

NOTES

1. This survey was done in conjunction with title commitment G.F. No. 2023012995-LP, dated December 28, 2022, provided by First American Title Guaranty Company. This Surveyor did not research the deed records for previous conflicts in title or easement, therefore, certain easements may have been granted which are not reflected hereon.
2. Easement to SAH HOUSTON ELECTRIC COOPERATIVE INC, recorded under County Clerk's File No. 20080000337, of the Official Public Records of Liberty County, Texas.
3. According to horizontal scaling from the current F.E.M.A. flood insurance rate Map no. 48291C0075D, dated January 19, 2018, this tract does not lie within Zone "A".

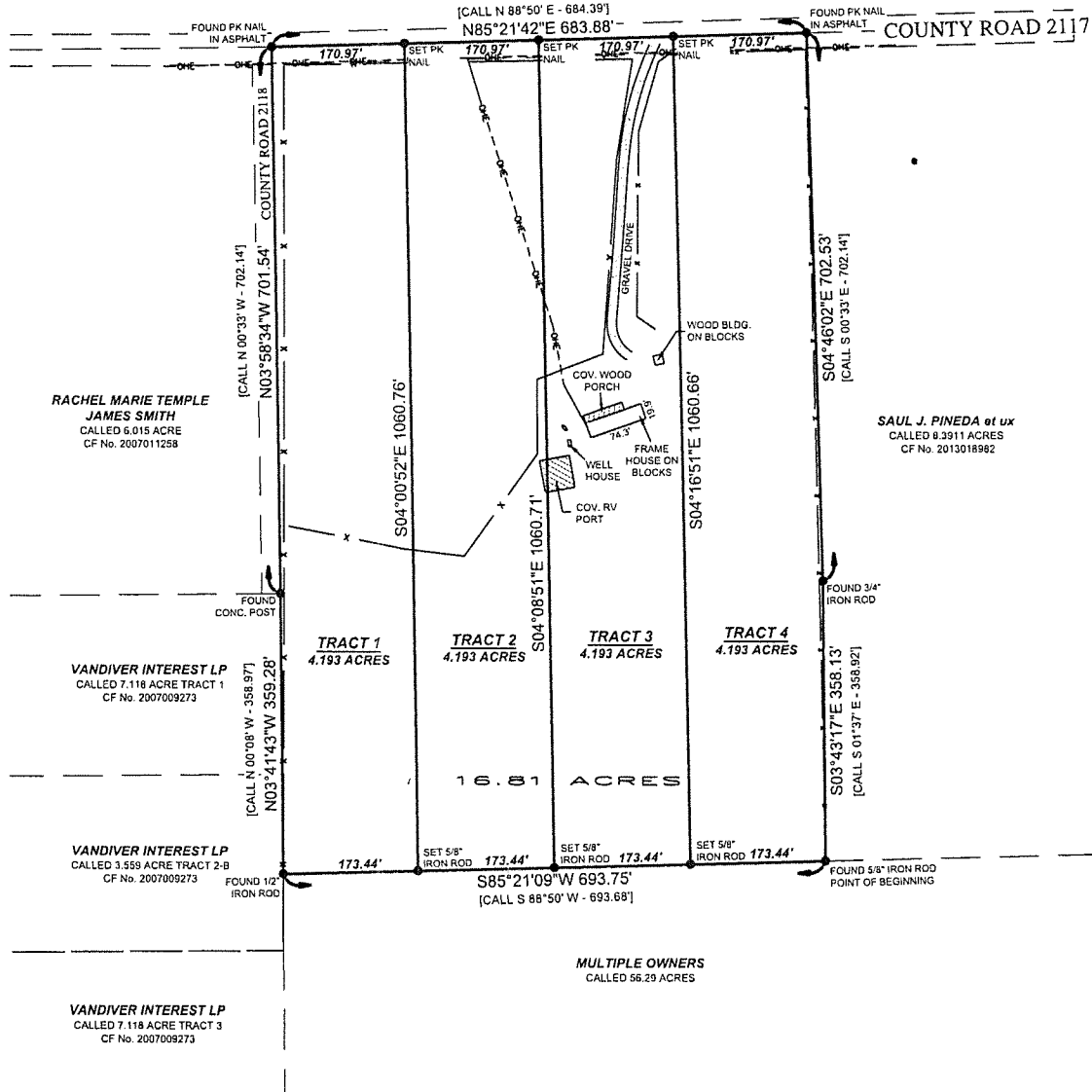
LEGEND

- UE UTILITY EASEMENT
BL BUILDING SETBACK LINE
—OHE— OVERHEAD ELECTRIC WIRE
—X— WIRE FENCE

2118 PM EDT
07/04/2023

150 300

SCALE 1"=150'



SURVEY OF: A 16.81 ACRE TRACT, CREATING TRACTS 1-4, SITUATED IN THE ISIAH FIELDS SURVEY, A-35, LIBERTY COUNTY, TEXAS, AND BEING THE SAME CALLED 16.708 ACRE TRACT RECORDED UNDER LIBERTY COUNTY CLERK'S FILE NO. 2004001936.

JOB NUMBER: 23023_PARTITION

SURVEY MADE FOR:
DAU NGUYEN and
DOMINIK NGUYEN

DATE: 03/03/2023

FIELD CREW: KB

OFFICE: JL, AW, AT



I, Andrew P. Titcomb, certify that this survey was performed under my supervision between January and February 2023; that there were no encroachments except as shown; that this survey conforms to T.S.P.S. Standards for a Category 1a, Condition III Survey. This certifies only to easements and building lines as referenced in Title Commitment as noted in Note #1 hereon.

Andrew P. Titcomb
ANDREW P. TITCOMB, R.P.L.S. #6951

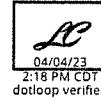
397 COUNTY ROAD 2117
CLEVELAND, TEXAS 77327

TC SURVEY & MAPPING

9711 MASON RD. STE. 125 #416
RICHMOND, TEXAS 77407
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TBPELS Firm 10194775

6-9-2023

X Lorena Cruz



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9711 MASON ROAD STE 125 #416
