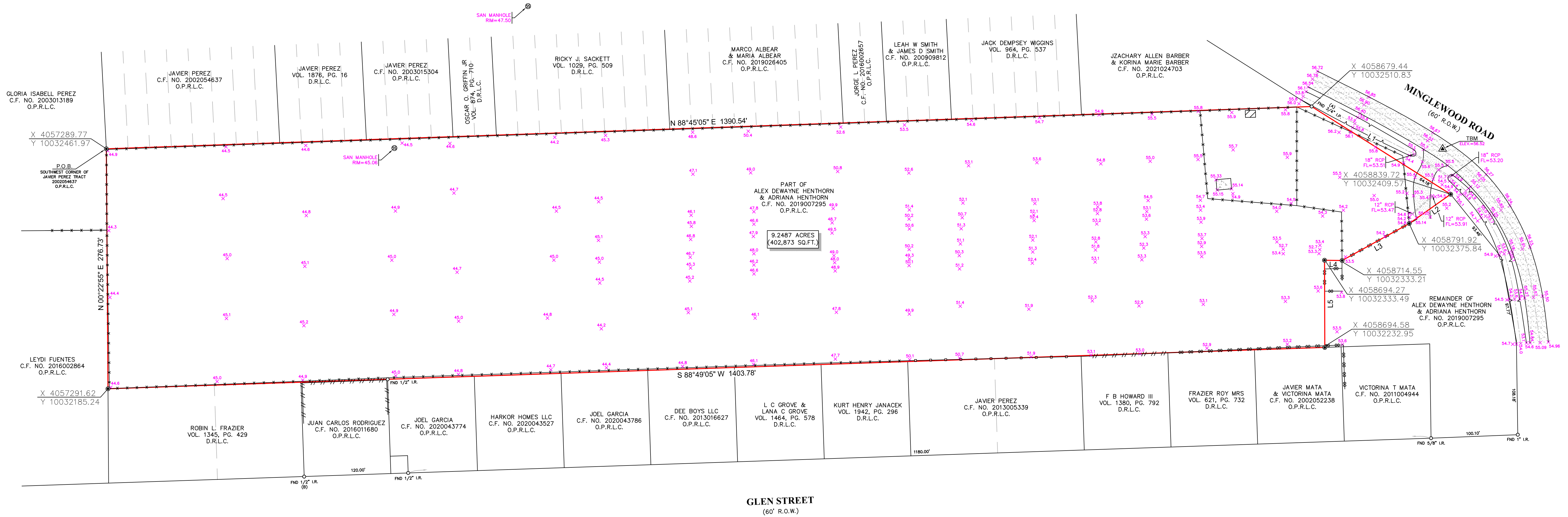


TOPOGRAPHIC SURVEY

JAMES MARTIN LEAGUE
ABSTRACT 73



GLEN STREET
(60' R.O.W.)

DESCRIPTION OF A TRACT OF LAND CONTAINING
9.2487 ACRES (402,873 SQUARE FEET) SITUATED
IN THE JAMES MARTIN LEAGUE, ABSTRACT 73
LIBERTY COUNTY, TEXAS

BEING A TRACT OF LAND CONTAINING 9.2487 ACRES (402,873 SQUARE FEET), SITUATED IN THE JAMES MARTIN LEAGUE, ABSTRACT 73, LIBERTY COUNTY, TEXAS, BEING PART OF A TRACT OF LAND CONVEYED TO ALEX DEWAYNE HENTHORN AND ADRIANA HENTHORN BY DEED RECORDED UNDER COUNTY CLERK'S FILE NO. 2019007295 OF THE OFFICIAL PUBLIC RECORDS OF LIBERTY COUNTY, TEXAS. SAID 9.2487-ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A SET 1/2-INCH IRON ROD WITH CAP MARKED "SURVEY 1" FOR THE SOUTHWEST CORNER OF JAVIER PEREZ TRACT RECORDED UNDER COUNTY CLERK'S FILE NO. 2002054637 OF THE OFFICIAL PUBLIC RECORDS OF LIBERTY COUNTY, TEXAS AND FOR THE NORTHWEST CORNER OF THE SAID TRACT HEREIN DESCRIBED.

