

0' 20' 40' 60'

Scale: 1" = 20'

A. E. TISDELL SURVEY SURVEY ABSTRACT NO. 801

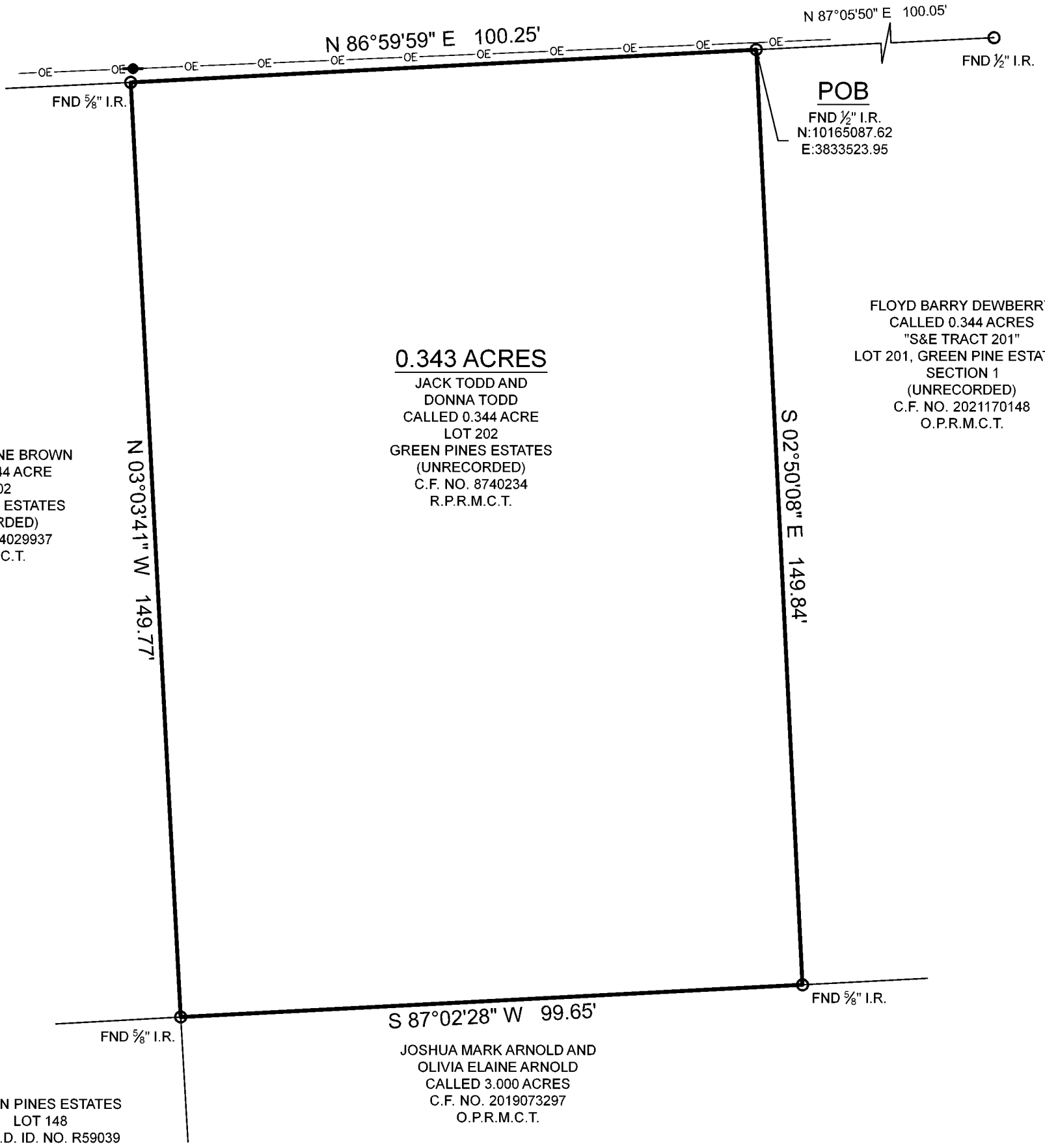
SYMBOL LEGEND

- FOUND SURVEY MONUMENT
- OE— OVERHEAD ELECTRIC
- POWER POLE



GREEN PINE BOULEVARD

EDGE OF GRAVEL



DARLENE ELAINE BROWN
CALLED 0.344 ACRE
LOT 202
GREEN PINES ESTATES
(UNRECORDED)
C.F. NO. 2004029937
O.P.R.M.C.T.

0.343 ACRES

JACK TODD AND
DONNA TODD
CALLED 0.344 ACRE
LOT 202
GREEN PINES ESTATES
(UNRECORDED)
C.F. NO. 8740234
R.P.R.M.C.T.

FLOYD BARRY DEWBERRY
CALLED 0.344 ACRES
"S&E TRACT 201"
LOT 201, GREEN PINE ESTATES
SECTION 1
(UNRECORDED)
C.F. NO. 2021170148
O.P.R.M.C.T.

GREEN PINES ESTATES
LOT 148
M.C.A.D. ID. NO. R59039

JOSHUA MARK ARNOLD AND
OLIVIA ELAINE ARNOLD
CALLED 3.000 ACRES
C.F. NO. 2019073297
O.P.R.M.C.T.

