

KENNETH A. GRANT
CALLED 27.2106 ACRES
CLERK'S FILE NO.
2008-003048 OPRLC

N 88°25'46" E 164.56'

N 89°29'39" E 153.17'

5/8" IRF
40.0'

POB

1/2" CIRF
BEARS
S 39°59' W
1.65'

1.0039 ACRES
43,731 SQ. FEET

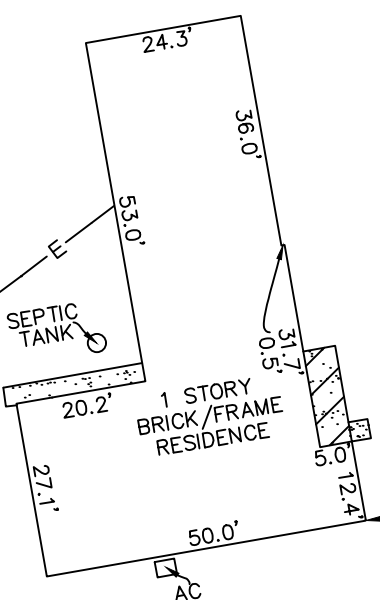
KENNETH GRANT
& THERESA L. GRANT
CALLED 5.00 ACRES
CLERK'S FILE NO.
2020-006124 OPRLC

N 06°38'20" W 105.90'

S 82°53'05" W 164.09'

PAB

PROPANE TANK



SEPTIC TANK

1 STORY BRICK/FRAME RESIDENCE

N 06°47'54" W 100.00'

S 82°59'53" W 152.89'

KENNETH GRANT
& THERESA L. GRANT
CALLED 5.00 ACRES
CLERK'S FILE NO.
2020-006124 OPRLC

HWY-146 (120' RIGHT-OF-WAY)

S 06°59'01" E 172.67'

LEGAL DESCRIPTION 1.0039 ACRES
A. M. DELAJARZA SURVEY, ABSTRACT NO. 63
LIBERTY COUNTY, TEXAS

BEING A TRACT OR PARCEL CONTAINING 1.0039 ACRES (43,731 SQUARE FEET) OF LAND, SITUATED IN THE A. M. DELAJARZA SURVEY, ABSTRACT NO. 63, LIBERTY COUNTY, TEXAS, BEING OUT OF AND A PART OF A CALLED 17.662 ACRE TRACT CONVEYED TO TODD W. SLOAN IN PARTITION DEED RECORDED IN VOLUME 543, PAGE 312 OF THE DEED RECORDS OF LIBERTY COUNTY, BEING THAT SAME CALLED 1.000 ACRE TRACT CONVEYED FROM MARVIN EARL DARWIN AND VERA ANDREWS DARWIN TO KENNETH ESTEP AND LINDA ESTEP DESCRIBED IN VOLUME 1172, PAGE 640 OF THE OFFICIAL PUBLIC RECORDS OF LIBERTY COUNTY, SAID 1.0039 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 1/2 CAPPED IRON ROD FOUND IN THE WEST RIGHT OF WAY LINE OF STATE HIGHWAY 146 (120 FOOT RIGHT OF WAY) FOR THE SOUTHEAST CORNER OF THE KENNETH A. GRANT CALLED 27.2106 ACRE TRACT DESCRIBED IN CLERK'S FILE NO. 2008-003048 OF THE OFFICIAL PUBLIC RECORDS OF LIBERTY COUNTY, BEING THE NORTHEAST CORNER OF SAID 17.662 ACRE TRACT AND THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 06 DEGREES 59 MINUTES 01 SECONDS EAST, ALONG THE WEST RIGHT OF WAY LINE OF SAID STATE HIGHWAY 146, A DISTANCE OF 172.67 FEET TO A 1/2 INCH IRON PIPE FOUND FOR THE SOUTHERLY NORTHEAST CORNER OF THE KENNETH GRANT AND THERESA L. GRANT CALLED 5.00 ACRE TRACT DESCRIBED IN CLERK'S FILE NO. 2020-006124 OF THE OFFICIAL PUBLIC RECORDS OF LIBERTY COUNTY, AND BEING THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 82 DEGREES 53 MINUTES 05 SECONDS WEST, ALONG THE SOUTHERLY EAST LINE OF SAID KENNETH GRANT AND THERESA L. GRANT CALLED 5.00 ACRE TRACT, A DISTANCE OF 164.09 FEET TO A 1/2 INCH IRON PIPE FOUND FOR AN INTERIOR CORNER OF SAID KENNETH GRANT AND THERESA L. GRANT CALLED 5.00 ACRE TRACT, AND BEING THE SOUTHERLY SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 06 DEGREES 47 MINUTES 54 SECONDS WEST, ALONG THE NORTHERLY EAST LINE OF SAID KENNETH GRANT AND THERESA L. GRANT CALLED 5.00 ACRE TRACT, A DISTANCE OF 100.00 FEET TO A 5/8 INCH IRON ROD FOUND FOR THE NORTHERLY NORTHEAST CORNER OF SAID KENNETH GRANT AND THERESA L. GRANT CALLED 5.00 ACRE TRACT AND BEING AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 82 DEGREES 53 MINUTES 05 SECONDS WEST, ALONG THE NORTH LINE OF SAID KENNETH GRANT AND THERESA L. GRANT CALLED 5.00 ACRE TRACT, A DISTANCE OF 164.09 FEET TO A 5/8 INCH IRON ROD FOUND FOR AN INTERIOR CORNER OF SAID KENNETH GRANT AND THERESA L. GRANT CALLED 5.00 ACRE TRACT, AND BEING THE WESTERLY SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 06 DEGREES 38 MINUTES 20 SECONDS WEST, ALONG THE NORTHERLY WEST LINE OF SAID KENNETH GRANT AND THERESA L. GRANT CALLED 5.00 ACRE TRACT, A DISTANCE OF 105.90 FEET TO A POINT IN THE SOUTH LINE OF THE KENNETH A. GRANT CALLED 27.2106 ACRE TRACT DESCRIBED IN CLERK'S FILE NO. 2008-003048 OF THE OFFICIAL PUBLIC RECORDS OF LIBERTY COUNTY, AND BEING THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, FROM WHICH A 1/2 INCH CAPPED IRON ROD FOUND BEARS, SOUTH 39 DEGREES 59 MINUTES WEST, 1.65 FEET;

