

0' 200' 400' 600'

Scale: 1" = 200'

LINE	BEARING	DISTANCE
L1	S 03°51'10" E	40.24'
L2	S 03°57'47" E	40.04'
L3	N 02°21'35" W	34.14'

SYMBOL LEGEND

- CHAINLINK FENCE
- EDGE OF ASPHALT
- EDGE OF WATER
- FLOWLINE
- OVERHEAD ELECTRIC
- TOP OF BANK
- WIRE FENCE
- FOUND SURVEY MONUMENT
- GUY WIRE (GW)
- METER POLE
- POWER POLE (PP)
- SET SURVEY MONUMENT
- CORRUGATED METAL PIPE

JOHN FAULK LEAGUE  
ABSTRACT NO. 34

NOW OR FORMERLY  
LEONARD RAY AYERS  
REMAINDER CALLED 154.8 ACRES  
C.F. NO. 2015000065  
O.P.R.L.C.T.

GREG W. VANCE AND  
CHRISTY L. VANCE  
CALLED 2.00 ACRES  
C.F. NO. 200901248  
O.P.R.L.C.T.

REMAINDER OF  
KENNETH E. GRAY AND  
TRECIA J. GRAY  
CALLED 22.48 ACRES  
"TRACT TWO"  
C.F. NO. 2008003137  
O.P.R.L.C.T.

JAMES J. SIMMONS AND  
DAWN M. SIMMON  
CALLED 19.93 ACRES  
"TRACT A-6"  
C.F. NO. 2022061012  
O.P.R.L.C.T.

FELTON ALEXANDER AND  
SHANQUITA ALEXANDER  
CALLED 11.00 ACRES  
"TRACT A-1"  
C.F. NO. 2018028088  
O.P.R.L.C.T.

ALEXIS CEPEDA  
CALLED 11.00 ACRES  
"TRACT A"  
C.F. NO. 2022001093  
O.P.R.L.C.T.

SAUL CEPEDA  
CALLED 11.00 ACRES  
C.F. NO. 2022017152  
O.P.R.L.C.T.

LORENA ELIZABETH HERNANDEZ  
CALLED 11.00 ACRES  
"TRACT E"  
C.F. NO. 2022021500  
O.P.R.L.C.T.

LUCY BELL AND  
KANDIS BELL  
CALLED 11.00 ACRES  
"TRACT F"  
C.F. NO. 2022024417  
O.P.R.L.C.T.

LISA DORELL AND  
DONNIE GLEN BARTON  
CALLED 11.00 ACRES  
C.F. NO. 2022041571  
O.P.R.L.C.T.

DAN KIRBY AND  
TRACY KIRBY  
CALLED 14.13 ACRES  
C.F. NO. 2022024122  
O.P.R.L.C.T.

MARLA D. PORTILLO  
CALLED 11.00 ACRES  
"TRACT D"  
C.F. NO. 2022020376  
O.P.R.L.C.T.

ALFRED MUNOZ AND  
UBIDELMI MUNOZ  
CALLED 11.00 ACRES  
"TRACT A-2"  
C.F. NO. 2019019527  
O.P.R.L.C.T.

ALFRED MUNOZ AND  
UBIDELMI MUNOZ  
CALLED 15.00 ACRES  
C.F. NO. 2022032516  
O.P.R.L.C.T.

FND FENCE  
CORNER POST

N 86°22'46" E 1295.09'

@886.44'  
FND 5/8" I.R.  
W/CAP

FND 5/8" I.R.  
W/CAP

SET 1/2" I.R.  
W/TIPS CAP

S 02°21'35" E 882.90'

DAVID STETSON AND  
DORINDA STETSON  
40' EASEMENT  
C.F. NO. 2020006738  
O.P.R.L.C.T.

GREGORY WADE VANCE AND  
CHRISTY LEE VANCE  
CALLED 10.0000 ACRES  
C.F. NO. 2022057481  
O.P.R.L.C.T.

N 85°01'16" E 489.71'

FND 5/8" I.R.  
W/CAP

FND 5/8" I.R.  
W/CAP

@228.47'  
FND 5/8" I.R.  
W/CAP

@513.73'  
FND 5/8" I.R.  
W/CAP

@796.47'  
FND 5/8" I.R.  
W/CAP

S 04°05'44" E 1649.88'

N 03°40'35" W 2517.85'

FAIRWAY FARMS INCORPORATED  
CALLED 2.00 ACRE EASEMENT  
VOL. 1355, PG. 878  
O.P.R.L.C.T.

92.625 ACRES

DAVID STETSON AND  
DORINDA STETSON  
CALLED 51.32 ACRES  
"TRACT ONE"  
C.F. NO. 2020010994  
O.P.R.L.C.T.

