

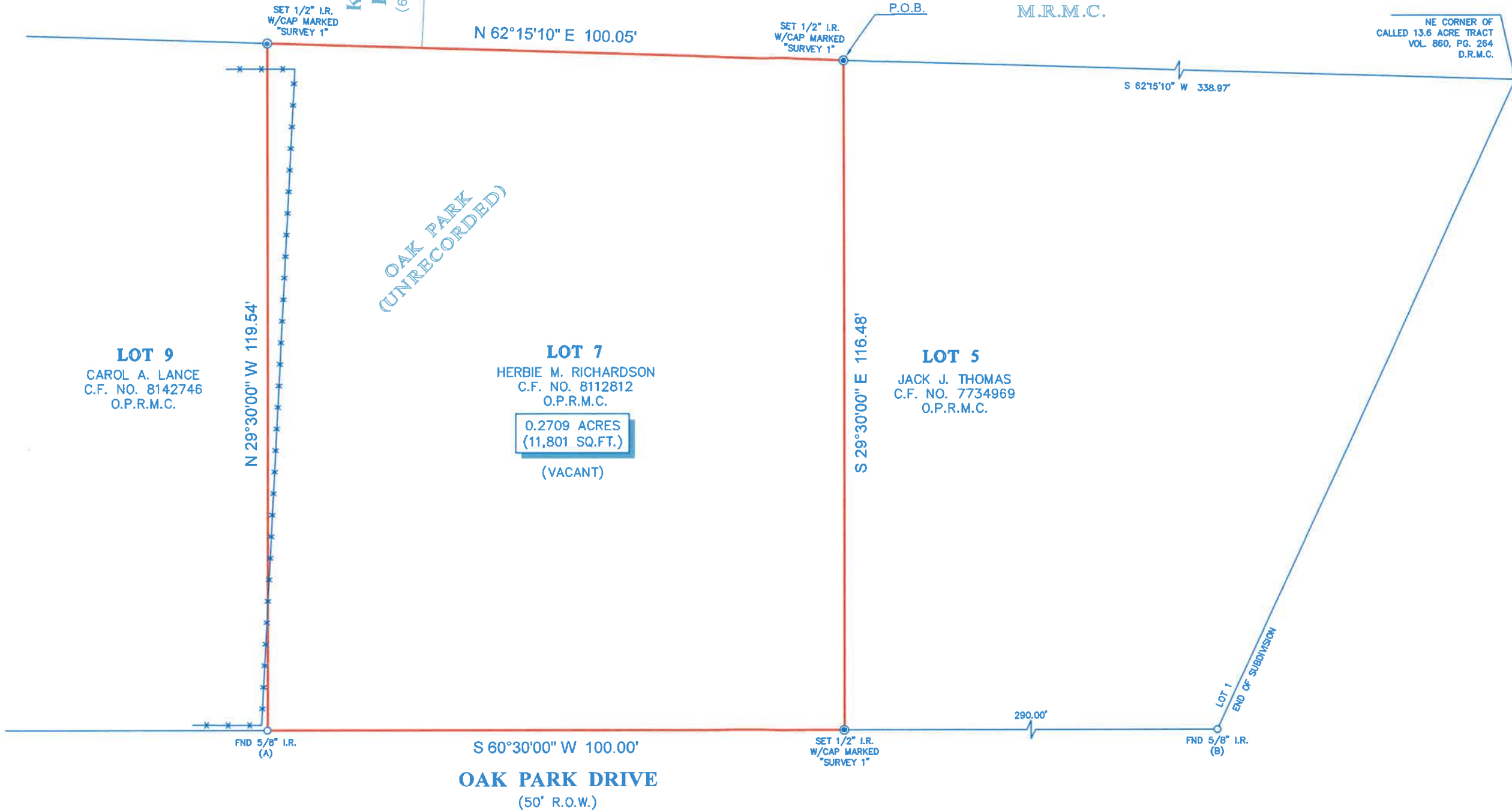
W. C. C. LYNCH
SURVEY
ABSTRACT 307

KIRBEE
DRIVE
(60' R.O.W.)

