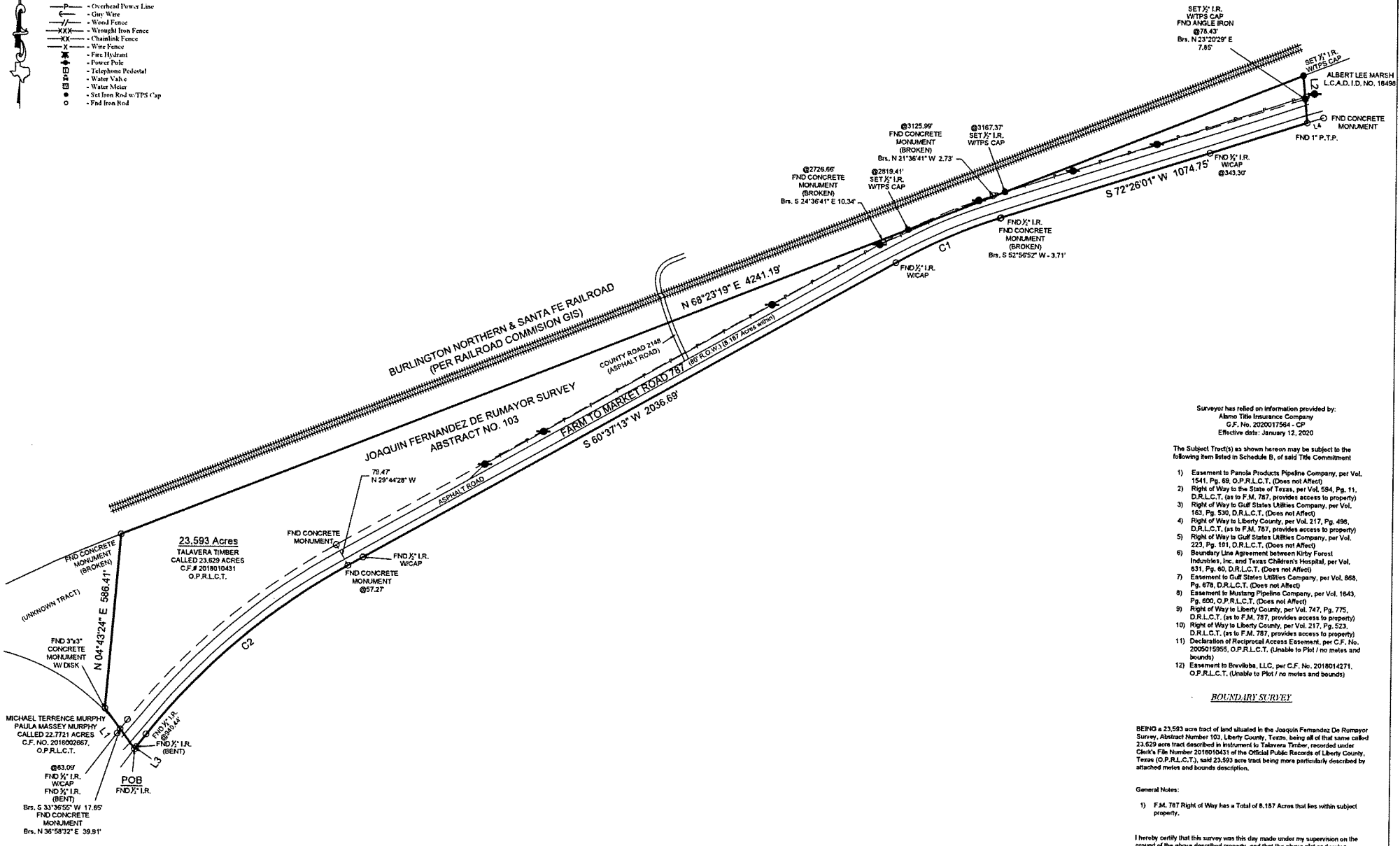




SYMBOL LEGEND

- P - Overhead Power Line
- G - Guy Wire
- W - Wood Fence
- W/I - Wrought Iron Fence
- X - Chainlink Fence
- X - Wire Fence
- H - Fire Hydrant
- P - Power Pole
- T - Telephone Pedestal
- W - Water Valve
- M - Water Meter
- S - Set Iron Rod w/TIPS Cap
- O - Fnd Iron Rod



Surveyor has relied on information provided by:
 Alamo Title Insurance Company
 C.F. No. 2020017354 - CP
 Effective date: January 12, 2020

The Subject Tract(s) as shown hereon may be subject to the following item listed in Schedule B, of said Title Commitment

