

**DESCRIPTION OF A TRACT OF LAND CONTAINING  
0.1960 ACRES (8,539 SQUARE FEET) SITUATED  
IN THE J. S. BOOTHE SURVEY, ABSTRACT 139  
LIBERTY COUNTY, TEXAS**

Being a tract of land containing 0.1960 acres (8,539 square feet), situated in the J. S. Boothe Survey, Abstract 139, Liberty County, Texas, being all of a tract of land conveyed unto Justin T. Kemeter by deed recorded under County Clerk's File No. 2011001841 of the Official Public Records of Liberty County, Texas. Said 0.1960-acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a found 1-inch iron pipe in the south right-of-way line of Fostoria Road (right-of-way varies) for the northwest corner of Lot 1, in Block 22, of Edwards Addition, a subdivision plat recorded in Volume 1, Page 95 of the Map Records of Liberty County, Texas, and the northeast corner of the said tract herein described;

THENCE South 25°08'36" West, with the westerly line of said Block 22, a distance of 145.00 feet to a found 5/8-inch iron rod for the southeast corner of the said tract herein described;


THENCE North 87°36'07" West, a distance of 48.10 feet to a found 5/8-inch iron rod for the southwest corner of the said tract herein described;

THENCE North 11°10'36" East, a distance of 129.00 feet to a found 5/8-inch iron rod in the south line of said Fostoria Road for the northwest corner of the said tract herein described;

THENCE North 88°10'36" East, along the south line of said Fostoria Road, a distance of 84.70 feet to the POINT OF BEGINNING and containing 0.1960 acres (8,539 square feet), more or less.

*Note: This metes and bounds description is referenced to a survey drawing prepared by Survey 1, Inc. (Firm Registration No. 100758-00) dated 7-23-2020, job number 7-86148-20.*



 **vey 1, Inc.**  
Your Land Survey Company



TITLE COMPANY:  
**SUPERIOR TITLE COMPANY INC.**  
 281-593-1400  
 G.F. #: 20076129      ISSUE DATE: JULY 22, 2020



J.S. BOOTHE SURVEY ABSTRACT 139

**FOSTORIA ROAD**  
(R.O.W. VARIES)

SCALE 1"=20'



JUSTIN T. KEMETER  
 C.F. NO. 2011001841  
 O.P.R.L.C.

0.1960 ACRES  
 (8,539 SQ.FT.)

P.O.B.  
 NW CORNER OF  
 BLOCK 22 OF  
 THE EDWARDS  
 ADDITION  
 VOL. 1, PG. 95  
 M.R.L.C.

ELIE REBEIZ  
 & GYNNA LARGENT  
 C.F. NO. 2014010874  
 O.P.R.L.C.

ELIE REBEIZ  
 & GYNNA LARGENT  
 C.F. NO. 2015018042  
 O.P.R.L.C.

BLOCK 22  
 EDWARDS ADDITION  
 VOL. 1, PG. 95  
 M.R.L.C.

**LEGEND**

	STEPS
	CONCRETE
	COVERED AREA

**NOTES**

- ALL BEARINGS SHOWN HEREON ARE REFERENCED TO A PRIOR DEED CONVEYED UNTO JUSTIN T. KEMETER, RECORDED IN COUNTY CLERK'S FILE NO. 2011001841 OF THE OFFICIAL PUBLIC RECORDS OF HARRIS COUNTY, TEXAS, POINTS (A) AND (B) WERE HELD FOR HORIZONTAL CONTROL.
- ABSTRACT INFORMATION FOR THE SUBJECT TRACT WAS PROVIDED BY THE TITLE INSURANCE COMPANY LISTED ABOVE.
- THIS SURVEY IS CERTIFIED TO THE TITLE INSURANCE COMPANY LISTED ABOVE FOR THIS TRANSACTION ONLY, IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
- ALL EASEMENTS AND BUILDING LINES SHOWN ARE PER THE RECORDED PLAT UNLESS OTHERWISE NOTED.
- THERE ARE NO NATURAL DRAINAGE COURSES ON SUBJECT PROPERTY.

LEGAL DESCRIPTION: A TRACT OF LAND CONTAINING 0.1960 ACRES (8,539 SQUARE FEET) SITUATED IN THE J.S. BOOTHE SURVEY, ABSTRACT 139, LIBERTY COUNTY, TEXAS. SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS ATTACHED.

	SURVEYORS CERTIFICATE: IN MY PROFESSIONAL OPINION, THIS PLAT REPRESENTS THE FACTS FOUND ON THE GROUND DURING THE COURSE OF A BOUNDARY SURVEY CONDUCTED UNDER MY SUPERVISION ON JULY 21, 2020 AND THAT THIS PLAT SUBSTANTIALLY COMPLIES WITH THE CURRENT STANDARDS AS ADOPTED BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING; AND THAT THERE ARE NO ENCROACHMENTS OR PROTRUSIONS EXCEPT AS SHOWN.		CLIENT: ADDIS MELTZER SANCHEZ	
	ADDRESS: 207 FOSTORIA ROAD		www.survey1inc.com survey1@survey1inc.com	
			<b>Survey 1, Inc.</b> Your Land Survey Company Firm Registration No. 100758-00 P.O. Box 2543   Alvin, TX 77512   (281)393-1382	
	FIELD CREW: NG      SF		TECH: SF	
DRAFTER: AR		FINAL CHECK: SF		
DATE: 7-23-2020		JOB# 7-86148-20		