



CURTIS KELM, JR. & JANA KELM  
15.01 ACRES  
CLERK'S FILE NO. 2018-013178 OPRLC

MINOR PLAT OF THE MOON  
6.25 ACRES  
CLERK'S FILE NO. 2005-002840 OPRLC

LEGAL DESCRIPTION 3.1227 ACRES ELIZABETH MUNSON LEAGUE, ABSTRACT NO. 88 LIBERTY COUNTY, TEXAS

BEING A TRACT OR PARCEL CONTAINING 3.1227 ACRES (136,026 SQUARE FEET) OF LAND SITUATED IN THE ELIZABETH MUNSON LEAGUE, ABSTRACT NO. 88, LIBERTY COUNTY, TEXAS, BEING OUT OF AND A PART OF LOT 20 OF THE SECURITY TRUST COMPANY SUBDIVISION ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 144, PAGE 215 OF THE DEED RECORDS OF LIBERTY COUNTY, AND BEING THE COMBINATION OF A 1.041 ACRE TRACT CALLED TRACT 2, A 1.041 ACRE TRACT CALLED TRACT 3, AND A 1.041 ACRE TRACT CALLED TRACT 4, CONVEYED FROM DANA DARLENE HOLMES TO MICHAEL S. CARROLL AND SHAWN E. CARROLL RECORDED IN CLERKS FILE NO. 2015-002316 OF THE OFFICIAL PUBLIC RECORDS OF LIBERTY COUNTY, SAID 3.1227 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: THE BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 83:

BEGINNING AT A 3/4 INCH IRON ROD FOUND IN THE NORTH LINE OF LOT 24 OF SAID SECURITY TRUST COMPANY SUBDIVISION FOR THE COMMON SOUTH CORNER OF SAID LOT 20 AND LOT 21 OF SAID SECURITY TRUST COMPANY SUBDIVISION, THE SOUTHEAST CORNER OF THE CURTIS KELM, JR. AND JANA KELM CALLED 15.01 ACRE TRACT DESCRIBED IN CLERKS FILE NO. 2018-013178 OF THE OFFICIAL PUBLIC RECORDS OF LIBERTY COUNTY, THE SOUTHWEST CORNER OF A 40 FOOT ACCESS EASEMENT SURVEYED THIS DAY, AND BEING THE SOUTHWEST CORNER OF SAID 1.041 ACRE TRACT CALLED TRACT 3 AND THE HEREIN DESCRIBED TRACT;

THENCE NORTH 02 DEGREES 50 MINUTES 43 SECONDS WEST, ALONG THE EAST LINE OF SAID CURTIS KELM, JR. AND JANA KELM CALLED 15.01 ACRE TRACT AND WITH THE WEST LINE OF SAID 40 FOOT ACCESS EASEMENT SURVEYED THIS DAY, PASS AT 173.89 FEET A COTTON SPINDLE FOUND FOR THE COMMON WEST CORNER OF SAID 1.041 ACRE TRACT CALLED TRACT 3 AND SAID 1.041 ACRE TRACT CALLED TRACT 2, PASS AT 347.82 FEET A COTTON SPINDLE FOUND FOR THE COMMON WEST CORNER OF SAID 1.041 ACRE TRACT CALLED TRACT 2 AND SAID 1.041 ACRE TRACT CALLED TRACT 4, IN ALL A DISTANCE OF 521.71 FEET TO A COTTON SPINDLE FOUND FOR THE SOUTHWEST CORNER OF THE MICHAEL S. CARROLL AND SHAWN E. CARROLL CALLED 1.041 ACRE TRACT CALLED TRACT 1 DESCRIBED IN CLERKS FILE NO. 2015-002316 OF THE OFFICIAL PUBLIC RECORDS OF LIBERTY COUNTY, AND BEING THE NORTHWEST CORNER OF SAID 1.041 ACRE TRACT CALLED TRACT 4 AND THE HEREIN DESCRIBED TRACT;

