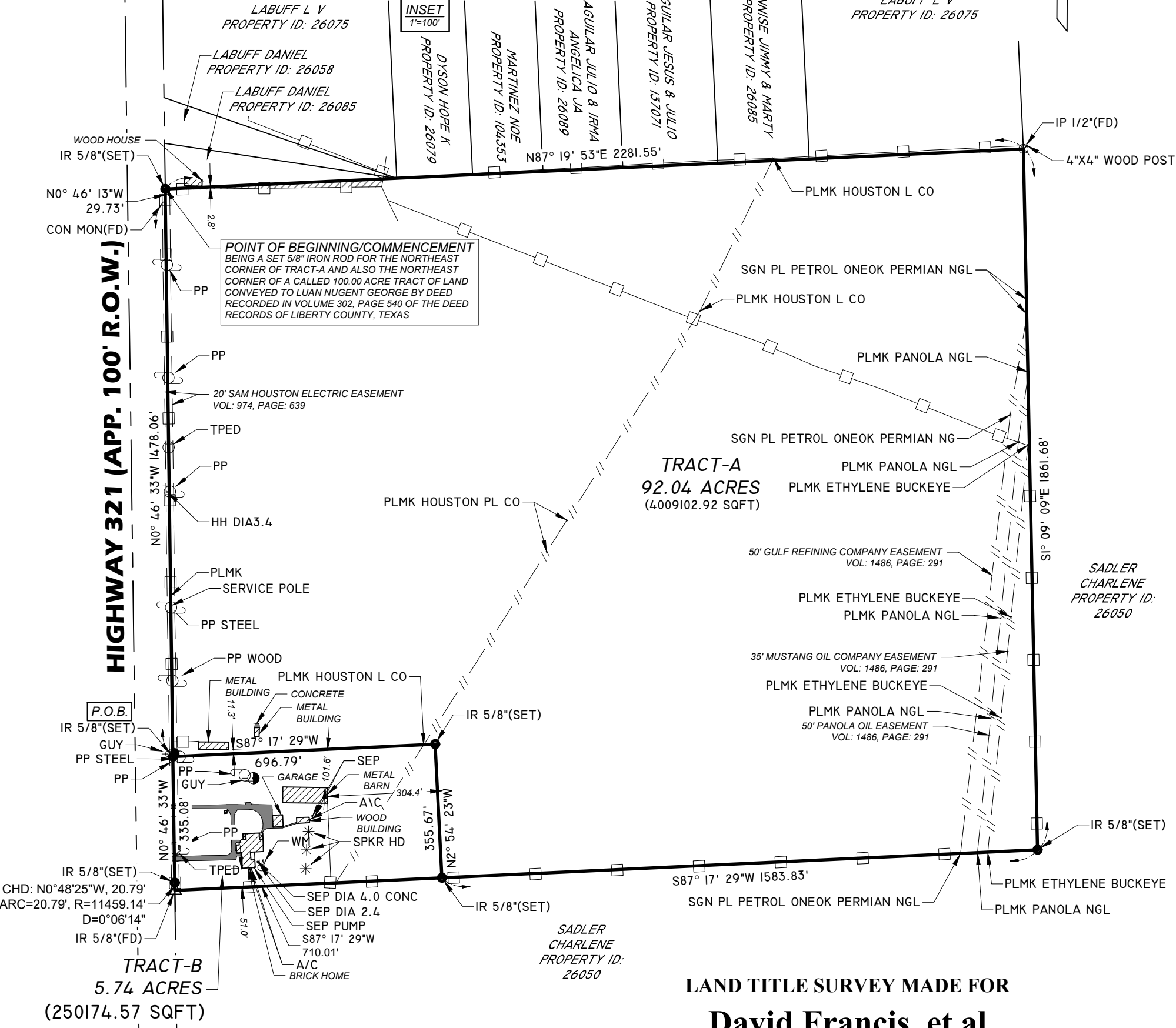
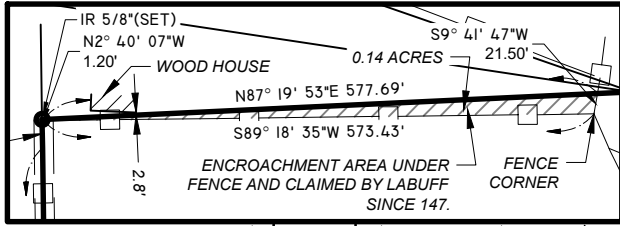
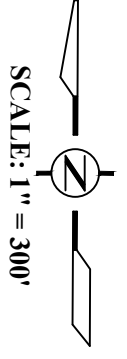