THENCE NORTH 88 DEGREES 25 MINUTES 46 SECONDS EAST, ALONG THE NORTH LINE OF SAID 17.662 ACRE TRACT, WITH THE SOUTH LINE OF SAID KENNETH A. GRANT CALLED 27.2106 ACRE TRACT, A DISTANCE OF 164.56 FEET TO A 1/2 INCH CAPPED IRON ROD FOUND FOR AN ANGLE POINT IN THE NORTH LINE OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 89 DEGREES 29 MINUTES 39 SECONDS EAST, CONTINUING ALONG THE NORTH LINE OF SAID 17.662 ACRE TRACT, WITH THE SOUTH LINE OF SAID KENNETH A. GRANT CALLED 27.2106 ACRE TRACT, A DISTANCE OF 153.17 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.0039 ACRES OF LAND, MORE OR LESS.

- LEGEND:**
POB - POINT OF BEGINNING
-E- OVERHEAD ELECTRIC LINES
-G- GUY WIRE
[Symbol] COVERED CONCRETE
[Symbol] CONCRETE
[Symbol] UTILITY POLE
[Symbol] WATER METER
IRF - IRON ROD FOUND
CIRF - CAPPED IRON ROD FOUND
CIRS - CAPPED IRON ROD SET
IPF - IRON PIPE FOUND
F.I.R.M. - FLOOD INSURANCE RATE MAP
AC - AIR CONDITIONER
OPRLC - OFFICIAL PUBLIC RECORDS OF LIBERTY COUNTY

PROPERTY LIES WITHIN FLOOD ZONE 'X', ACCORDING TO F.I.R.M. NO. 48291C0225C, DATED MAY 02, 2008, 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

BEING A TRACT OR PARCEL CONTAINING 1.0039 ACRES (43,731 SQUARE FEET) OF LAND, SITUATED IN THE A. M. DELAJARZA SURVEY, ABSTRACT NO. 63, LIBERTY COUNTY, TEXAS, BEING OUT OF AND A PART OF A CALLED 17.662 ACRE TRACT CONVEYED TO TODD W. SLOAN IN PARTITION DEED RECORDED IN VOLUME 543, PAGE 312 OF THE DEED RECORDS OF LIBERTY COUNTY, BEING THAT SAME CALLED 1.000 ACRE TRACT CONVEYED FROM MARVIN EARL DARWIN AND VERA ANDREWS DARWIN TO KENNETH ESTEP AND LINDA ESTEP DESCRIBED IN VOLUME 1172, PAGE 640 OF THE OFFICIAL PUBLIC RECORDS OF LIBERTY COUNTY.

ADDRESS: 19909 HWY-146 N, LIBERTY, TX 77575
SURVEYED FOR: RANDY ESTEP
TBPLS LICENSE # 10193909
712 F.M. 562 ANAHUAC, TX 77514 (409) 267-3002
www.wellstandsurvey.com
Copyright 2023
JOB NO: 674-23 DATE: 12-01-23
DRAWN BY: AL SCALE: 1" = 30'

- NOTES:**
1. THE BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 83.
2. 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.
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 2023. ALL RIGHTS RESERVED.
7. ALL 5/8" IRON RODS SET ARE CAPPED WITH A PLASTIC CAP STAMPED "WELLS 5742".

SURVEYORS CERTIFICATION
TO: RANDY ESTEP, 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 DECEMBER 01, 2023. 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