

THEODORE DORSETT  
SURVEY  
ABSTRACT 173

SCALE 1"=30'

RUBEN GONZALEZ  
& LILIANA AGUILAR  
C.F. NO. 2021018694  
O.P.R.L.C.

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

N 87°33'04" E 502.49'

10' U.E. VOL. 790, PG. 99  
5'x20' A.E. VOL. 790, PG. 99

11'x55' MANUFACTURED HOME

13'x55' MANUFACTURED HOME

14'x45' METAL SHED ON CONCRETE W/WELL

HARRY TRAN  
C.F. NO. 2021032165  
O.P.R.H.C.

2.3981 ACRES  
(104,460 SQ.FT.)

5'x20' A.E. VOL. 790, PG. 99  
10' U.E. VOL. 790, PG. 99

S 87°20'45" W 504.94'

P.O.B.  
NE CORNER OF  
MERRILL TRACT  
C.F. NO. 2020042571  
O.P.R.L.C.

BLOCK 1  
HUNTER'S COVE  
SECTION ONE  
VOL. 6, PG. 96  
M.R.L.C.

FM ROAD 1409  
(R.O.W. VARIES)

(B)  
FND 5/8" I.R.

FND 5/8" I.R.

N 02°26'56" W 208.28'

FND 1/2" I.R.

(A)  
FND 5/8" I.R.

CECIL EVAN MERRILL  
& TAMMY LYNN MERRILL  
C.F. NO. 2020042571  
O.P.R.L.C.

NOTES:

1. ALL BEARINGS SHOWN HEREON ARE REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE 4204, NAD 83, POINTS (A) AND (B) WERE HELD FOR HORIZONTAL CONTROL.
2. ABSTRACT INFORMATION FOR THE SUBJECT TRACT WAS PROVIDED BY THE TITLE INSURANCE COMPANY LISTED BELOW. SURVEYOR HAS NOT INDEPENDENTLY ABSTRACTED SUBJECT PROPERTY.
3. 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.
4. ALL EASEMENTS AND BUILDING LINES SHOWN ARE PER THE RECORDED PLAT UNLESS OTHERWISE NOTED.
5. THERE ARE NO NATURAL DRAINAGE COURSES ON SUBJECT PROPERTY.

	TITLE COMPANY:  PATTEN TITLE COMPANY Real Title Solutions	
G.F. #: 9994-22-31003CM	ISSUE DATE: SEPT. 06, 2022	

LEGAL DESCRIPTION: A TRACT OF LAND CONTAINING 2.3981 ACRES (104,460 SQUARE FEET) SITUATED IN THE THEODORE DORSETT SURVEY, ABSTRACT 173, LIBERTY COUNTY, TEXAS. SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS ATTACHED.

	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 SEPT. 15, 2022 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 PROTRUSIONS EXCEPT AS SHOWN.	
	CLIENT: KDTC INVESTMENT, LLC ADDRESS: 11891 FM ROAD 1409 www.survey1inc.com survey1@survey1inc.com  Your Land Survey Company Firm Registration No. 100758-00 P.O. Box 2543   Alvin, TX 77512   (281)393-1382	
	FIELD CREW: JJ DRAFTER: AR DATE: 9-22-22 JOB# 9-116711-22	TECH: MA FINAL CHECK: EF

LEGEND

	CONCRETE
	COVERED AREA
	GRAVEL
	SEPTIC LIDS
	FENCE
	CHAIN LINK
	WOOD