- 1) Easement to Panola Products Pipeline Company, per Vol. 1541, Pg. 60, O.P.R.L.C.T. (Does not Affect)
- 2) Right of Way to the State of Texas, per Vol. 594, Pg. 11, D.R.L.C.T. (as to F.M. 787, provides access to property)
- 3) Right of Way to Gulf States Utilities Company, per Vol. 161, Pg. 530, D.R.L.C.T. (Does not Affect)
- 4) Right of Way to Liberty County, per Vol. 217, Pg. 496, D.R.L.C.T. (as to F.M. 787, provides access to property)
- 5) Right of Way to Gulf States Utilities Company, per Vol. 223, Pg. 191, D.R.L.C.T. (Does not Affect)
- 6) Boundary Line Agreement between Kirby Forest Industries, Inc. and Texas Children's Hospital, per Vol. 831, Pg. 60, D.R.L.C.T. (Does not Affect)
- 7) Easement to Gulf States Utilities Company, per Vol. 868, Pg. 678, D.R.L.C.T. (Does not Affect)
- 8) Easement to Mustang Pipeline Company, per Vol. 1643, Pg. 600, O.P.R.L.C.T. (Does not Affect)
- 9) Right of Way to Liberty County, per Vol. 747, Pg. 775, D.R.L.C.T. (as to F.M. 787, provides access to property)
- 10) Right of Way to Liberty County, per Vol. 217, Pg. 523, D.R.L.C.T. (as to F.M. 787, provides access to property)
- 11) Declaration of Reciprocal Access Easement, per C.F. No. 2005015995, O.P.R.L.C.T. (Unable to Plot / no miles and bounds)
- 12) Easement to BioVista, LLC, per C.F. No. 2018014271, O.P.R.L.C.T. (Unable to Plot / no miles and bounds)

BOUNDARY SURVEY

BEING a 23.593 acre tract of land situated in the Joaquin Fernandez De Rumayor Survey, Abstract Number 103, Liberty County, Texas, being all of that same called 23.629 acre tract described in instrument to Talavera Timber, recorded under Clerk's File Number 2018010431 of the Official Public Records of Liberty County, Texas (O.P.R.L.C.T.), said 23.593 acre tract being more particularly described by attached miles and boards description.

General Notes:

- 1) F.M. 787 Right of Way has a Total of 8.187 Acres that lies within subject property.

I hereby certify that this survey was this day made under my supervision on the ground of the above described property, and that the above plat or drawing reflects the findings on the ground of the property at this time and that this survey meets the minimum standards of practice as approved by the Texas Board of Professional Land Surveyors.

LINE	BEARING	DISTANCE
L1	N 38°32'04" W	468.30'
L2	S 05°09'07" E	155.43'
L3	S 36°44'42" W	9.08'
L4	N 72°21'40" E	56.83'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	11869.87	384.00	383.37	S 64°29'50" W	11°26'02"
C2	2261.63	1893.44	885.40	S 49°24'37" W	75°16'38"

This Property Lies in Zone X outside the 100 Year Flood Plain Per Graphic Scaling according to Community Panel No. 48281C0075D having an effective date of 1-19-2018.

Job No.: 14287-157
 Scale: 1"=400'
 Date: 2-6-2020
 Drawn By: GPP
 Field Crew: TC

Purchaser: Jesus Hernandez & Lorena Hernandez
 Address: F.M. 787, Cleveland Tx, 77327
 Lot: Block Section
 Survey: Joaquin Fernandez De Rumayor, A 103
 Area: 23.593 Acres
 Subdivision:
 Cabinet:
 Sheet:
 Records:
 County: Liberty, Texas

Bearings shown hereon are based on GPS observations and are referenced to the NAD83, Texas State Plane Coordinate System, Central Zone (4203).

TEXAS
 PROFESSIONAL LAND SURVEYORS
 1111 N. TRAZIER STREET, CONROE, TX 77385
 PH: (281) 756-7447 - FAX: (281) 756-7448
 WWW.SURVEYINGTEXAS.COM
 FIRM REGISTRATION NO. 100834-00



Carey A. Johnson
 Carey A. Johnson
 Registered Professional Land Surveyor No. 6524



TEXAS PROFESSIONAL SURVEYING, LLC.

3032 N. FRAZIER STREET, CONROE, TEXAS 77303
(936)756-7447 FAX (936)756-7448
FIRM REGISTRATION No. 100834-00

FIELD NOTE DESCRIPTION

23.593 ACRES

IN THE JOAQUIN FERNANDEZ DE RUMAYOR SURVEY, ABSTRACT NUMBER 103 LIBERTY COUNTY, TEXAS

BEING a 23.593 acre tract of land situated in the Joaquin Fernandez De Rumayor Survey, Abstract Number 103, Liberty County, Texas, being all of that same called 23.629 acre tract described in instrument to Talavera Timber, recorded under Clerk's File Number 2018010431 of the Official Public Records of Liberty County, Texas (O.P.R.L.C.T.), said 23.593 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at ½ inch iron rod found in the southeasterly right-of-way of Farm to Market Road 787 (F.M. 787, 80 feet wide), being the southwesterly corner of the herein described 23.593 acre tract;

