NORTH

GRAPHIC SCALE

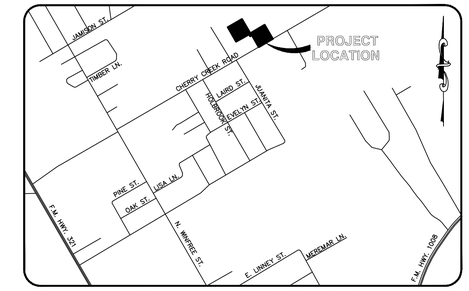
SCALE: 1"= 100'-0"

0 50 100 200

LEGEND:
AC. – ACRES
B.L. – BUILDING LINE
ESMT. – EASEMENT
CM. – CONCRETE MONUMENT
LCCF – LIBERTY COUNTY CLERK'S FILE
LCDR – LIBERTY COUNTY DEED RECORDS
LCMR – LIBERTY COUNTY MAP RECORDS
R.O.W. – RIGHT OF WAY
SQ. FT. – SQUARE FEET
– WATER METER
– MANHOLE
– POWER POLE
– FENCE

NOTES:

1) BEARINGS REFERENCED TO STATE OF TEXAS COORDINATE SYSTEM (SOUTH CENTRAL ZONE).
2) THIS SURVEY IS CERTIFIED FOR THIS TRANSACTION ONLY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
3) THIS SURVEY WAS PREPARED WITH THE BENEFIT OF A TITLE COMMITMENT PREPARED BY FIRST NATIONAL TITLE INSURANCE COMPANY, G.F. NO. 19–426123–KW, EFFECTIVE DATE JUNE 20, 2019.
4) ADDRESS: 0 CHERRY CREEK ROAD, DAYTON, TEXAS 77535.



VICINITY MAP NOT TO SCALE

NORTH TOWN LEAGUE , ABSTRACT NO . 356

15.65 ACRES
LOTS 1 & 2 & PART OF LOTS 3 &4
DAVID A. REIDLAND, III, TRUSTEE
(NO RECORD FOUND)

PART OF LOTS 3 & 4
CALLED 11.00 ACRES
DAVID A. REIDLAND III
C.F. 2003008143

24.00 ACRES
LOTS 3 & 4
DAVID A. REIDLAND, III,
TRUSTEE
(NO RECORD FOUND)

"P.O.B." ⊙ FND. 3/8"IR.

N58°27'48"E 723.80'

(30' R/W–CALLED 27.78')

S32°06'42"E 735.22'

LOT 2
PART OF LOTS 3 & 4
CALLED 11.00 ACRES
DAVID A. REIDLAND III
C.F. 2003008143

PART OF LOT 2
CALLED 6.00 ACRES
DAVE REIDLAND, JR.
(NO RECORD FOUND)

SET 3/8"IR. W/CAP

N57°38'25"E 714.88'

S32°06'05"E 722.74'

PART OF LOTS 3 & 4
CALLED 11.00 ACRES
DAVID A. REIDLAND III
C.F. 2003008143

CALLED 5.331 ACRES
DAVE REIDLAND, JR.
(NO RECORD FOUND)

FND. AXLE

7.80

JAMISON STREET (30' R/W)

SUBJECT
12.3469 ACRE TRACT 1
(CALLED 12.0 ACRES)

LOT 3
BLOCK 45

N31°34'46"W 736.00'

N51°29'04"E 65.92'

"P.O.B." ⊙ FND. 1"IP.

FND. 5/8"IR.

S31°28'25"E 100.00'

N32°04'26"W 100.00'

CREEK

IN BOTTOM OF 20' DEEP DRAINAGE RAVINE

S51°22'31"W 64.88'

SUBJECT
11.8865 ACRE TRACT 3
(CALLED 12.0 ACRES)

LOT 1
BLOCK 50

SUBJECT 0.1491 ACRE TRACT 2

IN BOTTOM OF 20' DEEP DRAINGE RAVINE

S59°04'57"W 65.24'

N31°28'26"W 717.96'

N31°28'25"W 617.75'

(30' R/W–CALLED 27.78')

FND. 1/2"IR. W/CAP

9.22

FND. 1"IP.

"P.O.B" ⊙ SET 3/8"IR. W/CAP

LOT 2
12.00 ACRES
DAVE REIDLAND, JR
(NO RECORD FOUND)

N51°29'04"E 65.92'

FND. 3/4"IR.

