



LOTS 175, 176, 177, 178 ARE BEING SOLD WITH HOUSE APPROX 5 ACRES TBD

LOTS 179, 180, 181 ARE APPRX. 3 ACRES TBD BEING SOLD SEPARATELY FOR 195K

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

NOTES:

- ALL BEARINGS SHOWN HEREON ARE REFERENCED TO THE SUBDIVISION PLAT NAMED BELOW, POINTS (A) AND (B) WERE HELD FOR HORIZONTAL CONTROL.
- ABSTRACT INFORMATION FOR THE SUBJECT TRACT WAS PROVIDED BY THE TITLE INSURANCE COMPANY LISTED BELOW. SUPERIOR 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 ANY OTHER TRANSACTION OR SUBJECT PROPERTY.
- ALL EXISTING AND BUILDING LINES SHOWN ARE FOR THE RECORDED PLAT UNLESS OTHERWISE NOTED.
- THERE ARE NATURAL DRAINAGE COURSES ON SUBJECT PROPERTY.
- SUBJECT TO THE RESTRICTIVE COVENANTS AS LISTED IN SCHEDULE B OF THE TITLE COMMITMENT ISSUED ON 05-18-22, UNDER G.F. NO. 22-878760-KW.
- PROPEL RIGHT-OF-WAY EASEMENT TO TRANSCONTINENTAL GAS PIPELINE CORPORATION AS RECORDED IN VOL. 332, PG. 283 D.R.L.C. (DOES NOT APPLY TO SUBJECT PROPERTY).
- EASEMENT TO SAN HOUSTON ELECTRIC AS RECORDED IN VOL. 1878, PG. 564 G.P.R.L.C. (LOT 175) (GENERAL IN NATURE, NOT LOCATABLE BY DEED).
- BUILDING SET BACK LINE 30.00 ALONG THE FRONT AND 20.00 FEET ALONG THE SIDES AS RECORDED IN VOL. 583, PG. 132, VOL. 716, PG. 569, VOL. 747, PG. 282, VOL. 784, PG. 367, VOL. 767, PG. 382, VOL. 1001, PG. 527 & VOL. 1012, PG. 113 D.R.L.C.

LEGEND

- CONCRETE FENCE
- COVERED AREA
- WOOD DECK
- ROCK
- BL. = BUILDING LINE
- D.C.E. = DRAINAGE CHANNEL EASEMENT
- FENCE
- CHAIN LINK
- WOOD
- OVERHEAD UTILITY LINES
- APPROXIMATE HIGH BANK
- POWER POLE
- GRY ANCHOR

TITLE COMPANY:
Capital Title
A Shaddock Company

G.F. #: 22-878760-KW
ISSUE DATE: 05-18-22

LEGAL DESCRIPTION: LOTS 175, 176, 177, 178, 179, 180 AND 181 OF WINTER VALLEY SUBDIVISION, AN ADDITION TO THE RICHARD GREEN SURVEY, A-197, IN LIBERTY COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 8, PAGE 15, AND CORRECTION PLAT OF RECORD IN VOLUME 8, PAGE 204 OF THE MAP RECORDS OF LIBERTY COUNTY, TEXAS.

SURVEYORS CERTIFICATE:
I, DANNY JACK LISENBY, JR., 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 COMPLETION OF THE CURRENT STANDARDS AS ADOPTED BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING, AND THAT THERE ARE NO ENCROACHMENTS OR PROTRUSIONS EXCEPT AS SHOWN.

CLIENT: DANNY JACK LISENBY, JR.
ADDRESS: 436 COUNTY ROAD 6490
www.survey1inc.com
survey1@survey1inc.com

FIELD CREW: MW
TECH: SF
DRAFTER: JS
FINAL CHECK: EF
DATE: 05-14-22
JOB#: 5-112484-22

Survey 1, Inc.
Your Land Survey
P.O. Box 2545, FARMER, TEXAS 75844
REVISED (S.O.F.T. & A.C.): 1-17-2023