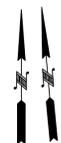


JAMES ROBESON SURVEY ABSTRACT 100

0' 20' 40' 80'
SCALE 1"=40'



COUNTY ROAD 2096
(60' R.O.W.)

P.O.B.
NE CORNER OF
BLUE NAN DANIELS
C.F. NO. 2024006605
O.P.R.L.C.

BILLIE NAN DANIELS
C.F. NO. 2024006605
O.P.R.L.C.

CALLED 8.240 AC
TRENTON KADE DAVENPORT
& HEATHER RAE CURRY
C.F. NO. 2024010574
O.P.R.L.C.

5.5888 ACRES
(243,450 SQ.FT.)

DESCRIPTION OF A TRACT OF LAND CONTAINING 5.5888 ACRES (243,450 SQUARE FEET) SITUATED IN THE JAMES ROBESON SURVEY, ABSTRACT 100 LIBERTY COUNTY, TEXAS

BEING A TRACT OF LAND CONTAINING 5.5888 ACRES (243,450 SQUARE FEET), SITUATED IN THE JAMES ROBESON SURVEY, ABSTRACT 100, LIBERTY COUNTY, TEXAS, BEING ALL OF A TRACT OF LAND CONVEYED UNTO MITCHELL YOUNG, BY DEED RECORDED UNDER COUNTY CLERK'S FILE NO. 2710000949 OF THE OFFICIAL PUBLIC RECORDS OF LIBERTY COUNTY, TEXAS. SAID 5.5888-ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A FOUND 1-INCH IRON PIPE IN THE SOUTH RIGHT-OF-WAY LINE OF COUNTY ROAD 2796 (50 FEET WIDE) FOR THE NORTHEAST CORNER OF A TRACT OF LAND CONVEYED UNTO BILLIE NAN DANIELS BY DEED RECORDED UNDER COUNTY CLERK'S FILE NO. 2024006605 OF THE OFFICIAL PUBLIC RECORDS OF LIBERTY COUNTY, TEXAS, AND FOR THE NORTHWEST CORNER OF THE SAID TRACT HEREIN DESCRIBED;

THENCE SOUTH 89°49'00" EAST ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID COUNTY ROAD 2796, A DISTANCE OF 351.70 FEET TO A FOUND 1-INCH IRON PIPE FOR THE NORTHEAST CORNER OF SAID TRACT HEREIN DESCRIBED;

THENCE SOUTH 02°29'00" WEST, A DISTANCE OF 691.64 FEET TO A FOUND 1-INCH IRON PIPE FOR THE SOUTHEAST CORNER OF THE SAID TRACT HEREIN DESCRIBED;

THENCE NORTH 89°25'27" WEST, A DISTANCE OF 351.75 TO A FOUND 1-INCH IRON PIPE FOR THE SOUTHWEST CORNER OF THE SAID TRACT HEREIN DESCRIBED;

THENCE NORTH 02°29'01" EAST, A DISTANCE OF 693.33 FEET TO THE POINT OF BEGINNING AND CONTAINING 5.5888 ACRES (243,450 SQUARE FEET), MORE OR LESS.



NOTES

- ALL BEARINGS SHOWN HEREIN ARE REFERENCED TO AN ADJOINING DEED CONVEYED UNTO TRENTON KADE DAVENPORT AND HEATHER RAE CURRY, RECORDED IN COUNTY CLERK'S FILE NO. 2024010574 OF THE OFFICIAL PUBLIC RECORDS OF LIBERTY COUNTY, TEXAS. 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 CONVEYED TO HAYDEN SOPCHAK FOR THIS TRANSACTION ONLY; IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
- THERE ARE NO NATURAL DRAINAGE COURSES ON SUBJECT PROPERTY.

LEGEND

	CONCRETE		FENCE
	COVERED AREA		WIRE

LEGAL DESCRIPTION: A TRACT OF LAND CONTAINING 5.5888 ACRES (243,450 SQUARE FEET) SITUATED IN THE JAMES ROBESON SURVEY, ABSTRACT 100, LIBERTY COUNTY, TEXAS. SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS.

	CLIENT:	HAYDEN SOPCHAK	
	ADDRESS:	509 COUNTY ROAD 2096	
	www.survey1inc.com	FIELD CREW:	LG SF
	survey1@survey1inc.com	DRAFTER:	EF/SB
DATE:	DEC. 27, 2024	FINAL CHECK:	SF
JOB#	12-144677-24		

Survey 1, Inc.
Your Land Survey Company
Firm Registration No. 100758-00
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JACK T. SIZEMORE SR.
VOL. 1766, PG. 620
D.R.L.C.