



JACK & CAROL STANLEY
REVOCABLE TRUST
CLERK'S FILE NO.
2016-009544 OPRLC

SUSANA RANGEL
CALLED 0.3291 ACRES
CLERK'S FILE NO.
2019-004279 OPRLC

LEGEND:

- AGP - ABOVE GROUND POOL
- POB - POINT OF BEGINNING
- CONCRETE
- COVERED CONCRETE
- OVERHEAD ELECTRIC LINES
- WOOD FENCE
- GUY WIRE
- BRICK WALL
- CURB INLET
- UTILITY POLE
- TELEPHONE PEDESTAL
- WATER METER
- CIRS - CAPPED IRON ROD SET
- OPRLC - OFFICIAL PUBLIC RECORDS OF LIBERTY COUNTY
- SERVICE POLE
- MFP - METAL FENCE POST
- IRF - IRON ROD FOUND
- CIRF - CAPPED IRON ROD FOUND
- BIRF - BENT IRON ROD FOUND
- AC - AIR CONDITIONER

LEGAL DESCRIPTION 0.341 ACRES
GEORGE ORR LEAGUE, ABSTRACT NO. 91
LIBERTY COUNTY, TEXAS

BEING A TRACT OR PARCEL CONTAINING 0.341 OF AN ACRE (14,865 SQUARE FEET) OF LAND SITUATED IN THE GEORGE ORR LEAGUE, A-91, LIBERTY COUNTY, TEXAS, BEING OUT OF AND A PART OF THAT CERTAIN TRACT OF LAND CONVEYED FROM RALPH C. HILL AND ZILPHA R. HILL TO GEORGE W. ADAMS AND WIFE RUTH CLAYTON ADAMS IN VOLUME 169 PAGE 385 IN THE DEED RECORDS OF LIBERTY COUNTY, BEING THAT SAME TRACT CONVEYED TO CLARANCE A. MARTIN DESCRIBED IN CLERKS FILE NO. 2020-020144 OF THE OFFICIAL PUBLIC RECORDS OF LIBERTY COUNTY, SAID 0.341 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 5/8 INCH CAPPED IRON ROD STAMPED WELLS 5742 SET IN THE SOUTH LINE OF PINE STREET (42 FOOT RIGHT OF WAY), THE EAST RIGHT OF WAY LINE OF NORTH TRAVIS STREET (40 FOOT RIGHT OF WAY) BEING THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 87 DEGREES 52 MINUTES 34 SECONDS EAST, ALONG THE SOUTH LINE OF SAID PINE STREET, A DISTANCE OF 150.00 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED WELLS 5742 SET FOR THE NORTHWEST CORNER OF THE JACK AND CAROL STANLEY CALLED 0.320 ACRE TRACT DESCRIBED IN CLERK'S FILE NO. 2016-009544 OF THE OFFICIAL PUBLIC RECORDS OF LIBERTY COUNTY AND BEING THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 03 DEGREES 15 MINUTES 29 SECONDS EAST, ALONG THE WEST LINE OF SAID JACK AND CAROL STANLEY CALLED 0.320 ACRE TRACT, A DISTANCE OF 98.56 FEET TO A 1/2 INCH IRON ROD FOUND FOR THE NORTHEAST CORNER OF THE SUSANA RANGEL CALLED 0.3291 ACRE TRACT RECORDED IN CLERK'S FILE NO. 2019-004279 OF THE OFFICIAL PUBLIC RECORDS OF LIBERTY COUNTY AND BEING THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 87 DEGREES 19 MINUTES 43 SECONDS WEST, ALONG THE NORTH LINE OF SAID SUSANA RANGEL CALLED 0.3291 ACRE TRACT, A DISTANCE OF 149.51 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED WELLS 5742 SET IN THE EAST RIGHT OF WAY LINE OF SAID NORTH TRAVIS STREET, FOR THE NORTHWEST CORNER OF SAID SUSANA RANGEL CALLED 0.3291 ACRE TRACT AND BEING THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 03 DEGREES 31 MINUTES 33 SECONDS WEST, ALONG THE EAST RIGHT OF WAY LINE OF SAID NORTH TRAVIS STREET, A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.341 ACRES OF LAND, MORE OR LESS.

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 GF NO. 2023033129-LP OF TARVER ABSTRACT 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 OF REPRODUCTION. COPYRIGHT 2023. ALL RIGHTS RESERVED.

PROPERTY LIES WITHIN FLOOD ZONE 'X', ACCORDING TO F.I.R.M. MAP NO. 48291C0435C, 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 LARGER FLOOD PLAIN AND FLOODWAY RESTRICTIONS THAN SHOWN BY F.I.R.M. MAPS THAT MAY AFFECT DEVELOPMENT.

SURVEYOR'S CERTIFICATION

TO: TARVER ABSTRACT COMPANY AND MVA PROPERTIES LLC, 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 MARCH 27, 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

SURVEY OF

BEING A TRACT OR PARCEL CONTAINING 0.341 OF AN ACRE (14,865 SQUARE FEET) OF LAND SITUATED IN THE GEORGE ORR LEAGUE, A-91, LIBERTY COUNTY, TEXAS, BEING OUT OF AND A PART OF THAT CERTAIN TRACT OF LAND CONVEYED FROM RALPH C. HILL AND ZILPHA R. HILL TO GEORGE W. ADAMS AND WIFE RUTH CLAYTON ADAMS IN VOLUME 169 PAGE 385 IN THE DEED RECORDS OF LIBERTY COUNTY, BEING THAT SAME TRACT CONVEYED TO CLARANCE A. MARTIN DESCRIBED IN CLERKS FILE NO. 2020-020144 OF THE OFFICIAL PUBLIC RECORDS OF LIBERTY COUNTY.

ADDRESS: 1824 NORTH TRAVIS LIBERTY, TX 77575	BUYER: MVA PROPERTIES LLC
TBPLS LICENSE # 10193909	
712 F.M. 562 ANAHUAC, TX 77514 (409) 267-3002 www.wellslandsurvey.com	
JOB NO: 137-23	DATE: 03-27-23
DRAWN BY: AL	SCALE: 1" = 30'