RICHMOND, TEXAS, 77407

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TRACT 3:

Fieldnotes for a survey of a 4.193 acre tract of land situated in the Isaiah Fields Survey, Abstract No. 35, Liberty County, Texas, and being out of and a part of that certain called 16.708 acre tract conveyed to Virgil H. Mefferd in deed recorded in Liberty County Clerk's File No. 2004001936, said 4.193 acre tract being more particularly described by mete and bounds as follows:

COMMENCING at a 5/8 inch iron rod found at the southwest corner of a called 8.9311 acre tract conveyed to Saul J. Pineda, et ux, in deed recorded in said County Clerk's File No. 2013018982, and also marking the southeast corner of said called 16.708 acre tract;

THENCE S 85 deg. 21 min. 09 sec. W, 173.44 feet along the north line of a called 56.29 acre tract to a 5/8 inch iron rod set for the southeast corner and POINT OF BEGINNING of the herein described tract;

THENCE S 85 deg. 21 min. 09 sec. W, 173.44 feet, continuing along the north line of said called 56.29 acre tract to a 5/8 inch iron rod set for the southwest corner of the herein described tract;

THENCE N 04 deg. 08 min. 51 sec. W, 1060.71 feet across said called 16.708 acre tract to a PK nail set in asphalt paving in the center line of County Road 2117, marking the northwest corner of the herein described tract;

THENCE N 85 deg. 21 min. 42 sec. E, 170.97 feet along the center line of said County Road 2117 to a PK nail set in asphalt paving, marking the northeast corner of the herein described tract;

THENCE S 04 deg. 16 min. 51 sec. E, 1060.66 feet across said called 16.708 acre tract to the POINT OF BEGINNING, and containing 4.193 acres of land.

Note: Basis of bearings for this survey is Texas State Plane Coordinate System (SPCS83 Code 4203)



A handwritten signature in cursive script that reads 'Andrew P. Titcomb'.

Andrew P. Titcomb
R.P.L.S. No. 6951