the **“Point of Beginning”** and containing 1.17 acres of land, more or less.

Surveyed: September 2, 2021

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. 221192
Date: 09-03-2021
hh