DAVID STETSON AND  
DORINDA STETSON  
REMAINDER CALLED 51.6335 ACRES  
"TRACT ONE"  
VOL. 1502, PG. 170  
O.P.R.L.C.T.

NOW OR FORMERLY  
LEONARD RAY AYERS  
REMAINDER CALLED 154.8 ACRES  
C.F. NO. 2015000065  
O.P.R.L.C.T.

NOW OR FORMERLY  
JOE T. HARRELL  
REMAINDER CALLED 100 ACRES  
VOL. 12, PG. 453  
D.R.L.C.T.

POB  
FND 5/8" I.R.  
W/CAP  
N:10093946.54  
E:3997731.66

@888.37'  
FND 5/8" I.R.

12.3'

40 FOOT ROAD VOL. 1, PG. 7, M.R.L.C.T.

S 86°28'41" W 1776.46'

DAVID STETSON AND  
DORINDA STETSON  
REMAINDER CALLED 60.5007 ACRES  
"TRACT TWO"  
VOL. 1502, PG. 170  
O.P.R.L.C.T.

BOUNDARY SURVEY

BEING A 92.625 ACRE TRACT OF LAND SITUATED IN THE JOHN FAULK LEAGUE, ABSTRACT NUMBER 34, LIBERTY COUNTY, TEXAS, BEING COMPRISED OF THE REMAINDER OF THAT CERTAIN CALLED 51.6335 ACRE TRACT DESCRIBED AS "TRACT ONE" IN INSTRUMENT TO DAVID STETSON AND DORINDA STETSON, RECORDED IN VOLUME 1502, PAGE 170, OF THE OFFICIAL PUBLIC RECORDS OF LIBERTY COUNTY, TEXAS (O.P.R.L.C.T.), AND ALL OF THAT CERTAIN CALLED 51.32 ACRE TRACT DESCRIBED AS "TRACT ONE" IN INSTRUMENT TO DAVID STETSON AND DORINDA STETSON, RECORDED UNDER CLERK'S FILE NUMBER 2020010994, O.P.R.L.C.T., SAID 92.625 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY ATTACHED METES AND BOUNDS DESCRIPTION.

THIS SURVEY WAS CREATED FROM NOTES AND OBSERVATIONS TAKEN ON THE GROUND UNDER MY DIRECT SUPERVISION, AND IS TRUE AND CORRECT AT TIME OF SURVEY.

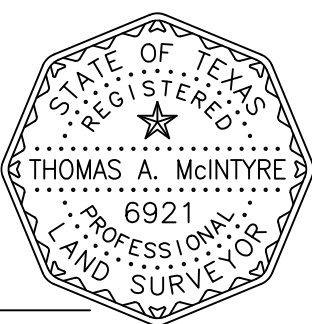
GENERAL NOTES:

1) THIS SURVEY WAS PERFORMED WITHOUT BENEFIT OF A CURRENT TITLE REPORT. SURVEYOR DID NOT ABSTRACT TITLE AND DOES NOT CERTIFY TO EASEMENTS OR RESTRICTIONS NOT SHOWN. CHECK WITH YOUR LOCAL GOVERNING AGENCIES FOR ANY ADDITIONAL EASEMENTS, BUILDING LINES OR OTHER RESTRICTIONS NOT REFLECTED ON SURVEY.

NO PORTION OF THIS PROPERTY APPEARS TO LIE WITHIN THE 100 YEAR FLOODPLAIN, PER GRAPHIC SCALING OF FEMA FIRM PANEL NOS. 48291C0300D & 48291C0175D, BOTH HAVING AN EFFECTIVE DATE OF 01/19/2018.

ALL COORDINATES, BEARINGS, DISTANCES, AND AREAS SHOWN HEREON ARE GRID MEASUREMENTS BASED ON GPS OBSERVATIONS AND REFERENCED TO THE NORTH AMERICAN DATUM OF 1983 (NAD83), TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, U.S. SURVEY FEET.

Thomas A. McIntyre  
Registered Professional Land Surveyor No. 6921



PROJECT	36382_92.625 ACRES
FIELD DATE	03/14/2024
DRAWN BY	CSP
CHECKED BY	TNK / MJW
FIELD CREW	GG
REV 1	
REV 2	
REV 3	
REV 4	

PURCHASER.....LIBERATION RANCHES  
ADDRESS.....DAYTON LAKES, TX, 77535  
SURVEY.....JOHN FAULK, A - 34  
SUBJECT.....92.625 ACRES  
COUNTY.....LIBERTY

