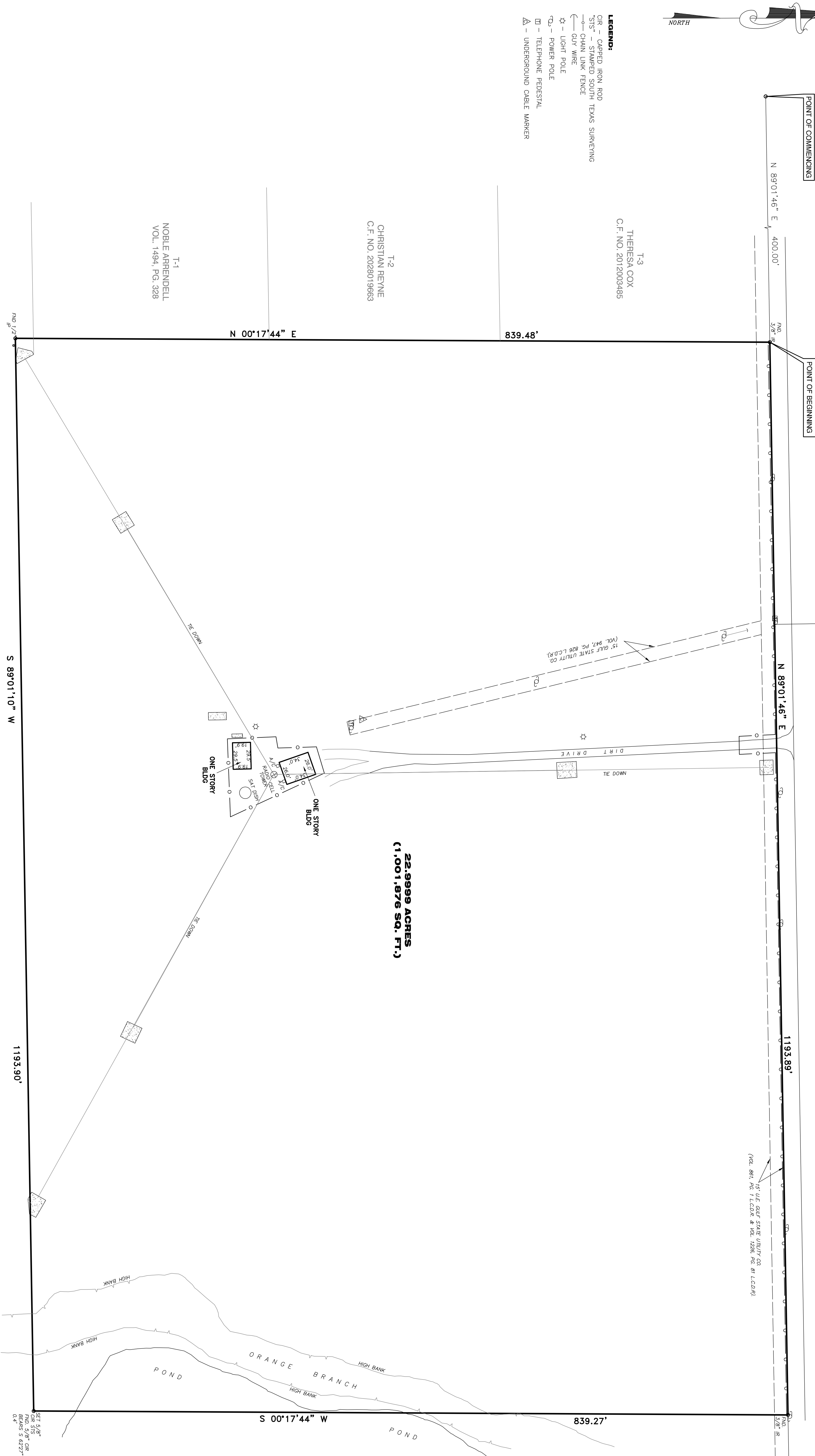


(AKA PAUL CAMPBELL LOOP ROAD)
COUNTY ROAD 347 NORTH



22.9999 ACRES
(1,001,876 SQ. FT.)

VIVIAN ARRENDELL
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T-3
THERESA COX
C.F. NO. 2012004865

