

DIECIOCHO LIMITED
CALLED TRACT 3
CLERK'S FILE NO.
2008-019721 OPRLC

1/2" BIRF
BEARS
S 21°53' E
1.48'

N 89°27'57" E 293.21'

5/8" CIRS

N 89°27'57" E 184.48'

1/2" IRF
BEARS
S 14°51' E
1.49'

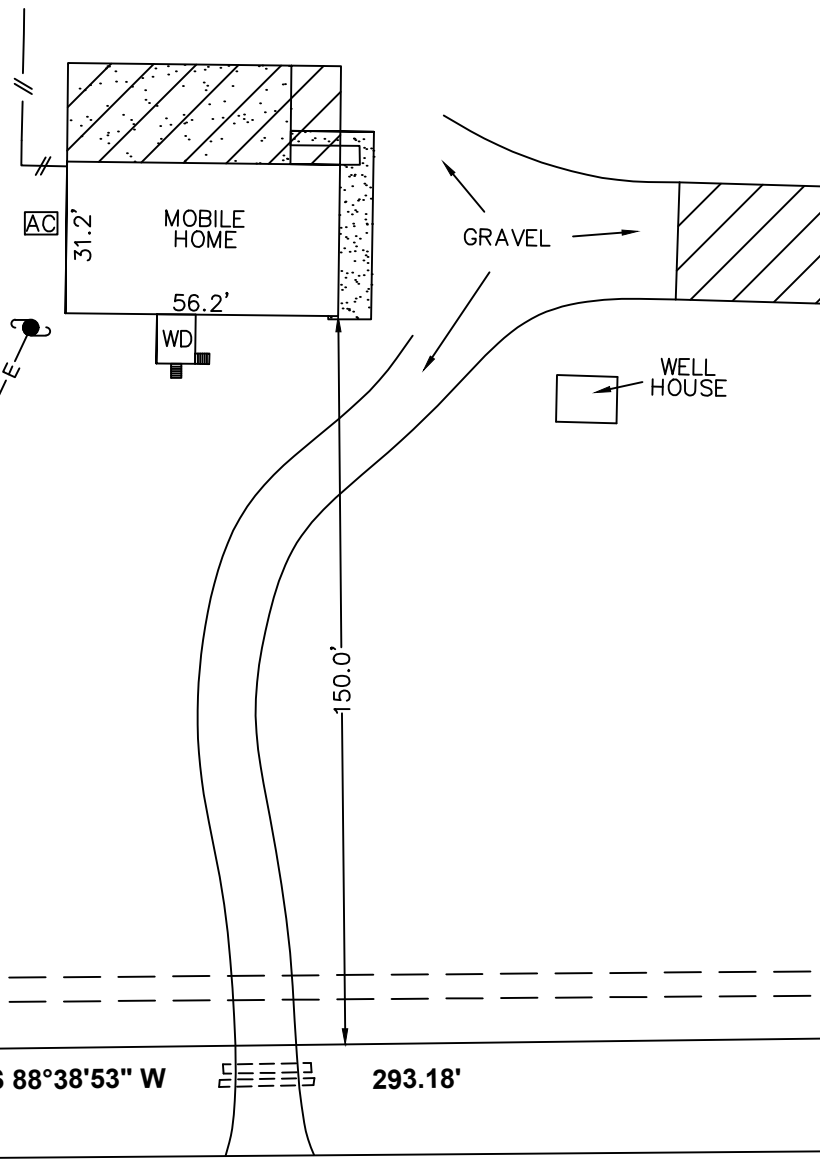
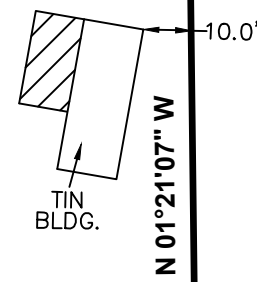
LOT 31

LOT 32

LOT 33

TRACT II
3.1789 ACRES
138,472 SQ. FEET

TRACT I
1.9856 ACRES
86,493 SQ. FEET



1/2" CIRF 180.85'

S 88°38'53" W 293.18'

5" X 20" AE
10' UE

S 88°38'53" W 184.46'

3/8" IRF 1672.76'

1/2" CIRF 715.52'

CR-6501 (A.K.A SPUR FOREST DR.)
(60' RIGHT-OF-WAY)