THENCE North 36°32'04" West, over and across said F.M. 787, at a distance of 83.09 feet, pass a 5/8 inch iron rod with cap found in the northwesterly right-of-way of said F.M. 787, for an apparent easterly corner of that certain called 22.7721 acre tract described in instrument to Michael Terrance Murphy and Paula Massey Murphy, recorded under Clerk's File Number 2016002667, O.P.R.L.C.T., from which a 5/8 inch iron rod found, bent, bears South 33°36'55" West, 17.65 feet, and a concrete monument found for reference, bears North 36°58'32" East, 39.91 feet, thence with the common line between said 23.629 acre tract and said 22.7721 acre tract, in all, a total distance of 169.38 feet, to a 3 inch by 3 inch concrete monument found for a westerly corner of said 23.629 acre tract and the herein described 23.593 acre tract;

THENCE North 04°43'24" East, 586.41 feet, with a northwesterly line of said 23.629 acre tract, to a concrete monument found, broken, in the southeasterly right-of-way of the Burlington Northern and Santa Fe Railroad, for the northwesterly corner of said 23.629 acre tract and the herein described 23.593 acre tract;

THENCE North 68°23'19" East, with the southeasterly right-of-way of said Burlington Northern and Santa Fe Railroad, a northwesterly line of said 23.629 acre tract, at a distance of 2726.66 feet, pass a calculated point, from which a concrete monument found, broken, bears South 21°36'41" East, 10.39 feet, at a distance of 2819.41 feet, pass a ½ inch iron rod with cap stamped "TPS 100834-00" set for reference, at a distance of 3125.99 feet, pass a calculated point, from which a concrete monument found, broken, bears North 21°36'41" West, 2.73 feet, at a distance of 3167.37 feet, pass a ½ inch iron rod with cap stamped "TPS 100834-00" set for reference, in all, a total distance of 4241.19 feet, to a ½ inch iron rod with cap stamped "TPS 100834-00" set for the common northerly corner of said 23.629 acre tract and that certain tract shown to be owned by Albert Lee Marsh, per Liberty County Appraisal District (L.C.A.D.) ID Number 18498, being the northeasterly corner of the herein described 23.593 acre tract;

THENCE South 05°08'07" East, with the common line between said 23.629 acre tract and said March tract, pass a ½ inch iron rod with cap stamped "TPS 100834-00" set in the northwesterly right-of-way of said F.M. 787, from which an angle iron found for reference, bears North 23°20'29" East, 7.85 feet, thence over and across said F.M. 787, in all, a total distance of 158.43 feet, to a 1 inch pinched top pipe found in the southeasterly right-of-way of said F.M. 787, being the southeasterly corner of the herein described 23.593 acre tract, from which a concrete monument found for reference, bears North 72°21'40" East, 56.93 feet;

THENCE in a southwesterly direction, with the southeasterly right-of-way of said F.M. 787, the following five (5) courses and distances:

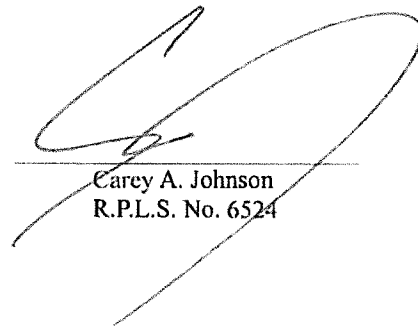
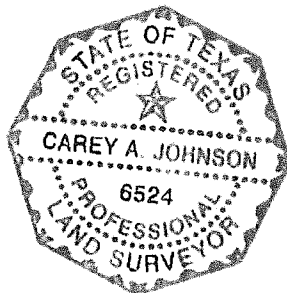
- 1) South 72°26'01" West, at a distance of 343.30 feet, pass a 5/8 inch iron rod found for reference, in all, a total distance of 1074.75 feet, to a 1/2 inch iron rod found for the beginning of a curve to the left, from which a concrete monument found, broken, bears South 52°56'52" West, 3.71 feet;
- 2) Southwesterly, 384.00 feet, along the arc of said curve to the left having a radius of 1869.82 feet, a central angle of 11°46'00", a chord that bears South 66°29'35" West, 383.32 feet, to a 1/2 inch iron rod with cap found for the end of said curve;
- 3) South 60°37'13" West, 2036.69 feet, to a 1/2 inch iron rod with cap found for the beginning of another curve to the left;
- 4) Southwesterly, along the arc of said curve to the left having a radius of 2251.83 feet, a central angle of 25°16'38", a chord that bears South 49°24'57" West, 985.40 feet, at a distance of 57.27 feet, pass a concrete monument found for reference, at a distance of 940.44 feet, pass a 1/2 inch iron rod found for reference, in all, a total distance of 993.44 feet, to a 1/2 inch iron rod found, bent, for the end of said curve;
- 5) South 36°44'42" West, 9.08 feet, to the **POINT OF BEGINNING**.

CONTAINING a computed area of 23.593 acres of land within this Field Note Description.

This Field Note Description was prepared from a survey performed on the ground on February 6, 2020 by Texas Professional Surveying, LLC., Registered Professional Land Surveyors and is referenced to Survey Drawing Project Number H297-157.

Bearings recited hereon are based on GPS observations and are referenced to the North American Datum (NAD) 1983, Texas State Plane Coordinate System, Central Zone (4203).

February 10, 2020
Date



Carey A. Johnson
R.P.L.S. No. 6524