

J.F. DERUMAYOR SURVEY  
ABSTRACT 103

SCALE 1" = 30'

EVELYN PERDUE  
C.F. NO. 2017013490  
O.P.R.L.C.

AMANDA PARKER  
C.F. NO. 2015001349  
O.P.R.L.C.

SET 1/2" I.R.  
W/CAP MARKED  
"SURVEY 1"

S02°30'02"E 105.00'

SET 1/2" I.R.  
W/CAP MARKED  
"SURVEY 1"

20' B.L.  
VOL. 828, PG. 289



20' B.L.  
VOL. 828, PG. 289

S88°51'34"W 310.28'  
(CALLED S88°51'54"W)

0.7451 ACRES  
(32,457 SQ.FT.)  
(VACANT)  
PAUL ERYAN  
C.F. NO. 2020007388  
O.P.R.L.C.

ANGEL VEGA  
& FRANCISCA VEGA  
C.F. NO. 2016020523  
O.P.R.L.C.

ROBERT W. ANDERSON  
C.F. NO. 2009003643  
O.P.R.L.C.

50' B.L.  
VOL. 828, PG. 289

10' ESMT  
VOL. 1324, PG. 36

5' ESMT  
VOL. 828, PG. 289

S01°16'42"E 1088.42' 735.00'  
FND 1/2" I.R. (B)  
878.37'  
N89°38'43"E

420.00'  
FND 1/2" I.R. (A)

SET 1/2" I.R.  
W/CAP MARKED  
"SURVEY 1"

N01°16'42"W 105.00'

COUNTY ROAD 2146  
(50' R.O.W.)

P.O.C.  
NORTHWEST  
CORNER OF  
O.H. GAY TRACT  
VOL. 179, PG. 479  
D.R.L.C.

NOTES:

- ALL BEARINGS SHOWN HEREON ARE REFERENCED TO A PRIOR BEED CONVEYED UNTO PAUL ERYAN, RECORDED IN COUNTY CLERK'S FILE NO. 2020007388 OF THE OFFICIAL PUBLIC RECORDS OF LIBERTY 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 BELOW. SURVEYOR HAS NOT INDEPENDENTLY ABSTRACTED SUBJECT PROPERTY. THIS SURVEY IS CERTIFIED TO THE TITLE INSURANCE COMPANY LISTED BELOW 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 LAWSERS LISTED IN SCHEDULE B OF THE TITLE COMMITMENT ISSUED ON SEPTEMBER 29, 2021, UNDER G.F. NO. 21-627988-KW.
- SUBJECT TO THE PROPERTY LAWSERS LISTED IN SCHEDULE B OF THE TITLE COMMITMENT ISSUED ON SEPTEMBER 29, 2021, UNDER G.F. NO. 21-627988-KW.
- UTILITY EASEMENT AS SET FORTH IN VOL. 1324, PG. 36.
- UTILITY EASEMENT AS SET FORTH IN VOL. 828, PG. 289.
- BUILDING LINES AS SET FORTH IN VOL. 828, PG. 289.

LEGEND



LEGAL DESCRIPTION: A TRACT OF LAND CONTAINING 0.7451 ACRES (32,457 SQUARE FEET) SITUATED IN THE J.F. DERUMAYOR SURVEY, ABSTRACT 103, LIBERTY COUNTY, TEXAS. SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS ATTACHED.

CLIENT: ALEJANDRO HULCOCHEA AND GRISELDA HULCOCHEA

ADDRESS: 760 COUNTY ROAD 2146

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  
OCTOBER 8, 2021 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 ENCROUSIONS  
EXCEPT AS SHOWN.



G.F. # 21-627988-KW  
ISSUE DATE: SEPTEMBER 29, 2021  
281-812-9599

www.survey1inc.com  
survey1@survey1inc.com  
Field CREW: SKY  
P.O. Box 2543 Alvin, TX 77512  
DRAFTER: MH  
FINAL CHECK: EF

Survey 1, Inc.  
Your Land Survey Company  
(281)393-1382 | Fax(281)393-1383

DATE: OCT. 13, 2021  
JOB# 10-103309-21