POB
1.9856 ACRES

TRACT I
LEGAL DESCRIPTION 1.9856 ACRES
RICHARD GREEN SURVEY, ABSTRACT NO. 197
LIBERTY COUNTY, TEXAS

BEING A TRACT OR PARCEL CONTAINING 1.9856 ACRES (86,493 SQUARE FEET) OF LAND IN THE RICHARD GREEN SURVEY, ABSTRACT NO. 197, IN LIBERTY COUNTY, TEXAS, BEING OUT OF AND A PART OF LOT 32 OF THE SPUR FOREST SUBDIVISION ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 8, PAGE 122 AND 123 OF THE MAP RECORDS OF LIBERTY COUNTY AND BEING OUT OF AND A PART OF THAT CERTAIN TRACT CONVEYED FROM BRANDON L. RICHMOND AND AMANDA D. RICHMOND TO JASON ALLEN MARTIN RECORDED IN CLERK'S FILE NO. 2015-003487, SAID 1.9856 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: THE BEARINGS SHOWN HEREON ARE BASED ON THE RECORDED PLAT OF SAID OF THE SPUR FOREST SUBDIVISION: BEGINNING AT A 5/8 INCH CAPPED IRON ROD SET IN THE NORTH RIGHT OF WAY LINE OF COUNTY ROAD 6501 (ALSO KNOWN AS SPUR FOREST DRIVE, 60 FOOT RIGHT OF WAY) FOR THE SOUTHWEST CORNER OF LOT 33 OF SAID SPUR FOREST SUBDIVISION, AND BEING THE SOUTHWEST CORNER OF SAID LOT 32 AND THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 88 DEGREES 38 MINUTES 53 SECONDS WEST, ALONG THE NORTH LINE OF SAID COUNTY ROAD 6501, A DISTANCE OF 184.46 FEET TO A 5/8 INCH CAPPED IRON ROD SET FOR THE SOUTHWEST CORNER OF A 3.1789 ACRE TRACT SURVEYED THIS DAY, AND BEING THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 01 DEGREES 21 MINUTES 07 SECONDS WEST, OVER AND ACROSS SAID LOT 32 AND ALONG THE EAST LINE OF SAID 3.1789 ACRE TRACT SURVEYED THIS DAY, A DISTANCE OF 470.22 FEET TO A 5/8 INCH CAPPED IRON ROD SET IN THE SOUTH LINE OF THE DIECIOCHO LIMITED TRACT, CALLED TRACT 3 DESCRIBED IN CLERK'S FILE NO. 2008-019721 OF THE OFFICIAL PUBLIC RECORDS OF LIBERTY COUNTY FOR THE NORTHEAST CORNER OF SAID 3.1789 ACRE TRACT SURVEYED THIS DAY, AND BEING THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 89 DEGREES 27 MINUTES 57 SECONDS EAST, ALONG THE SOUTH LINE OF SAID DIECIOCHO LIMITED TRACT, A DISTANCE OF 184.48 FEET TO THE NORTHWEST CORNER OF SAID LOT 33, AND BEING THE NORTHEAST CORNER OF SAID LOT 32 AND THE HEREIN DESCRIBED TRACT, FROM WHICH A 1/2 INCH IRON ROD FOUND BEARS SOUTH 14 DEGREES 51 MINUTES EAST 1.49 FEET;

THENCE SOUTH 01 DEGREES 21 MINUTES 07 SECONDS EAST, ALONG THE WEST LINE OF SAID LOT 33, A DISTANCE OF 467.58 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.9856 ACRES OF LAND, MORE OR LESS.

PROPERTY LIES WITHIN FLOOD ZONE 'X', ACCORDING TO F.I.R.M. NO. 48291003000, DATED JAN. 19, 2018. BY GRAPHIC PLOTTING ONLY, WELLS LAND SURVEY DOES NOT ASSUME RESPONSIBILITY FOR EXACT DETERMINATION. BEFORE ANY DEVELOPMENT PLANNING, DESIGN, OR CONSTRUCTION IS STARTED, THE COMMUNITY, CITY, AND COUNTY IN WHICH SUBJECT TRACT EXISTS SHOULD BE CONTACTED, SAID ENTITIES MAY IMPOSE GREATER FLOOD PLAIN AND FLOODWAY RESTRICTIONS THAN SHOWN BY THE F.I.R.M. THAT MAY AFFECT DEVELOPMENT.

SURVEY OF

TRACT I

BEING A TRACT OR PARCEL CONTAINING 1.9856 ACRES (86,493 SQUARE FEET) OF LAND IN THE RICHARD GREEN SURVEY, ABSTRACT NO. 197, IN LIBERTY COUNTY, TEXAS, BEING OUT OF AND A PART OF LOT 32 OF THE SPUR FOREST SUBDIVISION ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 8, PAGE 122 AND 123 OF THE MAP RECORDS OF LIBERTY COUNTY AND BEING OUT OF AND A PART OF THAT CERTAIN TRACT CONVEYED FROM BRANDON L. RICHMOND AND AMANDA D. RICHMOND TO JASON ALLEN MARTIN RECORDED IN CLERK'S FILE NO. 2015-003487.