THENCE NORTH 87 DEGREES 10 MINUTES 54 SECONDS EAST, ACROSS SAID 40 FOOT ACCESS EASEMENT SURVEYED THIS DAY, ALONG THE SOUTH LINE OF SAID MICHAEL S. CARROLL AND SHAWN E. CARROLL CALLED 1.041 ACRE TRACT CALLED TRACT 1, AND WITH THE NORTH LINE OF SAID 1.041 ACRE TRACT CALLED TRACT 4, A DISTANCE OF 260.56 FEET TO A COTTON SPINDLE FOUND IN THE WEST LINE OF THE MINOR PLAT OF THE MOON SUBDIVISION RECORDED IN CLERKS FILE NO. 2005-002840 OF THE OFFICIAL PUBLIC RECORDS OF LIBERTY COUNTY FOR THE SOUTHEAST CORNER OF SAID MICHAEL S. CARROLL AND SHAWN E. CARROLL CALLED 1.041 ACRE TRACT CALLED TRACT 1, AND BEING THE NORTHEAST CORNER OF SAID 1.041 ACRE TRACT CALLED TRACT 4 AND THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 02 DEGREES 49 MINUTES 48 SECONDS EAST, ALONG THE WEST LINE OF SAID MINOR PLAT OF THE MOON SUBDIVISION, A DISTANCE OF 522.66 FEET TO A 3/4 INCH IRON ROD FOUND IN THE NORTH LINE OF SAID LOT 24 FOR THE SOUTHWEST CORNER OF SAID MINOR PLAT OF THE MOON SUBDIVISION, AND BEING THE SOUTHWEST CORNER OF SAID 1.041 ACRE TRACT CALLED TRACT 3 AND THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 87 DEGREES 23 MINUTES 28 SECONDS WEST, ALONG THE NORTH LINE OF SAID LOT 24 AND WITH THE SOUTH LINE OF SAID 1.041 ACRE TRACT CALLED TRACT 3, A DISTANCE OF 260.43 FEET TO THE POINT OF BEGINNING AND CONTAINING 3.1227 ACRES OF LAND, MORE OR LESS.

40 FOOT ACCESS EASEMENT ELIZABETH MUNSON LEAGUE, ABSTRACT NO. 88 LIBERTY COUNTY, TEXAS

BEING A TRACT OR PARCEL CONTAINING 0.9582 ACRE (41,740 SQUARE FEET) OF LAND SITUATED IN THE ELIZABETH MUNSON LEAGUE, ABSTRACT NO. 88, LIBERTY COUNTY, TEXAS, BEING OUT OF AND A PART OF LOT 20 OF THE SECURITY TRUST COMPANY SUBDIVISION ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 144, PAGE 215 OF THE DEED RECORDS OF LIBERTY COUNTY, BEING OUT OF AND A PART OF A CALLED 6.245 ACRE TRACT RECORDED IN VOLUME 1505, PAGE 356 OF THE DEED RECORDS OF LIBERTY COUNTY, BEING OUT OF AND A PART OF A 3.1227 ACRE TRACT SURVEYED THIS DAY, AND BEING ALL OF THAT SAME EASEMENT TRACT RECORDED IN CLERKS FILE NO. 2015-002318 OF THE OFFICIAL PUBLIC RECORDS OF LIBERTY COUNTY, SAID 0.9582 OF AN ACRE BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: THE BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 83:

BEGINNING AT A 3/4 INCH IRON ROD FOUND IN THE NORTH LINE OF LOT 24 OF SAID SECURITY TRUST COMPANY SUBDIVISION FOR THE COMMON SOUTH CORNER OF SAID LOT 20 AND LOT 21 OF SAID SECURITY TRUST COMPANY SUBDIVISION, THE SOUTHWEST CORNER OF THE CURTIS KELM, JR. AND JANA KELM CALLED 15.01 ACRE TRACT DESCRIBED IN CLERKS FILE NO. 2018-013178 OF THE OFFICIAL PUBLIC RECORDS OF LIBERTY COUNTY, AND BEING THE SOUTHWEST CORNER OF SAID 3.1227 ACRE TRACT SURVEYED THIS DAY AND THE HEREIN DESCRIBED TRACT;

