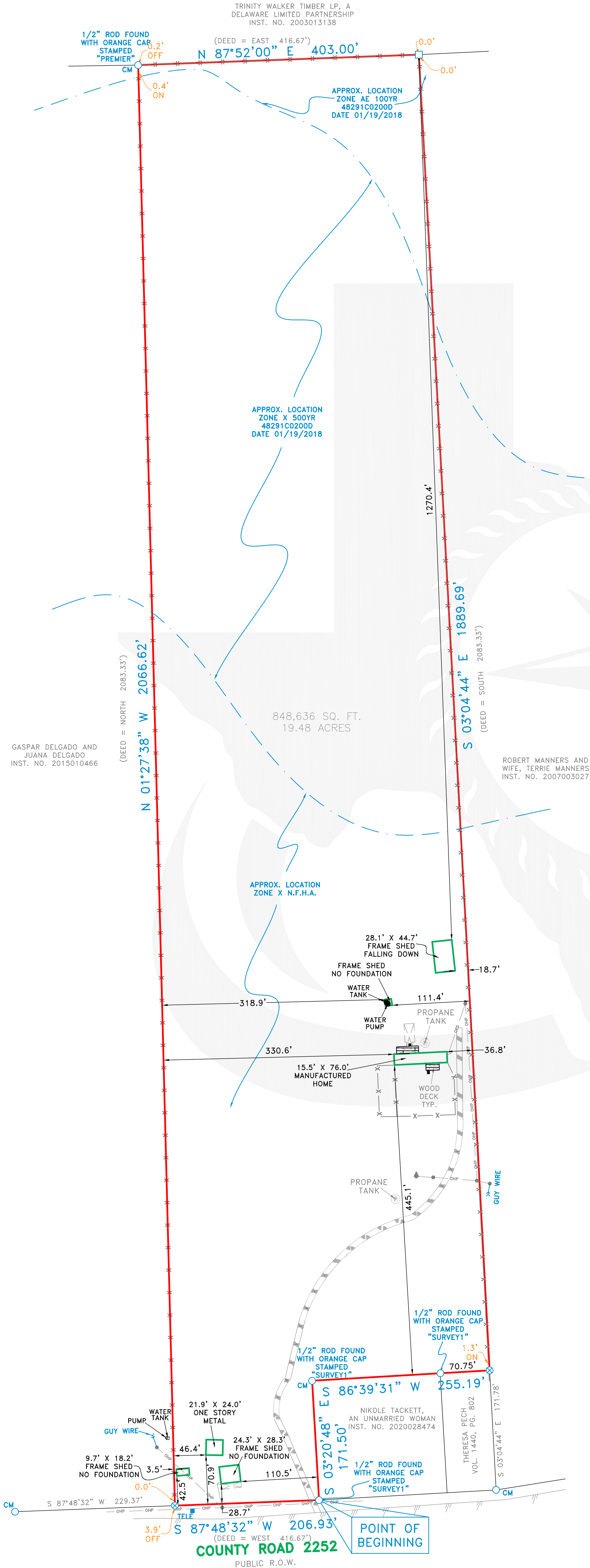
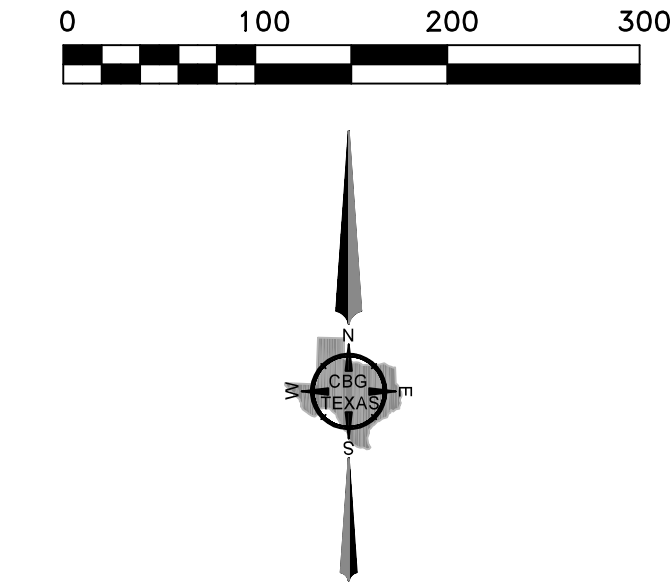




6225 County Road 2252

Being a tract of land situated in the Manuel De Los Santos Coy 33,213 Acre Survey, Abstract No. 16, Liberty County, Texas, same being that tract of land conveyed to Lonnie Wayne Majors, Sr., and wife, Linda Ruth (Smith) Majors, as joint tenants with rights of survivorship, by deed recorded in Instrument No. 2015011156, Official Public Records of Liberty County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found for corner, said corner being the Southwest corner of that tract of land conveyed to Nikole Tackett, an unmarried woman, by deed recorded in Instrument No. 2020028474, Official Public Records of Liberty County, Texas, and lying along the North line of County Road 2252 (public right-of-way);

