

OTES:

ALL BEARINGS ARE BASED ON DEED BEARINGS AND FOUND MONUMENTS IN THE EAST LINE OF 2.0 ACRES CONVEYED TO JUSTIN CHESS BY COLLEEN ANN ROSE IN DEED DATED AUGUST 2, 2013, RECORDED AT CLERK'S FILE NO. 2013011405 OF THE OFFICIAL PUBLIC RECORDS OF LIBERTY COUNTY, TEXAS. REFERENCE IS MADE TO METES AND BOUNDS DESCRIPTION OF EVEN DATE ACCOMPANYING THIS PLAT.

ALL SET 1/2 INCH IRON RODS ARE MARKED WITH A PLASTIC CAP STAMPED "MCHANDLER5292".

THIS PROPERTY IS SITUATED IN ZONE "A" ACCORDING TO I.R.M. COMMUNITY PANEL NO. 480438 0445 D DATED JANUARY 19, 2018.

First Tract
244 Acres
Lila Sue Rose Rodgers
to
Joseph Ronald Rose, et al
September 11, 1996
Vol. 1634 Pg. 859
D.P.R.L.C.TX.

Curve	Central Angle	Radius	Arc	Chord	Chord Bearing
1	02°42'06"	2905.00'	136.98'	136.97'	S 88°45'16" W

C1

POINT OF CURVATURE

N 89°53'40" W 325.90'

SET 1/2" IR

F. M. 563
(80' R-□-W)

FND 3/4" IR

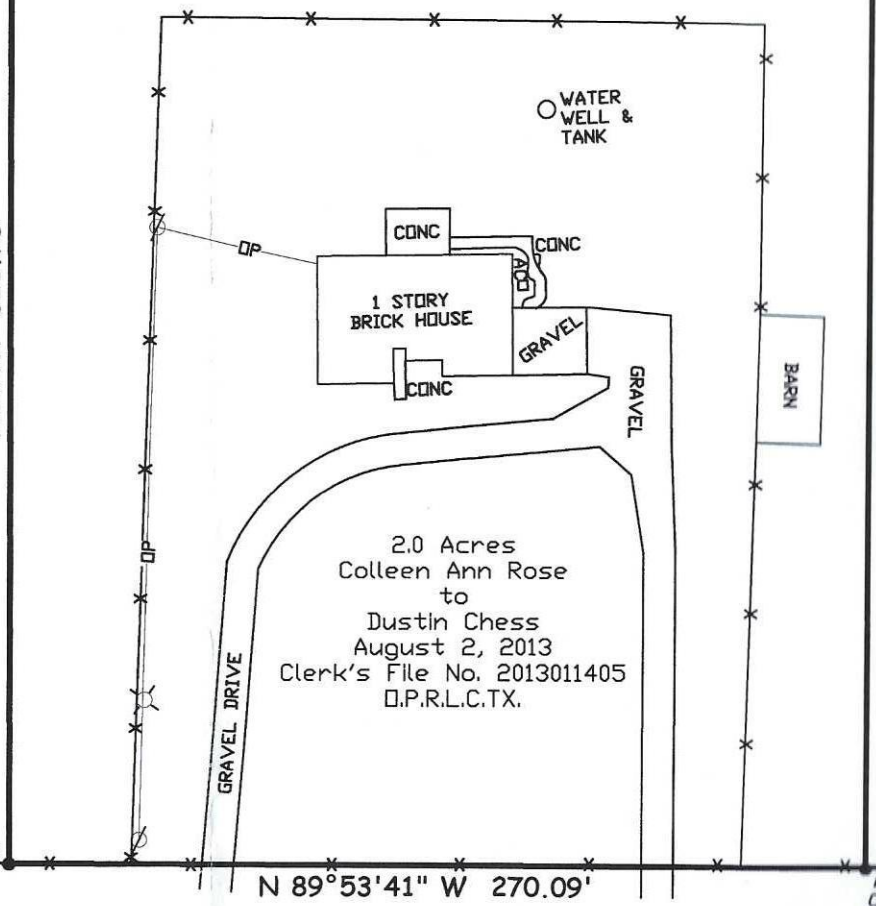
S 89°58'02" E 270.09'

CH FND 3/4" IR

NORTH 321.76'

SOUTH 322.10'

1.996 ACRES



2.0 Acres
Colleen Ann Rose
to
Dustin Chess
August 2, 2013
Clerk's File No. 2013011405
D.P.R.L.C.TX.

GRAVEL DRIVE

CONC

CONC

1 STORY BRICK HOUSE

GRAVEL

CONC

GRAVEL

BARN

WATER WELL & TANK

DA

N 89°53'41" W 270.09'

PDB CH FND 3/4" IR

LEGEND

I. MICHAEL W. CHANDLER, REGISTERED PROFESSIONAL LAND

CHAMBERS SURV