T-2
CHRISTIAN REYNE
C.F. NO. 2028019663

T-1
NOBLE ARRENDELL
VOL. 1494, PG. 328

- LEGEND:**
- ⊕ - CAPPED IRON ROD
 - ⊖ - STAMPED SOUTH TEXAS SURVEING
 - CHAIN LINK FENCE
 - GUY WIRE
 - ⊙ - LIGHT POLE
 - ⊕ - POWER POLE
 - ⊓ - TELEPHONE PEDESTAL
 - △ - UNDERGROUND CABLE MARKER

NOTES:

1. BEARING BASIS IS THE SOUTH B.O.W. LINE OF COUNTY ROAD 347 NORTH BEING N 89°01'46" E.
2. SURVEYOR DID NOT ABSTRACT PROPERTY. SURVEY BASED ON LEGAL DESCRIPTIONS SUPPLIED BY 107662200226 OF FIDELITY NATIONAL TITLE INSURANCE COMPANY AS IDENTIFIED BY GR. NO. 107662200226.
3. NOTHING IN THIS SURVEY IS INTENDED TO EXPRESS AN OPINION REGARDING OWNERSHIP OR TITLE. WORD CERTIFY IS UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL JUDGMENT BY THE SURVEYOR WHICH IS BASED ON HIS BEST KNOWLEDGE, INFORMATION AND BELIEF.
4. SURVEY IS CERTIFIED FOR THIS TRANSACTION ONLY.
5. SURVEYOR HAS REVIEWED THE RECORDS OF THE SURVEYING ASSOCIATES, INC. BELIEVED HEREON ARE PRIVATE, CONFIDENTIAL AND INTENDED FOR THE USE OF THE INDIVIDUAL OR ENTITY AND THEIR RESPECTIVE SUCCESSORS AND/OR ASSIGNS FOR WHOM THIS WORK WAS PREPARED. IT IS UNDERSTOOD THAT THE USE OF, RELIANCE ON, OR REPRODUCTION OF SAME, IN WHOLE OR IN PART, WITHOUT THE WRITTEN PERMISSION OF THE SURVEYING ASSOCIATES, INC. IS PROHIBITED AND WITHOUT WARRANTY, EXPRESS OR IMPLIED, SOUTH TEXAS SURVEYING ASSOCIATES, INC. SHALL BE HELD HARMLESS AGAINST DAMAGES OR EXPENSES RESULTING FROM SUCH UNAUTHORIZED USE, REPRODUCTION OR REPRODUCTION, COPYRIGHT 2021. ALL RIGHTS RESERVED.

FLOOD NOTE:

PROPERTY LIES WITHIN FLOOD ZONE "X2/X-SHARED". ACCORDING TO FIRM MAP NO. 48361C DATED 09-08-2008. BY GRAPING PLOTTING ONLY. WE DO NOT ASSUME RESPONSIBILITY FOR EXACT DETERMINATION. IN WHICH SUBJECT TRACT SHOULD BE CONTACTED FOR FURTHER INFORMATION. FLOODING AREAS SHOWN BY FIRM MAPS THAT WILL AFFECT DEVELOPMENT.

LEGAL DESCRIPTION

22.9999 ACRE TRACT OR PARCEL OF LAND IN THE ANN HOLHOUSEN SURVEY, ABSTRACT - 208, LIBERTY COUNTY, TEXAS, BEING ALL OF TRACT 4, 5, 6, 7, 8 AND 9 OF TIBBERGATE ESTATES, AN UNRECORDED SUBDIVISION OUT OF A 37.336 ACRES OF LIBERTY COUNTY, TEXAS, SAID 22.9999 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: BEARING BASIS IS THE SOUTH RIGHT-OF-WAY LINE OF COUNTY ROAD 347 NORTH BEING NORTH 89 DEGREES 01 MINUTES 48 SECONDS EAST. COMMENCING AT A POINT MARKING THE NORTHWEST CORNER OF SAID 37.336 ACRE TRACT, THE NORTH LINE OF SAID TRACT BEING IN THE SOUTH LINE OF SAID COUNTY ROAD 347 NORTH, SAID POINT BEING IN THE NORTH LINE OF SAID TRACT, 48 SECONDS EAST, CONTINUING ALONG THE NORTH LINE OF SAID TRACT, 400.00 FEET TO A 3/8 INCH IRON ROD FOUND MARKING THE NORTHEAST CORNER OF SAID TRACT 1, THE NORTHEAST CORNER OF SAID TRACT, THE NORTHWEST CORNER AND POINT OF BEGINNING OF THE HEREBY DESCRIBED TRACT.

