



- NOTES:
- ALL BEARINGS SHOWN HEREON ARE REFERENCED TO THE TEXAS PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983, SOUTH CENTRAL ZONE.
  - THE SURVEY WAS PERFORMED WITH THE BENEFIT OF A TITLE COMMITMENT G. F. NO. 3016920-04126 AS ISSUED BY STEWART TITLE GUARANTY COMPANY, ISSUED OCTOBER 1, 2020, EFFECTIVE SEPTEMBER 21, 2020.
  - PROPERTY IS SUBJECT TO THE RESTRICTIONS RECORDED IN VOLUME 593, PAGE 122 AND VOLUME 605, PAGE 56, DEED RECORDS, AND VOLUME (93) 1467, PAGE 31 AND CLERK'S FILE NO. 2013004689 OF THE OFFICIAL PUBLIC RECORDS OF LIBERTY COUNTY, TEXAS.
  - PROPERTY IS NOT SUBJECT TO THE PIPELINE EASEMENT RECORDED IN VOLUME 332, PAGE 293 AND VOLUME 332, PAGE 295, DEED RECORDS OF LIBERTY COUNTY, TEXAS.
  - PROPERTY IS NOT SUBJECT TO THE POWER LINE EASEMENT RECORDED IN VOLUME 1360, PAGE 600, OFFICIAL PUBLIC RECORDS OF LIBERTY COUNTY, TEXAS.
  - PROPERTY IS SUBJECT TO A 24' WIDE DRAINAGE CHANNEL ALONG ALL BOUNDARY LINES, AS RECORDED IN VOLUME 652, PAGE 168, DEED RECORDS OF LIBERTY COUNTY, TEXAS.
  - PROPERTY IS SUBJECT TO AN UNDEFINED WIDTH EASEMENT ALONG ALL PROPERTY LINES FOR TREE TRIMMING, UTILITY SERVICE INSTALLATION AND MAINTENANCE AS RECORDED IN VOLUME 593, PAGE 122 AND VOLUME 605, PAGE 56, DEED RECORDS OF LIBERTY COUNTY, TEXAS.
  - ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP FOR LIBERTY COUNTY, TEXAS, MAP NUMBER 48291C0410D, EFFECTIVE JANUARY 19, 2018, SHOWS THIS TRACT TO BE IN ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.



*Wesley C. Hunter*  
**WESLEY C. HUNTER**  
 REGISTERED PROFESSIONAL LAND SURVEYOR  
 NO. 6268

I, Wesley C. Hunter, a Registered Professional Land Surveyor in the State of Texas, License Number 6268, do hereby certify this plat to represent a survey made on the ground in the Month of October, 2020 under my direction and supervision, and the corner monuments shown hereon were found in compliance with the minimum requirements of a Category 1A, Condition III Land Title Survey and in accordance with the rules and regulations of the State of Texas.

<b>SURVEY FOR</b>			
<b>GRABA EQUITY CORPORATION</b>			
BEING LOT NINETY-FIVE (95), OF WINTER VALLEY SUBDIVISION IN THE RICHARD GREEN LEAGUE, AN ADDITION IN LIBERTY COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT OF RECORD IN VOLUME 8, PAGE 15, PLAT RECORDS, LIBERTY COUNTY, TEXAS.			
<b>DRAWN BY: JE</b>	<b>DATE: 10/7/2020</b>	<b>DWG. NO.</b>	<b>REV.</b>
<b>CHECKED BY: WH</b>	<b>DATE: 10/8/2020</b>	<b>ES-WVS-L95-001</b>	<b>0</b>
<b>SCALE: 1"=50'</b>	<b>APP.: 10/8/2020</b>	<b>GF#: 3016920-04126</b>	

**EXPLORER SURVEYING**

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