



COUNTY ROAD 6490
(PLATTED AS ICE RIDGE LANE) (60' R.O.W.)

CORRECTION PLAT OF
WINTER VALLEY SUBDIVISION
VOL. 8 & PG. 204
P.L.C.

LINE	BEARING	DISTANCE
L1	S 69°16'39" E	26.62'
L2	S 64°51'51" E	20.83'
L3	S 52°59'33" E	38.12'
L4	N 16°31'21" E	45.92'
L5	N 86°15'21" E	12.89'
L6	N 86°15'21" E	59.10'
L7	S 45°18'59" E	78.25'
L7	(CALLED)	78.25'

LEGEND

- CONCRETE
- COVERED AREA
- GRAVEL
- POWER POLE
- FENCE
- CHAIN LINK
- WIRE
- METAL
- OVERHEAD UTILITY LINES
- APPROXIMATE HIGH BANK

NOTES:

- ALL BEARINGS SHOWN HEREON ARE REFERENCED TO TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE 4303, NAD 83. POINTS (A) AND (B) WERE HELD FOR HORIZONTAL CONTROL.
- THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF INFORMATION CONTAINED IN A TITLE REPORT FOR THE REQUEST OF THE BUYER. SURVEYOR HAS NOT INDEPENDENTLY ABSTRACTED SUBJECT PROPERTY.
- THIS SURVEY IS CERTIFIED TO CONTAIN HEREON FOR THIS TRANSACTION ONLY, IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
- ALL EXISTING AND BUILDING LINES SHOWN ARE PER THE RECORDED PLAT UNLESS OTHERWISE NOTED.

LEGAL DESCRIPTION: LOT 194, OF CORRECTION PLAT OF WINTER VALLEY SUBDIVISION, A SUBDIVISION IN LIBERTY COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 8, PAGE 204 OF THE PLAT RECORDS OF LIBERTY COUNTY, TEXAS.

TRACT 1: A TRACT OF LAND CONTAINING 3.5152 ACRES (153,121 SQUARE FEET) SITUATED IN THE RICHARD GREEN LEAGUE, ABSTRACT 197, LIBERTY COUNTY, TEXAS, BEING A PORTION OF LOT 195, OF CORRECTION PLAT OF WINTER VALLEY SUBDIVISION, A SUBDIVISION IN LIBERTY COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 8, PAGE 204 OF THE PLAT RECORDS OF LIBERTY COUNTY, TEXAS. SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS ATTACHED.

TRACT 2: A TRACT OF LAND CONTAINING 3.2683 ACRES (142,367 SQUARE FEET) SITUATED IN THE RICHARD GREEN LEAGUE, ABSTRACT 197, LIBERTY COUNTY, TEXAS, BEING ALL OF LOT 196 AND A PORTION OF LOT 195, OF CORRECTION PLAT OF WINTER VALLEY SUBDIVISION, A SUBDIVISION IN LIBERTY COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 8, PAGE 204 OF THE PLAT RECORDS OF LIBERTY COUNTY, TEXAS. SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS ATTACHED.

CLIENT: TBD
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FIELD CREW: ARH/EF
DATE: 02-29-24
JOB#: 2-131595-24

DRAFTER: JB
FINAL CHECK: EF

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