

Exhibit "A"



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

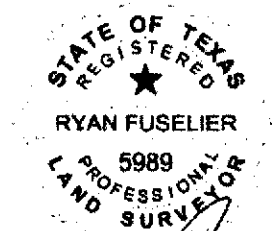
Registered Professional Land Surveyor
Registration No. 5989

April 21, 2021

STATE OF TEXAS
COUNTY OF LIBERTY

FIELD NOTES:

BY: RYAN J. FUSELIER, RPLS
FOR: BROOKLINE LAND INVESTMENTS, LP
REFERENCE MAP: 21-TX-054
LAND TITLE SURVEY MADE FOR
BROOKLINE LAND INVESTMENTS, LP
DATE: 04/19/2021



Ryan J. Fuselier

TRACT-A:

0.50 ACRE TRACT:

BEING A TRACT OR PARCEL OF LAND, MORE PARTICULARLY DESCRIBED AS TRACT-A, CONTAINING 0.50 ACRES OF LAND OUT OF AND A PART OF A 6.0 ACRES AND A 4.0 ACRES IN THE JOHN R. FAULK LEAGUE, A-34, AND THE STEPHEN NICHOLSON SURVEY, A-90, LIBERTY COUNTY, TEXAS. THE SAID 6.0 ACRES BEING DESCRIBED IN A DEED FROM J.B. WYATT, ET UX, TO CHARLES C. PETERSON AND RECORDED IN VOLUME: 697, PAGE 310 OF THE DEED RECORDS, AND A 4.0 ACRES DESCRIBED IN A DEED OF TRUST DESCRIBED IN THE DEED OF TRUST RECORDS IN VOLUME: 233, PAGE 23, LIBERTY COUNTY, TX. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FROM THE **POINT OF COMMENCEMENT** BEING A BUGGY AXLE IN THE SOUTH MARGIN OF COUNTY ROAD 2281 FOR THE NORTHWEST CORNER OF THE 6.0 ACRE TRACT RECORDED IN VOLUME: 697, PAGE 310 OF THE DEED RECORDS OF LIBERTY COUNTY, TX; THE **POINT OF BEGINNING** BEARS NORTH 84° 45' 15" EAST, A DISTANCE OF 190.02 FEET TO AN OLD FENCE POST ALSO BEING THE NORTHWEST CORNER OF THE TRACT HEREIN DESCRIBED, FROM WHICH ANOTHER FENCE POST BEARS SOUTH 19° 15' 40" EAST A DISTANCE OF 11.19 FEET;

THENCE, PROCEED FROM SAID **POINT OF BEGINNING** ALONG THE SOUTH MARGIN OF COUNTY ROAD 2281, NORTH 84° 43' 54" EAST, A DISTANCE OF 159.44 FEET TO A SET FIVE-EIGHT INCH IRON ROD FOR THE NORTHEAST CORNER OF THE TRACT HEREIN DESCRIBED;

THENCE, LEAVING SAID MARGIN, SOUTH 06° 55' 19" EAST, A DISTANCE OF 247.60 FEET TO A SET FIVE-EIGHT INCH IRON ROD FOR THE SOUTHEAST CORNER OF THE TRACT HEREIN DESCRIBED;

THENCE, SOUTH 84° 42' 15" WEST, A DISTANCE OF 15.57 FEET TO A FENCE CORNER FOUND FOR THE SOUTHWEST CORNER OF THE TRACT HEREIN DESCRIBED TRACT;

THENCE, NORTH 14° 03' 48" WEST, A DISTANCE OF 128.48 FEET TO A FOUND FENCE CORNER;

THENCE, SOUTH 84° 24' 00" WEST, A DISTANCE OF 120.10 FEET TO A FOUND FENCE CORNER;

Exhibit "A"



FUSELIER
SURVEYING + MAPPING

THENCE, NORTH 10° 34' 45" WEST, A DISTANCE OF 121.75 FEET TO THE **POINT OF BEGINNING**.

SAID TRACT OR PARCEL CONTAINING 0.50 ACRES OF LAND.

ALL BEARINGS ARE BASED ON GRID NORTH.

TRACT-B:

1.00 ACRE TRACT:

BEING A TRACT OR PARCEL OF LAND, MORE PARTICULARLY DESCRIBED AS TRACT-B, CONTAINING 1.00 ACRES OF LAND OUT OF AND A PART OF A 6.0 ACRES AND A 4.0 ACRES IN THE JOHN R. FAULK LEAGUE, A-34, AND THE STEPHEN NICHOLSON SURVEY, A-90, LIBERTY COUNTY, TEXAS. THE SAID 6.0 ACRES BEING DESCRIBED IN A DEED FROM J.B. WYATT, ET UX, TO CHARLES C. PETERSON AND RECORDED IN VOLUME: 697, PAGE 310 OF THE DEED RECORDS, AND A 4.0 ACRES DESCRIBED IN A DEED OF TRUST DESCRIBED IN THE DEED OF TRUST RECORDS IN VOLUME: 233, PAGE 23, LIBERTY COUNTY, TX. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FROM THE **POINT OF COMMENCEMENT** BEING A BUGGY AXLE IN THE SOUTH MARGIN OF COUNTY ROAD 2281 FOR THE NORTHWEST CORNER OF THE 6.0 ACRE TRACT RECORDED IN VOLUME: 697, PAGE 310 OF THE DEED RECORDS OF LIBERTY COUNTY, TX;