THENCE NORTH 88°45'05" EAST, A DISTANCE OF 1390.54 FEET TO A FOUND 3/4-INCH IRON PIPE IN THE SOUTHWEST RIGHT-OF-WAY LINE OF MINGLEWOOD ROAD (60 FEET WIDE) FOR THE NORTH CORNER OF THE SAID TRACT HEREIN DESCRIBED;

THENCE SOUTH 56°56'58" EAST ALONG THE SOUTHWEST RIGHT-OF-WAY LINE OF SAID MINGLEWOOD ROAD A DISTANCE OF 189.59 FEET TO A SET 1/2-INCH IRON ROD WITH CAP MARKED "SURVEY 1" THE MOST NORTHERLY EAST CORNER OF THE SAID TRACT HEREIN DESCRIBED;

THENCE SOUTH 55°33'30" WEST, A DISTANCE OF 58.50 FEET TO A SET 1/2-INCH IRON ROD WITH CAP MARKED 'SURVEY 1" FOR AN ANGLE POINT OF SAID TRACT HEREIN DESCRIBED;

THENCE SOUTH 61°54'51" WEST, A DISTANCE OF 88.34 FEET TO A SET 1/2-INCH IRON ROD WITH CAP MARKED 'SURVEY 1' FOR AN ANGLE POINT OF SAID TRACT HEREIN DESCRIBED;

THENCE NORTH 88°27'04" WEST, A DISTANCE OF 20.28 FEET TO A SET 1/2-INCH IRON ROD WITH CAP MARKED 'SURVEY 1' FOR AN INTERIOR POINT OF SAID TRACT HEREIN DESCRIBED;

THENCE SOUTH 00°35'04" WEST, A DISTANCE OF 100.54 FEET TO A SET 1/2-INCH IRON ROD WITH CAP MARKED "SURVEY 1" FOR THE SOUTHEAST CORNER OF SAID TRACT HEREIN DESCRIBED;

THENCE SOUTH 88°49'05" WEST, A DISTANCE OF 1403.78 FEET TO A SET 1/2-INCH IRON ROD WITH CAP MARKED "SURVEY 1" FOR THE SOUTHWEST CORNER OF SAID TRACT HEREIN DESCRIBED;

THENCE NORTH 00°22'55" EAST, A DISTANCE OF 276.73 FEET TO THE POINT OF BEGINNING AND CONTAINING 9.2487 ACRES (402,873 SQUARE FEET), MORE OR LESS.

PROJECT BENCHMARK: BL0389 ELEV: 23.71 (NAVD 1988, 2001 ADJ.)
FLOODPLAIN REFERENCE MARK NUMBER BL0389 IS A BRASS DISC LOCATED IN LIBERTY, ABOUT 0.3 MILE EAST ALONG U.S. HIGHWAY 90 FROM THE JUNCTION OF STATE HIGHWAY 146, ABOUT 0.5 MILE WEST OF THE JUNCTION OF FARM ROAD 563, 5 FEET NORTH OF THE NORTH CURB FOR THE WESTBOUND LANE OF THE HIGHWAY, SET IN THE TOP OF THE WEST END OF THE NORTH HEADWALL FOR A 30-FOOT CONCRETE BOX CULVERT WITH TWO DIVIDING PIERS, 1 FOOT EAST OF THE WEST END OF THE HEADWALL AND ABOUT LEVEL WITH THE HIGHWAY.

TEMPORARY BENCHMARK ELEV: 56.52 (NAVD 1988, 2001 ADJ)
MAG NAIL IN CENTERLINE OF MINGLEWOOD ROAD CENTERED WITH THE GRAVEL DRIVE.

NOTES:

ALL BEARINGS SHOWN HEREON ARE REFERENCED TO A PROUD DEED CONVEYED UNTO ALEX DEVEREAUX AND ADRIANA THOMPSON, RECORDED IN BOOK 1020, PAGE 627 R.P.L.C. (NORTH SOUTHERN BELL TELEPHONE COMPANY EASEMENT AS RECORDED IN BOOK 695, PAGE 707 R.P.L.C.) AND TO THE HORIZONTAL CONTROL.