I&GN R.R. CO. SURVEY ABSTRACT No. 295

LEGEND:

- R.O.W RIGHT OF WAY
- B.L. BUILDING LINE
- U.E. UTILITY EASEMENT
- S.S.E. SANITARY SEWER EASEMENT
- STM.S.E. STORM SEWER EASEMENT
- W.L.E. WATER LINE EASEMENT
- U.E.&A.E. UTILITY & AERIAL EASEMENT
- SP SPRINKLER HEAD
- ELE ELECTRIC
- SEP SEPTIC
- TPED TELEPHONE PEDISTAL
- PP POWER POLE
- WM WATER METER



POINT OF BEGINNING/COMMENCEMENT
BEING A SET 5/8" IRON ROD FOR THE NORTHEAST CORNER OF TRACT-A AND ALSO THE NORTHEAST CORNER OF A CALLED 100.00 ACRE TRACT OF LAND CONVEYED TO LUAN NUGENT GEORGE BY DEED RECORDED IN VOLUME 302, PAGE 540 OF THE DEED RECORDS OF LIBERTY COUNTY, TEXAS

TRACT-A
92.04 ACRES
(4009102.92 SQFT)

TRACT-B
5.74 ACRES
(250174.57 SQFT)

LAND TITLE SURVEY MADE FOR David Francis, et al

SURVEYORS NOTE:

1. BEARINGS REFERENCED TO GRID NORTH: NAD83, TEXAS STATE PLANE ZONE 3 CENTRAL (5376). UNITS: USFT
2. THIS SURVEY IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS AND IS VALID FOR THIS TRANSACTION ONLY.
3. ALL EASEMENTS, SERVITUDES AND BUILDING LINES SHOWN AS PER TITLE COMMITMENT FILE NO. 1938476, ISSUED FEBRUARY 9, 2023 AT 9:34-AM AS PER STEWART TITLE GUARANTY COMPANY.
 - 3.1. PROPERTY MAY BE SUBJECT TO AN EASEMENT TO HOUSTON PIPELINE CO. BY INSTRUMENT DATED NOVEMBER 13, 1948, RECORDED IN/UNDER VOLUME 310, PAGE 49 OF THE OFFICIAL PUBLIC RECORDS OF LIBERTY COUNTY, TEXAS.
 - 3.2. PROPERTY MAY BE SUBJECT TO AN EASEMENT TO SAM HOUSTON ELECTRIC COOPERATIVE BY INSTRUMENT, RECORDED IN/UNDER VOLUME 1537, PAGE 854 OF THE OFFICIAL PUBLIC RECORDS OF LIBERTY COUNTY, TEXAS.
 - 3.3. SURVEYOR HAS NOT INDEPENDENTLY ABSTRACTED PROPERTY.

