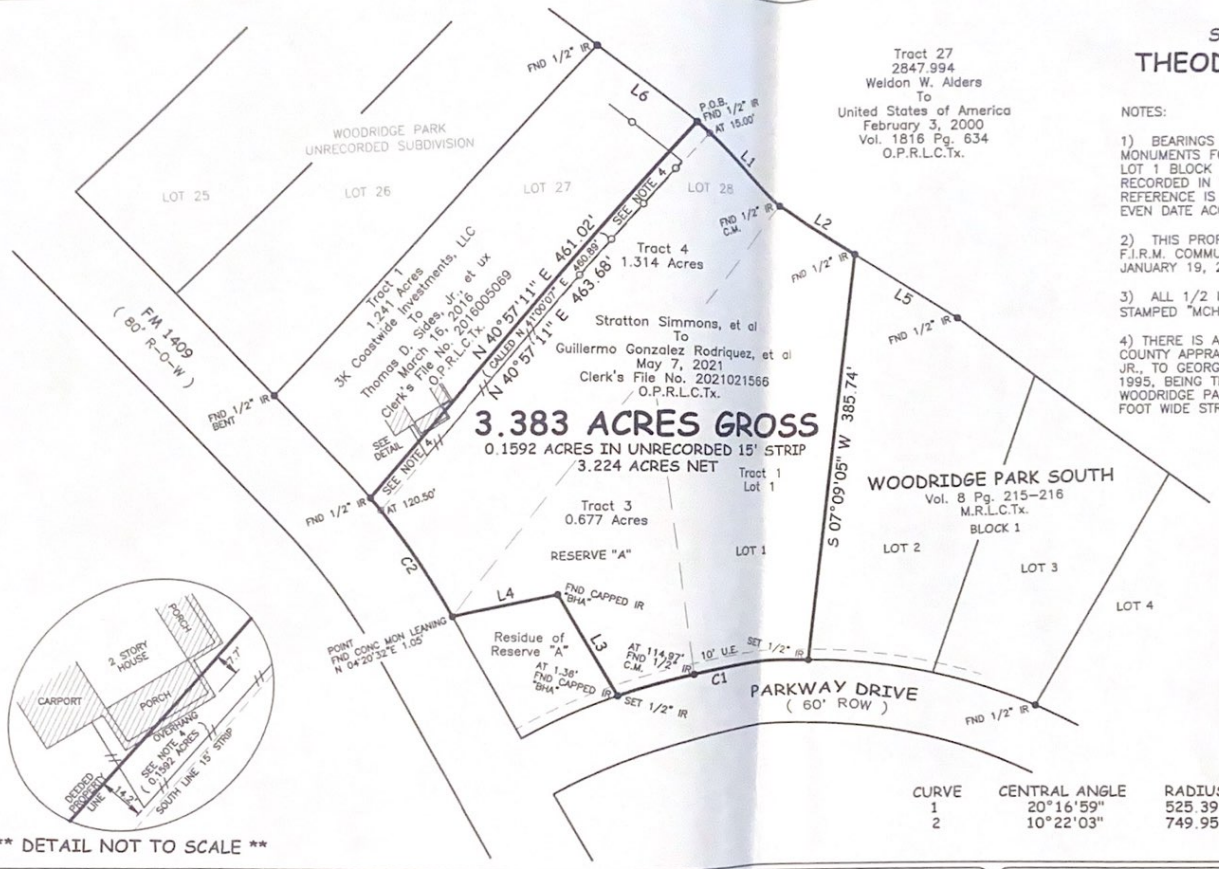
SCALE: 1 INCH = 100 FEET

THEODORE DORSETT SURVEY
A - 27



** DETAIL NOT TO SCALE **

Tract 27
2847.994
Weldon W. Alders
To
United States of America
February 3, 2000
Vol. 1816 Pg. 634
O.P.R.L.C.Tx.

NOTES:

1) BEARINGS ARE BASED ON PLAT BEARINGS AND FOUND MONUMENTS FOR THE SOUTHWEST AND NORTH CORNERS OF LOT 1 BLOCK 1 OF SOUTH WOODRIDGE PARK SUBDIVISION AS RECORDED IN VOL. 8 AT PGS. 215–216 OF THE M.R.L.C.Tx. REFERENCE IS MADE TO METES AND BOUNDS DESCRIPTION OF EVEN DATE ACCOMPANYING THIS PLAT.

2) THIS PROPERTY IS SITUATED IN ZONE "X" ACCORDING TO F.I.R.M. COMMUNITY PANEL NO. 480438 0600 D, DATED JANUARY 19, 2018.

3) ALL 1/2 INCH IRON RODS SET HEREON ARE CAPPED AND STAMPED "MCHANDLER 5292".

4) THERE IS AN UNRECORDED DEED LOCATED AT THE LIBERTY COUNTY APPRAISAL DISTRICT FROM DOUGLAS CLINTON SIMMONS, JR., TO GEORGE W. GOODAY, SR., ET UX, DATED JUNE 19, 1995, BEING THE NORTHWEST 15 FEET OF LOT 28 OF WOODRIDGE PARK. THE ACREAGE IN THIS UNRECORDED 15 FOOT WIDE STRIP IS 0.1592 ACRES.

LINE	BEARING	DISTANCE
1	S 49°50'13" E	109.76'
2	S 56°57'04" E	89.90'
3	N 29°47'20" W	108.79'
4	S 78°02'46" W	100.91'
5	S 56°57'04" E	110.93'
6	N 53°11'22" W	109.58'

CURVE	CENTRAL ANGLE	RADIUS	ARC	CHORD	CHORD BEARING
1	20°16'59"	525.39'	185.99'	185.02'	S 80°40'58" W
2	10°22'03"	749.95'	135.70'	135.52'	N 35°09'07" W

LEGEND

- = COVERED AREA
- = CHAIN LINK FENCE
- = WOOD FENCE
- U.E. = UTILITY EASEMENT

STATE OF TEXAS
REGISTERED
MICHAEL W. CHANDLER
5292
PROFESSIONAL
LAND SURVEYOR

I, MICHAEL W. CHANDLER, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5292, do hereby certify that this plat delineates the results of a survey made on the ground under my supervision during December, 2021, and that all lines, boundaries, and landmarks are accurately shown hereon.

WITNESS my hand and seal at MONT BELVIEU, TEXAS, this the 4th. day of January, A. D., 2022.

CHAMBERS SURVEYING & MAPPING

P. O. BOX 1272 MONT BELVIEU, TEXAS 77580
PHONE: 281-576-6788 CELL: 832-784-7025 FIRM REG. NO. 100127-00

DRWN BY:	LOT	SECTION
JWM	1	N/A
CHKD BY:	BLOCK	COUNTY
CKC	1	LIBERTY
DATE:	JOB No.: 21-4840	
1/3/22	GF No.:	

SUBDIVISION: WOODRIDGE PARK SOUTH
SURVEY: THEODORE DORSETT SURVEY A – 27
ADDRESS:
SURVEY FOR: FIDEL ARAUJO