CONTINUE ALONG SAID ROAD MARGIN, NORTH 84° 45' 15" EAST, A DISTANCE OF 190.02 FEET TO AN OLD FENCE POST ALSO BEING THE NORTHWEST CORNER OF TRACT-A, FROM WHICH ANOTHER FENCE POST BEARS SOUTH 19° 15' 40" EAST A DISTANCE OF 11.19 FEET;

CONTINUE, NORTH 84° 43' 54" EAST, A DISTANCE OF 159.44 FEET TO THE **POINT OF BEGINNING**, BEING A SET FIVE-EIGHT INCH IRON ROD FOR THE NORTHWEST CORNER OF THE TRACT HEREIN DESCRIBED;

THENCE, NORTH 84° 43' 54" EAST, A DISTANCE OF 162.27 FEET TO A SET FIVE-EIGHT INCH IRON ROD FOR THE NORTHEAST CORNER OF THE TRACT HEREIN DESCRIBED;

THENCE, LEAVING SAID MARGIN, SOUTH 13° 33' 29" EAST, A DISTANCE OF 250.02 FEET TO A SET FIVE-EIGHT INCH IRON ROD FOR THE SOUTHEAST CORNER OF THE TRACT HEREIN DESCRIBED;

THENCE, SOUTH 84° 42' 15" WEST, A DISTANCE OF 191.18 FEET TO A SET FIVE-EIGHT INCH IRON ROD FOR THE SOUTHWEST CORNER OF THE TRACT HEREIN DESCRIBED;

THENCE, NORTH 06° 55' 19" WEST, A DISTANCE OF 247.60 FEET TO THE **POINT OF BEGINNING**.

SAID TRACT OR PARCEL CONTAINING 1.00 ACRES OF LAND.

ALL BEARINGS ARE BASED ON GRID NORTH.

LEGEND:

N.O.W.	RIGHT OF WAY
S.I.	BUILDING LINE
P.F.S.	PERMIT TO CONVEY
S.E.	SEMI-ANNUAL EASEMENT
S.M.S.	STEAMSHIP COMPANY ASSESSMENT
W.L.E.	WATER LIFT ASSESSMENT
G.C.R.A.	UTILITY & AERIAL TRANSPORT

STEPHEN NICHOLSON SURVEY, ABSTRACT 90,
&
JOHN R. FAULK LEAGUE, ABSTRACT 34

COUNTY ROAD 2281

SCALE: 1" = 70'

REFERENCE:
DEED RECORDS AS VOL. 1046, PG. 303 OF THE DEED RECORDS OF LIBERTY COUNTY, TX DESCRIBING A 1.499 ACRES OF LAND FRUIT OF AND A PART OF A 4.8 ACRES AND A 4.6 ACRES IN THE JOHN R. FAULK LEAGUE, A-M AND THE STEPHEN NICHOLSON SURVEY, A-90

CERTIFICATION:
I, THE UNDERSIGNED HEREIN I AM A PROFESSIONAL LAND SURVEYOR, DO HEREBY STATE THAT THE MAP PLAT SHOWN HEREON REPRESENTS A BOUNDARY SURVEY MADE ON THE GROUND UNDER MY DIRECT PERSONAL SUPERVISION WITH THE FOLLOWING MINIMUM STANDARDS SET FORTH IN A: CATEGORY: 1A. LAND TITLE SURVEY
CONDITION: II - URBAN
AND THAT NO ENCROACHMENTS EXIST OTHER THAN WHAT IS SHOWN

LAND TITLE SURVEY MADE FOR
Brookline Land Investments, LP

Being a partition of tract or parcel of land, more particularly described as Tract-A & B, containing 1.50 acres of land out of and a part of a 6.9 acres and a 4.0 acres in the John R. Faulk League, A-34, and the Stephen Nicholson Survey, A-90, Liberty County, Texas.

SURVEYORS NOTE:
BEARINGS REFERENCED TO GRID NORTH: MADES, TEXAS STATE PLANE ZONE 1 CENTRAL (5374). UNITS: FOOT
THIS SURVEY IS NOT TRANSFERABLE TO ADDITIONAL INSTANTIONS OR SUBSEQUENT OWNERS AND IS VALID FOR THIS TRANSACTION ONLY.
ALL EASEMENTS, SERVITUDES AND BUILDING LINES SHOWN AS PER TITLE COMMITMENT NO. 2029100274, ISSUED MARCH 30, 2020 AT 3:20 PM AS PER STEWARD TITLE GUARANTEE COMPANY
3.1. NICHOLSON S, ITEM P: NOT PLATTED
3.2. NICHOLSON S, ITEM H: NOT PLATTED
4. SURVEYOR HAS NOT INDEPENDENTLY ABSTRACTED PROPERTY.

STATE OF TEXAS
REGISTERED
RYAN FUSELER
5990
LIBERTY COUNTY
4/2/2021