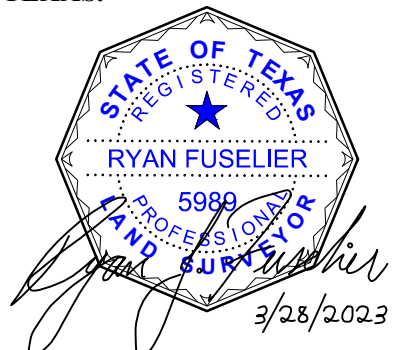
A PARTITION OF A TRACT OR PARCEL OF LAND CONTAINING 92.04 ACRES OF LAND, BEING OUT OF, AND A PART OF THE I. & G. N. RAILROAD SURVEY NO. 32, ABSTRACT 295, LIBERTY COUNTY, TEXAS. SAID 97.77 ACRES BEING THE RESIDUE OF THAT CERTAIN 100 ACRE TRACT OF LAND CONVEYED TO LUAN NUGENT GEORGE BY DEED RECORDED IN VOLUME 302, PAGE 540 OF THE DEED RECORDS OF LIBERTY COUNTY, TEXAS.

REFERENCE MAP:

1. PLAT OF A CALLED 97.77 ACRES OF LAND BY A.J. HARDIN R.P.L.S. 4379.

CERTIFICATION:

I, THE UNDERSIGNED REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY STATE THAT THE MAP/PLAT SHOWN HERON 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: IV - RURAL AND THAT NO ENCROACHMENTS EXIST OTHER THAN WHAT IS SHOWN.



RYAN J. FUSELIER, RPLS REG. NO. 5989
150 BELLE TERRE DR. EUNICE, LA. 70535 (337)654-6403



FUSELIER
SURVEYING + MAPPING
RJ FUSELIER & ASSOCIATES LLC
FIRM REG. #: LA (VF 790), TX (10194363)

MAP OF SURVEY
DAVID FRANCIS, ET AL

97.78 ACRES

I&GN R.R. CO. SURVEY ABSTRACT No. 295

DRAFTED LAB
PROJ. NO. 23-TX-036

SURVEY DATE 3/10/23
SHEET 1 OF 1

3/28/23	REVISED NOTES	LAB		
DATE	REVISION	BY		

SHEET NUMBER 01



FUSELIER

SURVEYING + MAPPING

R. J. FUSELIER & ASSOCIATES, LLC

(FIRM REG. #10194363)

Ryan J. Fuselier, P.E., R.P.L.S.

150 Belle Terre Dr.

Eunice, La. 70535

(337) 654-6403

Registered Professional Land Surveyor
Registration No. 5989

March 20, 2023

STATE OF TEXAS
COUNTY OF WALKER

FIELD NOTES:

By: Ryan J. Fuselier, RPLS

For: David Francis, et al

Reference Map: 23-TX-036

Land Title Survey Made For

David Francis, et al

Date: 03/10/2023



Ryan J. Fuselier

TRACT A:

92.04 ACRE TRACT:

A PARTITION OF A TRACT OR PARCEL OF LAND CONTAINING 92.04 ACRES OF LAND, BEING OUT OF, AND A PART OF THE I. & G. N. RAILROAD SURVEY NO. 32, ABSTRACT 295, LIBERTY COUNTY, TEXAS. SAID 97.78 ACRES BEING THE RESIDUE OF THAT CERTAIN 100 ACRE TRACT OF LAND CONVEYED TO LUAN NUGENT GEORGE BY DEED RECORDED IN VOLUME 302, PAGE 540 OF THE DEED RECORDS OF LIBERTY COUNTY, TEXAS. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FROM THE **POINT OF BEGINNING**, BEING A SET FIVE-EIGHT INCH IRON ROD IN THE EASTER MARGIN OF HIGHWAY 321 FOR THE NORTHEAST CORNER OF TRACT-A AND ALSO THE NORTHEAST CORNER OF A CALLED 100.00 ACRE TRACT OF LAND CONVEYED TO LUAN NUGENT GEORGE BY DEED RECORDED IN VOLUME 302, PAGE 540 OF THE DEED RECORDS OF LIBERTY COUNTY, TEXAS;

