



VICINITY MAP
(NOT TO SCALE)

LEGAL DESCRIPTION
15,000 ACRES

BEING all that certain tract of land situated in the J. Young Survey, Abstract No. 126, Liberty County, Texas, and being a portion of a called 58.099 acre tract of land, described in deed to Sebron B. Williams and wife, Mary Jo Williams, recorded in Volume 652, Page 716, Deed Records of Liberty County, Texas, and a portion of a called 40.1959 acre tract of land, described in deed to Sebron B. Williams, recorded in Volume 1954, Page 585, Deed Records of Liberty County, Texas, as described in Volume 721, Page 338, said Deed Records and being more particularly described by metes and bounds as follows:

BEGINNING at 1/2-iron rod with a cap stamped "RPLS 6677" set (hereinafter referred to as capped iron rod set) in the west line of said 58.099 acre tract and in east right-of-way line of County Road 2060 (a public right-of-way) for the southwest corner of the herein described tract, from which a 1/2-inch capped iron rod stamped "RPLS 6677" found at the southwest corner of said 58.099 acre tract bears South 02° 51' 32" East, a distance of 232.99 feet;

THENCE North 02° 51' 32" West, with the west line of said 58.099 acre tract and the east right-of-way line of County Road 2060, a distance of 343.63 feet to a capped iron rod set for the northwest corner of the herein described tract;

THENCE North 87° 08' 28" East, over and across said 58.099 acre tract and said 40.1959 acre tract, a distance of 1902.69 feet to a capped iron rod set in the east line of said 40.1959 acre tract and in the west line of a called 6.145 acre tract of land described in deed to John H. Santana and Mollie Ann Santana, recorded in Volume 1958, Page 417, Official Public Records of Liberty County, Texas;

THENCE South 02° 27' 34" East, with the east line of said 40.1959 acre tract and the west line of said 6.145 acre tract, a distance of 343.63 feet to a capped iron rod set for the southeast corner of the herein described tract, from which a Sucker Rod found at the southeast corner of said 40.1959 acre tract and at the southwest corner of said 6.145 acre tract bears South 02° 27' 34" East, a distance of 226.03 feet;

THENCE South 87° 08' 28" West, over and across said 40.1959 acre tract and said 58.099 acre tract, a distance of 1900.30 feet to the POINT OF BEGINNING and enclosing 15,000 acres (653,402 square feet) of land, more or less.

SURVEYOR CERTIFICATION

CERTIFY TO: RLV22, LLC; Sebron B. Williams; Mary Jo Williams and Wife; Stephen Randolph Williams;

I, Michael R. Kersten, certify that this map or plat and the survey on which it is based were made in accordance with the TSPS Category 1A, Condition 3 Survey. The fieldwork was completed on June 10, 2025.

Date of Plat or Map: June 30, 2025.

Michael R. Kersten 08/05/2025
Michael R. Kersten
Registered Professional Land Surveyor
Texas Registration No. 6677



LEGEND / ABBREVIATIONS

- ADJOINER LINE
- BOUNDARY LINE
- - - APPROXIMATE SURVEY/ABSTRACT LINE
- ASPHALT
- x WIRE FENCE
- OHE OVERHEAD ELECTRIC LINE
- IRON ROD FOUND
- CAPPED IRON ROD SET
- GUY WIRE
- ⊕ POWER POLE
- ⊗ SCHEDULE B ITEM
- O.P.R.L.C.T. OFFICIAL PUBLIC RECORDS, LIBERTY COUNTY, TEXAS
- D.R.L.C.T. DEED RECORDS, LIBERTY COUNTY, TEXAS
- IRF IRON ROD FOUND
- IPF IRON PIPE FOUND
- CIRF CAPPED IRON ROD FOUND
- CIRS CAPPED IRON ROD SET
- CM CONTROLLING MONUMENT

- GENERAL NOTES**
- Bearing based on Texas State Plane Coordinates, Central Zone, 4203, NAD83-US Survey feet, derived from GPS observations.
 - The surveyed property has direct access to County Road 2060.
 - No evidence of recent earthwork on the surveyed property was observed at the time of this survey.
 - All "CIRS" are 1/2-inch iron rod with plastic cap stamped "RPLS 6677" unless otherwise noted.

FLOOD STATEMENT
This site is situated in Non-Shaded Zone "X" in the City of Hull, Liberty County, Texas according to FEMA map number 48291C0350D, dated January 19, 2018. Warning: This statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. This determination has been made by scaling the property on the referenced map and is not the result of an elevation survey. This flood statement shall not create liability on the part of the surveyor.

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TITLE SURVEY
15,000 ACRES
IN THE J. YOUNG SURVEY,
ABSTRACT NO. 126,
CITY OF HULL,
LIBERTY COUNTY, TEXAS