CALLED 1.8842 ACRES
(NO RECORD FOUND)

CALLED 2.3214 ACRES
CHARLES JR. & MISTY KELLEY
C.F. NO. 2016020726

CALLED 0.8453 ACRE
C.F. NO. 2015001091

CALLED 0.8944 ACRE
C.F. NO. 2015001091

CALLED 6.0 ACRES
VOL. 1301, PG. 344

S32°06'06"E 722.46'

CALLED 2.01 ACRES
C.F. NO. 2016018074

SET 3/8"IR. W/CAP

S58°01'32"W 722.74'

N58°00'52"E 1690.09'

(CALLED 139.46')

CHERRY CREEK ROAD (40' R/W)

N57°16'59"E 120.46'

FND. 3/4"IP.

FND. 1/2"IR.

FND. 5/8"IR. W/CAP "WELLS"

S58°01'13"W 539.44'

FND. 1/2"IR.

S58°15'18"W 85.13'

FND. 1/2"IP.

FLOOD INFORMATION

*THIS TRACT OR LOT ____IS NOT____ IN THE 100 YEAR FLOOD PLAIN AND IS IN ZONE _____"X"_____ AS LOCATED BY FEDERAL INSURANCE ADMINISTRATION DESIGNATED FLOOD HAZARD AREA BY COMMUNITY NO. __480440__, MAP No. 48291C_, PANEL NO. _0410D_, DATED __01/19/2018____.

*THIS INFORMATION IS BASED ON GRAPHICAL PLOTTING ONLY. WE DO NOT ASSUME RESPONSIBILITY FOR EXACT DETERMINATION.

TO ALL PARTIES INTERESTED IN TITLE TO PREMISES SURVEYED

THE UNDERSIGNED CERTIFIES THAT THERE ARE NO DISCREPANCIES, CONFLICTS, SHORTAGES IN AREA, BOUNDARIES IN CONFLICT, ENCROACHMENTS, OVERLAPPING OF IMPROVEMENTS, VISIBLE RIGHTS–OF–WAYS AND EASEMENTS, EXCEPT AS SHOWN HEREON. SPEC. CAT. 1A, COND. II

CHARLES A. McKINLEY
R.P.L.S. NO. 1184
LICENSE/REGISTRATION NO. 10086100
STATE OF TEXAS

STATE OF TEXAS · REGISTERED · C. A. McKINLEY · 1184 · PROFESSIONAL LAND SURVEYOR

TITLE COMPANY:
FIRST NATIONAL TITLE COMPANY
G.F. NO. 19–426123–KW

OWNER(S):
SHAY STRUTHERS

SURVEYOR:

THE JEAN McKINLEY CO., INC.
CHARLES A. McKINLEY
P.O. BOX 4218
PASADENA, TEXAS 77502
PHONE: (713)473–3502
FAX: (713)473–9601
EMAIL: mckinleycoinc@aol.com

BOUNDARY LAND TITLE SURVEY

BEING THREE TRACTS
TRACT 1: 12.3469 ACRES CALLED 12.00 ACRES BEING ALL OF LOT 3, BLOCK 45 OF WEST LIBERTY TOWNSITE SUBDIVISION KNOWN AS THE DAYTON TOWNSITE SUBDIVISION
TRACT 2: 0.1491 ACRE TRACT CALLED 6,738 SQUARE FEET BEING OUT OF LOT 4, BLOCK 45 OF THE PLAT RECORDS OF THE CITY OF DAYTON RECORDED IN VOL. N, PG. 421 L.C.D.R & BEING OUT OF & A PART OF A 1.000 ACRE TRACT RECORDED IN CLERK'S FILE NO. 2015011091 L.C.D.R. & TRACT 3: 11.8865 ACRES CALLED 12.000 ACRES BEING ALL OF LOT 1, BLOCK 50 OF WEST LIBERTY TOWNSITE SUBDIVISION KNOWN AS THE DAYTON TOWNSITE SUBDIVISION IN THE NORTH TOWN LEAGUE, ABSTRACT 356 IN THE CITY OF DAYTON, LIBERTY COUNTY, TEXAS

SCALE: 1"= 100' DATE: AUGUST 23, 2019