THENCE LEAVING SAID MARGIN, NORTH 87° 19' 53" EAST, A DISTANCE OF 2,281.55 FEET TO A FOUND HALF-INCH IRON ROD FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 1° 09' 09" EAST, A DISTANCE OF 1,861.68 FEET TO A SET FIVE-EIGHT INCH IRON ROD FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 87° 17' 29" WEST, A DISTANCE OF 1,583.83 FEET TO A SET FIVE-EIGHT INCH IRON ROD;

THENCE, NORTH 2° 54' 23" WEST, A DISTANCE OF 355.67 FEET TO A SET FIVE-EIGHT INCH IRON ROD;

THENCE, SOUTH 87° 17' 29" WEST, A DISTANCE OF 696.79 FEET TO A SET FIVE-EIGHT INCH IRON ROD IN THE EASTERN MARGIN OF HIGHWAY 321;

THENCE ALONG SAID MARGIN, NORTH 0° 46' 33" WEST, A DISTANCE OF 1,478.06 FEET TO THE **POINT OF BEGINNING**;

SAID TRACT OR PARCEL CONTAINING 92.04 ACRES OF LAND.

ALL BEARINGS ARE BASED ON GRID NORTH.

TRACT B:

5.74 ACRE TRACT:

A PARTITION OF A TRACT OR PARCEL OF LAND CONTAINING 5.74 ACRES OF LAND, BEING OUT OF, AND A PART OF THE I. & G. N. RAILROAD SURVEY NO. 32, ABSTRACT 295, LIBERTY COUNTY, TEXAS AND OUT OF THE SAID 97.78 ACRES BEING THE RESIDUE OF THAT CERTAIN 100 ACRE TRACT OF LAND CONVEYED TO LUAN NUGENT GEORGE BY



DEED RECORDED IN VOLUME 302, PAGE 540 OF THE DEED RECORDS OF LIBERTY COUNTY, TEXAS. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FROM THE **POINT OF COMMENCEMENT**, BEING A SET FIVE-EIGHT INCH IRON ROD IN THE EASTER MARGIN OF HIGHWAY 321 FOR THE NORTHEAST CORNER OF TRACT-A AND ALSO THE NORTHEAST CORNER OF A CALLED 100.00 ACRE TRACT OF LAND CONVEYED TO LUAN NUGENT GEORGE BY DEED RECORDED IN VOLUME 302, PAGE 540 OF THE DEED RECORDS OF LIBERTY COUNTY, TEXAS;

CONTINUE ALONG SAID MARGIN, SOUTH $0^{\circ} 46' 33''$ EAST, A DISTANCE OF 1,478.06 FEET TO A SET FIVE-EIGHT INCH IRON ROD FOR THE **POINT OF BEGINNING** AND THE NORTHEAST COIRNER OF THE HEREIN DESCRIBED TRACT;

THENCE LEAVING SAID MARGIN, NORTH $87^{\circ} 17' 29''$ EAST, A DISTANCE OF 696.79 FEET TO A SET FIVE-EIGHT INCH IRON ROD FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH $2^{\circ} 54' 23''$ EAST, A DISTANCE OF 355.67 FEET TO A SET FIVE-EIGHT INCH IRON ROD FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH $87^{\circ} 17' 29''$ WEST, A DISTANCE OF 710.01 FEET TO A FOUND FIVE-EIGHT INCH IRON ROD IN THE EASTERN MARGIN OF HIGHWAY 321 FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE ALONG SAID MARGIN, ALONG A CURVE TO THE RIGHT, HAVING A CHORD BEARING OF NORTH $0^{\circ} 48' 25''$ WEST, A CHORD DISTANCE OF 20.79 FEET, AN ARC DISTANCE OF 20.79 FEET AND A RADIUS OF 11,459.14 FEET TO A SET FIVE-EIGHT INCH IRON ROD;

THENCE, NORTH $0^{\circ} 46' 33''$ WEST, A DISTANCE OF 335.08 FEET TO THE **POINT OF BEGINNING**;

SAID TRACT OR PARCEL CONTAINING 5.74 ACRES OF LAND.

ALL BEARINGS ARE BASED ON GRID NORTH.