LOT 10
BLOCK 1

MAGNOLIA BEND
SECTION ONE
VOL. 5, PG. 591
M.R.M.C.

NE CORNER OF
CALLED 13.6 ACRE TRACT
VOL. 860, PG. 264
D.R.M.C.



NOTES:

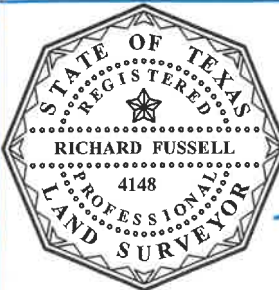
- ALL BEARINGS SHOWN HEREON ARE REFERENCED TO A PRIOR DEED CONVEYED UNTO HERBIE M. RICHARDSON, RECORDED IN COUNTY CLERK'S FILE NO. 8112812 OF THE OFFICIAL PUBLIC RECORDS OF MONTGOMERY COUNTY, TEXAS, POINTS (A) AND (B) WERE HELD FOR HORIZONTAL CONTROL.
- ABSTRACT INFORMATION FOR THE SUBJECT TRACT WAS PROVIDED BY THE TITLE INSURANCE COMPANY LISTED BELOW, SURVEYOR HAS NOT INDEPENDENTLY ABSTRACTED SUBJECT PROPERTY.
- THIS SURVEY IS CERTIFIED TO THE TITLE INSURANCE COMPANY LISTED BELOW FOR THIS TRANSACTION ONLY, IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
- ALL EASEMENTS AND BUILDING LINES SHOWN ARE PER THE RECORDED PLAT UNLESS OTHERWISE NOTED.
- THERE ARE NO NATURAL DRAINAGE COURSES ON SUBJECT PROPERTY.
- SUBJECT TO THE RESTRICTIVE COVENANTS AS LISTED IN SCHEDULE B OF THE TITLE COMMITMENT ISSUED ON 12-16-22, UNDER G.F. NO. 2201079SP.
- EASEMENT TO ALPHA PETROLEUM COMPANY AS RECORDED IN VOL. 159, PG. 280 D.R.M.C. (GENERAL IN NATURE/NOT LOCATABLE BY DEED).

LEGAL DESCRIPTION: A TRACT OF LAND CONTAINING 0.2709 ACRES (11,801 SQUARE FEET) SITUATED IN THE W. C. C. LYNCH SURVEY, ABSTRACT 307, MONTGOMERY COUNTY, TEXAS. SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS ATTACHED.

LEGEND



SURVEYOR'S CERTIFICATE:
IN MY PROFESSIONAL OPINION, THIS PLAT REPRESENTS THE FACTS FOUND ON THE GROUND DURING THE COURSE OF A BOUNDARY SURVEY CONDUCTED UNDER MY SUPERVISION ON DECEMBER 22, 2022 AND THAT THIS PLAT SUBSTANTIALLY COMPLIES WITH THE CURRENT STANDARDS AS ADOPTED BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING; AND THAT THERE ARE NO ENCROACHMENTS OR PROTRUSIONS EXCEPT AS SHOWN.



RICHARD FUSSELL
RPLS# 4148

CLIENT:
TEXAS LIBERTY HOLDINGS, LLC

ADDRESS:
OAK PARK DRIVE

www.survey1inc.com
survey1@survey1inc.com

Survey 1, Inc.
Your Land Survey Company

Firm Registration No. 100758-00
P.O. Box 2543 | Alvin, TX 77512 | (281)393-1382

FIELD CREW: CM	TECH: ARH
DRAFTER: JB	FINAL CHECK: EF
DATE: 12-27-22	
JOB# 12-119464-22	

TITLE COMPANY:



832-234-2210

G.F. #:
2201079SP

ISSUE DATE:
12-16-22

