

LIBERTY TOWN NORTH LEAGUE A-356

HUNNICUTT SUBDIVISION

VOLUME 112, PAGE 523
DEED RECORDS
LIBERTY COUNTY, TEXAS

LOT 1, BLOCK 39

CITY OF DAYTON

VOLUME "N", PAGE 421
DEED RECORDS
LIBERTY COUNTY, TEXAS



SCALE: 1 INCH = 60'

R=5675.57'
D=0°05'38"
CH=N32°50'23"W
CHL=9.30'
AL=9.30'

**LIBERTY TOWN WEST LEAGUE
A-357**

**STATE HIGHWAY NO. 321
(115' WIDE RIGHT-OF-WAY)**

**AUSTIN STREET
(50' WIDE RIGHT-OF-WAY)**

POINT IN 15" OAK
FOR CORNER,
FROM WHICH A
1/2" IR W/CAP (BHA)
SET FOR REFERENCE
BRS. N00°49'06"E 0.77'

NOTE 1: BEARINGS ARE BASED ON PLAT BEARINGS OF THE CITY OF DAYTON AS PER PLAT RECORDED IN VOLUME "N" AT PAGE 421 OF THE DEED RECORDS OF LIBERTY COUNTY, TEXAS.

NOTE 2: ACCORDING TO FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 48291C0420C DATED MAY 2, 2008 FOR LIBERTY COUNTY, TEXAS AND INCORPORATED AREAS, THE SUBJECT TRACTS OF LAND SHOWN HEREON IS SITUATED IN ZONE "X" AND ARE IN AN AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

NOTE 3: ORIGINAL LOTS 1 AND 2 OF HUNNICUTT SUBDIVISION WERE PLATTED AS BEING 50 FEET NORTH/SOUTH AND 105 FEET EAST/WEST. NORTH AND SOUTH LINES WERE EXTENDED TO INTERSECT THE EAST RIGHT-OF-WAY LINE OF STATE HIGHWAY 321 AS DETERMINED BY EXISTING FOUND RIGHT-OF-WAY MONUMENTS.

~PLAT~

BEING ALL OF LOTS 1 & 2 OF HUNNICUTT SUBDIVISION OUT OF LOT 1, BLOCK 39 OF THE CITY OF DAYTON, TOGETHER WITH 0.008 ACRE AND 0.0079 ACRE BETWEEN WEST LINE OF SAID LOTS 1 & 2 AND THE EXISTING EAST RIGHT-OF-WAY LINE OF STATE HIGHWAY NO. 321, IN THE LIBERTY TOWN WEST LEAGUE, ABSTRACT 357 AND THE LIBERTY TOWN NORTH LEAGUE, ABSTRACT 356, LIBERTY COUNTY, TEXAS. MAP OF SAID HUNNICUTT SUBDIVISION BEING OF RECORD IN VOLUME 112 AT PAGE 289 OF THE DEED RECORDS OF LIBERTY COUNTY, TEXAS. MAP OF SAID CITY OF DAYTON BEING OF RECORD IN VOLUME "N" AT PAGE 421 OF THE DEED RECORDS OF LIBERTY COUNTY, TEXAS.

PREPARED FOR:
JEAN WYCLIFF

~LEGEND~

- ⊙ = POWER POLE/SERVICE POLE
- = ABANDONED GAS METER
- = SET 1/2" IR, W/CAP (BHA), UNLESS OTHERWISE NOTED
- ☒ = MAIL BOXES
- ⊗ = FIRE HYDRANT
- ⊕ = WATER VALVE
- ⊞ = WATER METER
- ⊙ = MANHOLE
- ⊖ = STOP SIGN
- ▣ = CONCRETE

FOUND CONCRETE
R/W MONUMENT
(BUSTED)

FOUND CONCRETE
R/W MONUMENT

I, JULIENE HARROD, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4379, DO HEREBY CERTIFY THAT THIS PLAT DELINEATES THE RESULTS OF A SURVEY MADE ON THE GROUND, UNDER MY SUPERVISION, IN JULY AND AUGUST OF 2016 AND THAT ALL LINES, BOUNDARIES AND LANDMARKS ARE ACCURATELY DESCRIBED HEREON. SUBJECT LOTS HAVE ACCESS TO AND FROM A PUBLIC ROADWAY AS SHOWN HEREON.

WITNESS MY HAND AND SEAL AT BAYTOWN, TEXAS, THIS THE 8TH DAY OF AUGUST, A. D., 2016.

JULIENE HARROD
R.P.L.S. NO. 4379



BHA-HUTCHISON & ASSOCIATES

ENGINEERS * SURVEYORS
ENG. FIRM # F-267 ~ SURVEYING FIRM # 100293-00
1209 DECKER DR. BAYTOWN, TEXAS 77520

DRAWN BY:	AJH	JOB:	16-4292
CHECKED:	AR	SCALE:	4292.ALL.DWG
DATE:	02-17-16	SHEET	1 OF 1