THENCE NORTH 02 DEGREES 50 MINUTES 43 SECONDS WEST, ALONG THE EAST LINE OF SAID CURTIS KELM, JR. AND JANA KELM CALLED 15.01 ACRE TRACT, THE WEST LINE OF SAID 6.245 ACRE TRACT AND WITH THE COMMON LINE OF SAID LOT 20 AND LOT 21, A DISTANCE OF 1043.44 FEET TO A 3/4 INCH BENT IRON ROD FOUND IN THE SOUTH RIGHT OF WAY OF BROWN ROAD FOR THE NORTHWEST CORNER OF SAID 6.245 ACRE TRACT, THE COMMON NORTH CORNER OF SAID LOT 20 AND LOT 21, AND BEING THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 87 DEGREES 12 MINUTES 14 SECONDS EAST, ALONG THE NORTH LINE OF SAID LOT 20 AND WITH THE NORTH LINE OF SAID 6.245 ACRE TRACT A DISTANCE OF 40.00 FEET TO A POINT FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 02 DEGREES 50 MINUTES 43 SECONDS EAST, ACROSS SAID LOT 20, A DISTANCE OF 1043.57 FEET TO A POINT IN THE NORTH LINE OF LOT 24 OF SAID SECURITY TRUST COMPANY SUBDIVISION FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 87 DEGREES 23 MINUTES 28 SECONDS WEST, ALONG THE NORTH LINE OF SAID LOT 24 AND WITH THE SOUTH LINE OF SAID LOT 20, A DISTANCE OF 40.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.9582 OF AN ACRE OF LAND, MORE OR LESS.

- LEGEND:**
- DRLC - DEED RECORDS LIBERTY COUNTY
  - x- BARBED WIRE FENCE
  - RRT - RAILROAD TIE
  - IRF - IRON ROD FOUND
  - CIRF - CAPPED IRON ROD FOUND
  - BIRF - BENT IRON ROD FOUND
  - F.I.R.M. - FLOOD INSURANCE RATE MAP
  - OPRLC - OFFICIAL PUBLIC RECORDS OF LIBERTY COUNTY
  - POB - POINT OF BEGINNING

- NOTES:**
1. THE BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 83.
  2. SURVEYOR DID NOT ABSTRACT PROPERTY. SURVEY BASED ON LEGAL DESCRIPTIONS SUPPLIED BY TITLE COMPANY. EASEMENTS, BUILDING LINES, ETC., SHOWN ARE AS IDENTIFIED BY OF NO. 115350-GAT83 OF GREAT AMERICAN TITLE COMPANY.
  3. NOTHING IN THIS SURVEY IS INTENDED TO EXPRESS AN OPINION REGARDING OWNERSHIP OR TITLE.
  4. 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.
  5. SURVEY IS CERTIFIED FOR THIS TRANSACTION ONLY.
  6. 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 OR REPRODUCTION. COPYRIGHT 2021. ALL RIGHTS RESERVED.
  7. EASEMENT FOR PIPELINE RIGHT OF WAY TO TEXAS PIPELINE CO. RECORDED IN VOLUME 149, PAGE 58, OF THE DEED RECORDS, OF LIBERTY COUNTY, TEXAS. (BLANKET NOT PLOTTABLE)
  8. EASEMENT TO WESTERN PUBLIC SERVICE CO., RECORDED IN VOLUME 139, PAGE 164, OF THE DEED RECORDS, OF LIBERTY COUNTY, TEXAS. (DOES NOT PERTAIN TO SUBJECT TRACT)
- SCHEDULE B ITEMS

**SURVEYOR'S CERTIFICATION**

TO: GREAT AMERICAN TITLE COMPANY, ROBERT DWYER AND KATHLEEN ARNOLD, 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 OCTOBER 26, 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



PROPERTY LIES WITHIN FLOOD ZONE 'X', ACCORDING TO F.I.R.M. NO. 06291004200, DATED JANUARY 19, 2016. BUYER SHALL BE RESPONSIBLE 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**

BEING A TRACT OR PARCEL CONTAINING 3.1227 ACRES (136,026 SQUARE FEET) OF LAND SITUATED IN THE ELIZABETH MUNSON LEAGUE, ABSTRACT NO. 88, LIBERTY COUNTY, TEXAS, BEING OUT OF AND A PART OF LOT 20 OF THE SECURITY TRUST COMPANY SUBDIVISION ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 144, PAGE 215 OF THE DEED RECORDS OF LIBERTY COUNTY, AND BEING THE COMBINATION OF A 1.041 ACRE TRACT CALLED TRACT 2, A 1.041 ACRE TRACT CALLED TRACT 3, AND A 1.041 ACRE TRACT CALLED TRACT 4, CONVEYED FROM DANA DARLENE HOLMES TO MICHAEL S. CARROLL AND SHAWN E. CARROLL RECORDED IN CLERKS FILE NO. 2015-002316 OF THE OFFICIAL PUBLIC RECORDS OF LIBERTY COUNTY.

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www.wellsandsurvey.com			
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JOB NO: 735-21	DATE: 10-26-21		
DRAWN BY: AL	SCALE: 1" = 30'		