BOUNDARY SURVEY

SURVEYOR HAS RELIED ON INFORMATION PROVIDED BY:
FIRST AMERICAN TITLE GUARANTY COMPANY
G.F. NO. 2767960-HO43
EFFECTIVE DATE: AUGUST 17, 2022

BEING A 0.343 ACRE TRACT OF LAND SITUATED IN THE A.E. TISDELL SURVEY, ABSTRACT NUMBER 801, MONTGOMERY COUNTY, TEXAS, BEING LOT 202 OF GREEN PINES ESTATES (UNRECORDED) DESCRIBED IN INSTRUMENT TO JACK TODD AND DONNA TODD, RECORDED UNDER CLERK'S FILE NUMBER 8740234, OF THE REAL PROPERTY RECORDS OF MONTGOMERY COUNTY, TEXAS (R.P.R.M.C.T.), SAID 0.343 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY ATTACHED METES AND BOUNDS DESCRIPTION.

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.

NO PORTION OF THIS PROPERTY APPEARS TO LIE WITHIN THE 100 YEAR FLOODPLAIN PER GRAPHIC SCALING OF COMMUNITY PANEL NO. 48339C0250G HAVING AN EFFECTIVE DATE OF 08/18/2014.

BASIS OF BEARINGS: BEARINGS AND DISTANCES SHOWN HEREON ARE BASED ON GPS OBSERVATIONS AND ARE REFERENCED TO THE NORTH AMERICAN DATUM OF 1983 (NAD83), TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE (TXC-4203), GRID MEASUREMENTS.

PROJECT NUMBER	27206
DATE	09/07/2022
DRAWN BY	U.V.
CHECKED BY	TNK
FIELD CREW	EL
REVISION 1	---
REVISION 2	---
REVISION 3	---
REVISION 4	---

TEXAS PROFESSIONAL SURVEYING
 3032 N. Franklin Columbia Texas 77303
 Ph: 536.756.7447 Fax: 936.756.7448
 www.surveying460.com
 Lic No. 6503462

PURCHASER: TEXAS LIBERTY HOLDINGS, LLC
 ADDRESS: GREEN PINE BOULEVARD, WILLIS, TX 77378
 SURVEY: A.E. TISDELL SURVEY, A - 801
 SUBJECT: 0.343 ACRES
 COUNTY: MONTGOMERY

Michael D. McGuinness
 Michael D. McGuinness
 Registered Professional Land Surveyor No. 1965





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
0.343 ACRES
IN THE A.E. TISDELL SURVEY, ABSTRACT NUMBER 801
MONTGOMERY COUNTY, TEXAS

BEING a 0.343 acre tract of land situated in the A.E. Tisdell Survey, Abstract Number 801, Montgomery County, Texas, being Lot 202 of Green Pines Estates (Unrecorded) described in instrument to Jack Todd and Donna Todd, recorded under Clerk's File Number 8740234, of the Real Property Records of Montgomery County, Texas (R.P.R.M.C.T.), said 0.343 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron found in the southern right-of-way of Green Pine Boulevard (60 feet wide) for the common northeasterly corner of said 0.343 acre tract and a tract of land described in instrument to Floyd Barry Dewberry, Lot 201 of Green Pines Estates (Unrecorded), recorded under Clerk's File Number 2021170148 of the Official Public Records of Montgomery County, Texas (O.P.R.M.C.T.), from which a 1/2 inch iron rod found bears North 87° 05' 50" East, 100.05 feet, said **POINT OF BEGINNING** having a Texas State Plane coordinate value of **N: 10,165,087.62, E: 3,833,523.95**, Central Zone (4203), grid measurements;

THENCE South 02°50'08" East, 149.84 feet, with the common line between said 0.343 acre tract and a said tract of land recorded under Clerk's File Number 2021170148, to a 5/8 inch iron rod found, being the common corner between a tract of land described in instrument to Joshua Mark Arnold and Olivia Elaine Arnold, called 3.00 acres, recorded under Clerk's File Number 2019073297 of the (O.P.R.M.C.T.) and the herein described 0.343 acre tract;

THENCE South 87°02'28" West, 99.65 feet, with the common line between said 0.343 acre tract and a tract of land recorded under Clerk's File Number 2019073297, to a 5/8 inch iron rod found, being the common corner between a tract of land described in instrument to Darlene Elaine Brown, called 0.344 acres, recorded under Clerk's File Number 2004029937 of the (O.P.R.M.C.T.), a tract of land described in instrument to Green Pines Estates, recorded under File Number R59039 of the (M.C.A.D.) and the herein described 0.343 acre tract;


THENCE North 03°03'41" East, 149.77 feet, with the common line between said 0.343 acre tract and the tract of land recorded under Clerk's File Number 2004029937, to a 5/8 inch iron rod found in the south right-of-way of Green Pine Boulevard, being the common corner between a tract of land described in Clerk's File Number 2004029937 and the herein described 0.343 acre tract;

THENCE North 86°59'59" East, 100.25 feet, with the common line between said 0.343 acre tract and said south right-of-way line of Green Pine Boulevard, to the **POINT OF BEGINNING** and containing a computed area of 0.343 acres of land within this Field Note Description.

This Field Note Description was prepared from a survey performed on the ground on September 7, 2022 by Texas Professional Surveying, LLC., Registered Professional Land Surveyors and referenced to Survey Drawing Project Number 27206.

Bearings recited hereon are based on GPS observations and referenced to the North American Datum (NAD) 1983, Texas State Plane Coordinate System, Central Zone (4203), grid measurements.

September 19, 2022
Date


Michael D. McGuinness
R.P.L.S. No. 1965