ADDRESS: 664 CR-6501 DAYTON, TX 77535	SURVEYED FOR: JASON MARTIN
TBPLS LICENSE # 10193901	
712 F.M. 562 ANAHUAC, TX 77514 (409) 267-3002	
www.wellstandsurvey.com	
JOB NO: 227-21	DATE: 04-13-21
DRAWN BY: AL	SCALE: 1" = 40'

NOTES:

- THE BEARINGS SHOWN HEREON ARE BASED ON THE MAP OR PLAT OF THE SPUR FOREST SUBDIVISION, RECORDED IN VOLUME 8, PAGE 122 AND 123, MAP RECORDS, LIBERTY COUNTY, TEXAS.
- THIS SURVEY WAS PERFORMED WITHOUT BENEFIT OF A TITLE REPORT, CERTAIN EASEMENTS AND/OR BUILDING LINES MAY HAVE BEEN GRANTED WHICH ARE NOT REFLECTED HEREON. THIS SURVEY IS SUBJECT TO ANY FACTS THAT MAY BE DISCLOSED BY A FULL AND ACCURATE TITLE SEARCH.
- NOTHING IN THIS SURVEY IS INTENDED TO EXPRESS AN OPINION REGARDING OWNERSHIP OR TITLE.
- THE WORD CERTIFY IS UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL JUDGMENT BY THE SURVEYOR, WHICH IS BASED ON HIS BEST KNOWLEDGE, INFORMATION AND BELIEF.
- SURVEY IS CERTIFIED FOR THIS TRANSACTION ONLY.
- THE FINDINGS AND OPINIONS OF WELLS LAND SURVEY, LLC REFLECTED HEREON ARE PRIVILEGED, CONFIDENTIAL AND INTENDED FOR THE USE OF THE INDIVIDUAL OR ENTITY FOR WHOM THIS WORK WAS PREPARED, IT IS UNDERSTOOD THAT THE USE OF, RELIANCE ON, OR REPRODUCTION OF SAME, IN WHOLE OR IN PART, BY OTHERS WITHOUT THE EXPRESS WRITTEN CONSENT OF WELLS LAND SURVEY, LLC IS PROHIBITED AND WITHOUT WARRANTY, EXPRESS OR IMPLIED. WELLS LAND SURVEY, LLC SHALL BE HELD HARMLESS AGAINST DAMAGES OR EXPENSES RESULTING FROM SUCH UNAUTHORIZED USE, RELIANCE OF REPRODUCTION. COPYRIGHT 2021. ALL RIGHTS RESERVED.

SURVEYOR'S CERTIFICATION

TO: JASON MARTIN, EXCLUSIVELY;
I, TIM WELLS WHITE, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT REPRESENTS A SURVEY MADE ON THE GROUND UNDER MY DIRECT SUPERVISION ON APRIL 13, 2021. AT THE TIME OF THIS SURVEY THERE WERE NO APPARENT DISCREPANCIES, SHORTAGES IN AREA, BOUNDARY LINE CONFLICTS, ENCROACHMENTS, OVERLAPPING OF IMPROVEMENTS, EASEMENTS OR RIGHTS OF WAY, THAT I AM AWARE OF EXCEPT AS SHOWN HEREON, AND THAT SAID PROPERTY HAS ACCESS TO AND FROM A DEDICATED ROADWAY. PROPERTY IS SUBJECT TO ALL CITY ORDINANCES AND SUBDIVISION COVENANTS, CONDITIONS AND RESTRICTIONS THAT MAY APPLY.



THIS SURVEY IS CERTIFIED FOR THIS TRANSACTION ONLY.
Tim Wells White, Registered Professional Land Surveyor No. 5742

LEGEND:

- UE - UTILITY EASEMENT
- x- BARBED WIRE FENCE
- o- CHAIN LINK FENCE
- E- OVERHEAD ELECTRIC LINES
- // WOOD FENCE
- [Hatched Box] COVERED AREA
- [Dotted Box] COVERED CONCRETE
- [Stippled Box] CONCRETE
- IRF - IRON ROD FOUND
- CIRF - CAPPED IRON ROD FOUND
- BIRF - BENT IRON ROD FOUND
- F.I.R.M. - FLOOD INSURANCE RATE MAP
- W.D. - WOOD DECK
- AC - AIR CONDITIONER
- AE - AERIAL EASEMENT
- POB - POINT OF BEGINNING
- POC - POINT OF COMMENCING
- CIRS - CAPPED IRON ROD SET
- OPRLC - OFFICIAL PUBLIC RECORDS OF LIBERTY COUNTY