



TEXAS PROFESSIONAL SURVEYING, LLC.

3032 N. FRAZIER STREET, CONROE, TEXAS 77303
(936)756-7447 FAX (936)756-7448
FIRM REGISTRATION No. 100834-00

FIELD NOTE DESCRIPTION
0.426 ACRES
IN THE J. H. PACE SURVEY, ABSTRACT NUMBER 433
SAN JACINTO COUNTY, TEXAS

BEING a 0.426 acre tract situated in the J. H. Pace Survey, Abstract Number 433, San Jacinto County, Texas, being all of that certain tract described as the West 1/2 Lot 7, Block 1 of Sherwood Forest, Section One, as shown on the map or plat thereof, recorded in Volume 98, Page 504 of the Deed Records of San Jacinto County, Texas (D.R.S.J.C.T.), in instrument to Linda J. Hawn, recorded in Volume 166, Page 547 of the Official Public Records of San Jacinto County, Texas (O.P.R.S.J.C.T.), said 0.426 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a 1 inch iron pipe found in the southerly margin of Sherwood Drive, for the common northerly corner of said West 1/2 of Lot 7 and Lot 8 of said Block 1, described in instrument to Digna Lelis Cruz Mejia, recorded in Volume 2019, Page 3846, O.P.R.S.J.C.T., being the northwesterly corner of the herein described 0.426 acre tract, from which a 1 inch iron pipe (bent) found for reference bears North 89°45'16" West, 210.99 feet;

THENCE South 89°13'43" East, 105.32 feet, along the southerly margin of said Sherwood Drive, with the northerly line of said West 1/2 of Lot 7, to a 1 inch iron pipe found for the common northerly corner of said West 1/2 of Lot 7 and a tract described as the East 1/2 of said Lot 7 in instrument to Ramon Salazar, recorded in Volume 2005, Page 27601, O.P.R.S.J.C.T., being the northeasterly corner of the herein described 0.426 acre tract, from which a 1/2 inch iron rod (bent) found for reference bears South 89°13'43" East, 104.68 feet, and a 1/2 inch iron rod found for reference bears South 89°13'43" East, 314.57 feet;

THENCE South 01°30'14" East, 174.13 feet, with the common line of said West 1/2 of Lot 7 and said East 1/2 of Lot 7, to a 1 inch iron pipe found in the apparent common line of said Pace Survey and the H. & T. C. RR. Co. Survey, Abstract Number 167, the northerly line of a called 9.968 acre tract described in instrument to Donnie J. Reum and Donald W. McCaffety, recorded in Volume 2017, Page 4207, O.P.R.S.J.C.T., for the common southerly corner of said West 1/2 of Lot 7 and said East 1/2 of Lot 7, being the southeasterly corner of the herein described 0.426 acre tract, from which a 3/8 inch iron rod (bent) found for reference bears South 88°13'34" East, 103.89 feet;

THENCE North 90°00'00" West, along said apparent common survey line, with the northerly line of said 9.968 acre tract and a called 10.0 acre tract described in instrument to Faye Dean Lee, recorded in Volume 2015, Page 1064, O.P.R.S.J.C.T., common to the southerly line of said West 1/2 of Lot 7, at a distance of 32.80 feet, pass a calculated point for the common northerly corner of said 9.968 acre tract and said 10.0 acre tract, from which a 5/8 inch iron rod found for reference bears North 00°00'00" East, 0.37 feet, in all, a total distance of 107.13 feet to a 5/8 inch iron rod found for the common southerly corner of said West 1/2 of Lot 7 and said Lot 8, being the southwesterly corner of the herein described 0.426 acre tract;

THENCE North 00°53'51" West, 175.51 feet, with the common line of said West 1/2 of Lot 7 and said Lot 8, to the **PLACE OF BEGINNING**;


CONTAINING a computed area of 0.426 acres of land within this Field Note Description.

This Field Note Description was prepared from a survey performed on the ground on June 1, 2022, by Texas Professional Surveying, LLC., Registered Professional Land Surveyors and is referenced to Survey Drawing Project Number 25330.

Bearings recited hereon are based on the recorded plat of said Sherwood Forest, Section One.

June 6, 2022
Date




Michael S. Partridge
R.P.L.S. No. 6125

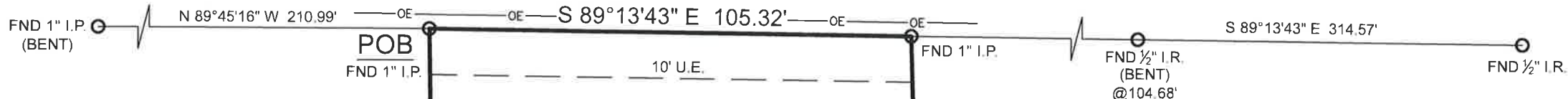
0' 30' 60' 90'



Scale: 1" = 30'

SYMBOL LEGEND

- OE— OVERHEAD ELECTRIC
- FOUND SURVEY MONUMENT
- ⊙ CALCULATED CORNER



**J. H. PACE SURVEY
ABSTRACT NO. 433**

DIGNA LELIS CRUZ MEJIA
LOT 8, BLOCK 1
SHERWOOD FOREST, SECTION 1
VOL. 2019, PG. 3846
O.P.R.S.J.C.T.