THE INFORMATION FOR THE SUBJECT TRACT WAS PROVIDED BY THE TITLE INSURANCE COMPANY LISTED ABOVE, SURVEYOR HAS NOT INDEPENDENTLY ABSTRACTED SUBJECT PROPERTY.

THE INFORMATION FOR THE SUBJECT TRACT WAS OBTAINED FROM THE TITLE INSURANCE COMPANY LISTED BELOW FOR THIS TRANSACTION ONLY, IT IS NOT TRANSFERABLE TO ADDITIONAL TRANSACTIONS OR SUBSEQUENT OWNERS.

ALL EASEMENTS AND SHADING LINES SHOWN ARE FOR THE RECORDED PLAT UNLESS OTHERWISE NOTED.

ALL EASEMENTS AND SHADING LINES SHOWN ARE SUBJECT TO THE NATIONAL GRADING STANDARDS ON SUBJECT PROPERTY.

THE INFORMATION FOR THE SUBJECT TRACT WAS OBTAINED FROM THE TITLE INSURANCE COMPANY LISTED ABOVE, SURVEYOR HAS NOT INDEPENDENTLY ABSTRACTED SUBJECT PROPERTY.

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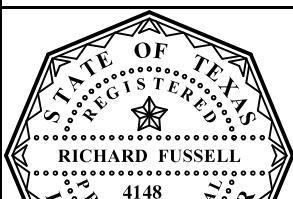
SUBJECT PROPERTY IS LOCATED IN ZONE "B" BASED ON THE NATIONAL FLOOD INSURANCE PROGRAM'S FLOOD DAMAGE RISK MAP, 48291C USGS.

ALL GAS PIPELINE EASEMENTS AS RECORDED IN 1920, PG. 412 R.P.L.C. (NO VISIBLE EVIDENCE OF PIPELINES FOUND).

ALL GAS PIPELINE EASEMENTS AS RECORDED IN 1920, PG. 627 R.P.L.C. (NO VISIBLE EVIDENCE OF PIPELINES FOUND).

ALL GAS PIPELINE EASEMENTS AS RECORDED IN 1920, PG. 627 R.P.L.C. (NO VISIBLE EVIDENCE OF PIPELINES FOUND).

NORTH SOUTHERN BELL TELEPHONE COMPANY EASEMENT AS RECORDED IN BOOK 695, PG. 707 R.P.L.C. (DOES NOT AFFECT SUBJECT PROPERTY).

TITLE COMPANY:		 FIDELITY NATIONAL TITLE COMPANY			
G.P. #: FAH21022065A		ISSUE DATE: 7/13-622-5732			
LEGAL DESCRIPTION: A TRACT OF LAND CONTAINING 9.2089 ACRES (401,139 SQUARE FEET), SITUATED IN THE JAMES MARTIN LEAGUE, ABSTRACT 73, LIBERTY COUNTY, TEXAS. SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS.					
		SURVEYOR'S CERTIFICATE: IN MY PROFESSIONAL OPINION, THIS PLAN REPRESENTS THE RESULTS OF A SURVEY OF THE ABOVE DESCRIBED TRACT OF LAND, AND I AM NOT PROVIDING ANY OPINION ON THE ACCURACY OF THE SURVEY. I AM NOT PROVIDING ANY OPINION ON THE ACCURACY OF THE SURVEY. I AM NOT PROVIDING ANY OPINION ON THE ACCURACY OF THE SURVEY.			
RICHARD FISSELL LICENSE #148		CLIENT: TIK PROPERTIES, LLC ADDRESS: 905 MINGLEWOOD ROAD SURVEY1@SURVEY1INC.COM  Survey 1, Inc. Your Land Survey Company Firm Registration No. 100785-00 P.O. Box 2343 ARLIN, TX 77712 (800) 393-1362			
REVISED: 2-14-22		FIELD CREW: JOE TECH DRAFTER: RIK FINAL CHECK: SB DATE: JAN. 5, 2022 JOB#: 12-106380-21			