THENCE South 87 degrees 48 minutes 32 seconds West, along said North line of County Road 2252, a distance of 206.93 feet to a 1/2 inch iron rod set with yellow plastic cap stamped "CBG Surveying" for corner, said corner being the Southeast corner of that tract of land conveyed to Gaspar Delgado and Juana Delgado, by deed recorded in Instrument No. 2015010466, Official Public Records of Liberty County, Texas;

THENCE North 01 degrees 27 minutes 38 seconds West, along the East line of said Delgado tract, a distance of 2066.62 feet to a 1/2 inch iron rod found for corner, said corner being the Northeast corner of said Delgado tract, and lying along the South line of that tract of land conveyed to Trinity Walker Timber LP, a Delaware limited partnership, by deed recorded in Instrument No. 2003013138, Official Public Records of Liberty County, Texas;

THENCE North 87 degrees 52 minutes 00 seconds East, along said South line of Trinity Walker tract, a distance of 403.00 feet to a fence post found for corner, said corner being the Northwest corner of that tract of land conveyed to Robert Manners and wife, Terrie Manners, by deed recorded Instrument No. 2007003027, Official Public Records of Liberty County, Texas;

THENCE South 03 degrees 04 minutes 44 seconds East, along the West line of said Manners tract, a distance of 1889.69 feet to a 1/2 inch iron rod set with yellow plastic cap stamped "CBG Surveying" for corner, said corner being the Northeast corner of that tract of land conveyed to Theresa Pech, by deed recorded in Volume 1440, Page 802, Deed Records of Liberty County, Texas;

THENCE South 86 degrees 39 minutes 31 seconds West, along the North line of said Pech tract, passing at a distance of 70.75 feet to a 1/2 inch iron rod found on-line at the Northwest corner of said Pech tract, and the Northeast corner of Tackett tract, and continuing a total distance of 255.19 feet to a 1/2 inch iron rod found for corner, said corner being the Northwest corner of said Tackett tract;

THENCE South 03 degrees 20 minutes 48 seconds East, along the West line of said Tackett tract, a distance of 171.50 feet to the POINT OF BEGINNING and containing 848,636 square feet or 19.48 acres of land.

SURVEYOR'S CERTIFICATE

The undersigned Registered Professional Land Surveyor hereby certifies to ATX Global LLC, Westcor Land Title Insurance Company and Hometown Title Company, in connection with the transaction described in G.F. No. 21001152 that, (a) this survey and the property description set forth hereon were prepared from an actual on-the-ground survey; (b) such survey was conducted by the Surveyor, or under his direction; (c) all monuments shown hereon actually existed on the date of the survey, and the location, size and type of material thereof are correctly shown; Use of this survey by any other parties and/or for other purposes shall be at User's own risk and any loss resulting from other use shall not be the responsibility of the undersigned. The plat hereon is a correct and accurate representation of the property lines and dimensions as are as indicated; location and type of buildings are as shown; and EXCEPT AS SHOWN, all improvements are located within the boundaries the distances indicated and there are no visible and apparent encroachments or protrusions on the ground.

Executed this 26th day of April, 2021

Bryan Connally
Registered Professional Land Surveyor



NOTE: According to the F.I.R.M. in Map No. 48291C02000, this property does lie in Zone AE and DOES lie within the 100 year flood zone.Except as shown.

ACCEPTED BY: _____ SIGNATURE _____ DATE _____ SIGNATURE _____ DATE _____

NOTES:
BEARINGS SHOWN ARE BASED ON NAD 83 TEXAS NORTH
CENTRAL ZONE.

REVISIONS		
DATE	BY	NOTES
06/10/2021	MARIA	BOUNDARY

LEGEND	
CM CONTROLLING MONUMENT	PE POOL EQUIPMENT
1/2" IRON ROD FOUND	1/2" IRON ROD SET
1" IRON PIPE FOUND	1" IRON PIPE FOUND
5/8" ROD FOUND	2" PIPE FOUND
"X" FOUND / SET	UNDERGROUND ELECTRIC
OVERHEAD ELECTRIC	POWER POLE
POINT FOR CORNER	GRAVEL/ROCK ROAD OR DRIVE
COLUMN	AIR CONDITIONING
FIRE HYDRANT	DES DES
COVERED PORCH,DECK OR CARPORT	OVERHEAD ELECTRIC SERVICE
OVERHEAD POWER LINE	CONCRETE PAVING
DOUBLE SIDED WOOD FENCE	



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SCALE	DATE	JOB NO.	G.F. NO.	DRAWN
1" = 100'	04/26/2021	2108142	SEE CERT.	MARIA

METES AND BOUNDS

MANUEL DE LOS SANTOS COY 33,213 ACRE
SURVEY, ABSTRACT NO. 16

LIBERTY COUNTY, TEXAS

6225 COUNTY ROAD 2252