0.426 ACRES
LINDA J. HAWN
WEST 1/2 LOT 7, BLOCK 1
SHERWOOD FOREST, SECTION 1
VOL 166, PG 547
O.P.R.S.J.C.T.

RAMON SALAZAR
TRACT 1
EAST 1/2 LOT 7, BLOCK 1
SHERWOOD FOREST, SECTION 1
VOL 2005, PG 27601
O.P.R.S.J.C.T.

**BOUNDARY & IMPROVEMENT
SURVEY**

BEING A 0.426 ACRE TRACT SITUATED IN THE J. H. PACE SURVEY, ABSTRACT NUMBER 433, SAN JACINTO COUNTY, TEXAS, BEING ALL OF THAT CERTAIN TRACT DESCRIBED AS THE WEST 1/2 LOT 7, BLOCK 1 OF SHERWOOD FOREST, SECTION ONE, AS SHOWN ON THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 98, PAGE 504 OF THE DEED RECORDS OF SAN JACINTO COUNTY, TEXAS (D.R.S.J.C.T.), IN INSTRUMENT TO LINDA J. HAWN, RECORDED IN VOLUME 166, PAGE 547 OF THE OFFICIAL PUBLIC RECORDS OF SAN JACINTO COUNTY, TEXAS (O.P.R.S.J.C.T.), SAID 0.426 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY ATTACHED METES AND BOUNDS DESCRIPTION.

SURVEYOR HAS RELIED ON INFORMATION PROVIDED BY:
FIRST AMERICAN TITLE INSURANCE COMPANY AND FIRST AMERICAN
G.F. NO. 2736764-HO43
EFFECTIVE DATE: APRIL 18, 2022

THE SUBJECT TRACT(S) AS SHOWN HEREON MAY BE SUBJECT TO THE FOLLOWING ITEM LISTED IN SCHEDULE B. OF SAID TITLE COMMITMENT:

1. THOSE AS PER ITEM 10(A), SCHEDULE B. OF SAID TITLE COMMITMENT.
2. 10' U.E. WITHIN 25' B.L. ALONG THE FRONT PROPERTY LINE AND ANY SIDE PROPERTY LINE ABUTTING THE STREET, AND 5' B.L. ALONG THE SIDE PROPERTY LINE PER RESTRICTIONS. (DOES AFFECT / SHOWN HEREON)

**H. & T.C. RR. CO. SURVEY
ABSTRACT NO. 167**

APPARENT SURVEY LINE

FND 5/8" I.R.

N 90°00'00" W 107.13'

FND 5/8" I.R.
@32.80'
BRS: N00°00'00"E, 0.37'

CALCULATED
CORNER

FND 1" I.P.

S 88°13'34" E 103.89'

FND 3/8" I.R.
(BENT)

FAYE DEAN LEE
CALLED 10.0 ACRES
VOL. 2015, PG. 1064
O.P.R.S.J.C.T.

DONNIE J. REUM AND
DONALD W. McCAFFETY
CALLED 9.968 ACRES
VOL. 2017, PG. 4207
O.P.R.S.J.C.T.

I HEREBY CERTIFY THAT THIS SURVEY WAS THIS DAY MADE UNDER MY SUPERVISION ON THE GROUND OF THE ABOVE DESCRIBED PROPERTY, AND THAT THE ABOVE PLAT OR DRAWING REFLECTS THE FINDINGS ON THE GROUND OF THE PROPERTY AT THIS TIME AND THAT THIS SURVEY MEETS THE MINIMUM STANDARDS OF PRACTICE AS APPROVED BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING.



PROJECT NUMBER	25330
DATE	06-01-2022
DRAWN BY	MGG
CHECKED BY	-
FIELD CREW	GR
REVISION 1	-
REVISION 2	-
REVISION 3	-
REVISION 4	-

PURCHASER
ADDRESS
SURVEY
SUBJECT
COUNTY

TEXAS LIBERTY HOLDINGS, LLC
SHERWOOD DRIVE, SHEPARD, TX, 77371
J. H. PACE, A - 433
0.426 ACRES
SAN JACINTO COUNTY

A PORTION OF THIS PROPERTY APPEARS TO LIE WITHIN THE 100 YEAR FLOODPLAIN PER GRAPHIC SCALING OF COMMUNITY PANEL NO. 48407C0375C HAVING AN EFFECTIVE DATE OF 11/04/2010.

BASIS OF BEARINGS: BEARINGS AND DISTANCES SHOWN HEREON ARE BASED ON THE RECORDED PLAT OF SAID SUBDIVISION.

Michael S. Partridge
Registered Professional Land Surveyor No. 6125