THENCE NORTH 89 DEGREES 01 MINUTES 48 SECONDS EAST, CONTINUING ALONG THE NORTH LINE OF SAID TRACT, 1133.90 FEET TO A 3/8 INCH IRON ROD FOUND FOR THE NORTHEAST CORNER OF SAID TRACT 9 AND THE HEREBY DESCRIBED TRACT.

THENCE SOUTH 00 DEGREES 17 MINUTES 44 SECONDS WEST, ALONG THE EAST LINE OF SAID TRACT 9, SAME BEING THE WEST LINE OF TRACT 10 OF SAID TIBBERGATE ESTATES, 839.27 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED SOUTH TEXAS SURVEING, FROM WHICH A 5/8 INCH CAPPED IRON ROD FOUND BEARS SOUTH 62 DEGREES 27 MINUTES WEST, 0.4 FEET.

THENCE SOUTH 89 DEGREES 01 MINUTES 10 SECONDS WEST ALONG THE SOUTH LINE OF SAID 37.336 ACRE TRACT, THE SOUTH LINE OF SAID TRACT 9 THRU 4, 1193.90 FEET TO 1/2 INCH IRON PIPE FOUND FOR THE SOUTHWEST CORNER OF SAID TRACT, FROM WHICH A 5/8 INCH CAPPED IRON ROD BEARS SOUTHWEST CORNER OF SAID TRACT 1.

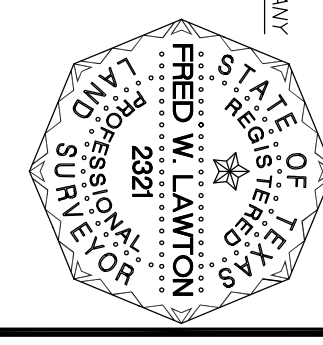
THENCE NORTH 00 DEGREES 17 MINUTES 44 SECONDS EAST, ALONG THE WEST LINE OF SAID TRACT 1, 839.48 FEET TO THE POINT OF BEGINNING AND CONTAINING 22.9999 ACRES (1,001,876 SQUARE FEET) OF LAND, MORE OR LESS.

JOSE BETANCOURT
OF 2017010886

SURVEYOR'S CERTIFICATION

PROPERTY SUBJECT TO SUBDIVISION COVENANTS, CONDITIONS AND RESTRICTIONS. I hereby certify that this survey was made on the ground and that this plat correctly represents the same as shown on the ground, except as otherwise indicated. This survey is only certified for boundary and this transaction only. Surveyor did not detect property, easements, building lines, etc. shown on as identified by:

CP - CH-7868-107662200226 of FIDELITY NATIONAL TITLE INSURANCE COMPANY
Fred W. Layton, Registered Professional Land Surveyor No. 2321



SURVEY OF

6 TRACTS CONTAINING OVERALL 22.9999 ACRES, A-208 ANN HOLHOUSEN SURVEY, (TRACTS 4-9 OF TIBBERGATE ESTATES (U/R) OF THE PUBLIC RECORDS OF LIBERTY COUNTY, TEXAS.

ADDRESS: COUNTY ROAD 347 NORTH
CLEVELAND, TEXAS 77327

SITE: 11281 Richmond Ave, Bldg J, Suite 101, Houston, Texas 77082
281-556-6918, FAX 281-556-9331
Firm Number: 10045400

JOB NO. 0113-21
DATE: 1-28-21
SCALE: 1" = 60'
SHEET 1 OF 1

NO.	DATE	DESCRIPTION