

JAMES TAYLOR  
SURVEY  
ABSTRACT 553

SCALE 1"=40'

SOUTH TRAM ROAD  
(R.O.W. VARIES)

FRYE ROAD  
(60' R.O.W.)

N 89°32'00" E 400.00'  
(CALLED N 89°32' W)

N 89°32'00" E 403.30'

P.O.B.

SET 1/2" I.R.  
W/CAP MARKED  
"SURVEY 1"

(A)  
FND 1" I.P.

P.O.C.  
INTERSECTION OF  
S. R.O.W. LINE OF  
FRYE ROAD &  
W. R.O.W. LINE  
OF S. TRAM ROAD

OZIE BENEFIELD  
C.F. NO. 9780187  
O.P.R.M.C.

N 00°24'00" W 362.40'

(VACANT)

EDWARD JOE, MUSKIET JR.  
C.F. NO. 9147448  
O.P.R.M.C.

3.3278 ACRES  
(144,960 SQ.FT.)

S 00°24'00" E 362.40'

ROY LEE ROSE  
C.F. NO. 7910757  
O.P.R.M.C.

FND 1" I.P.

S 89°32'00" W 400.00'

SET 1/2" I.R.  
W/CAP MARKED  
"SURVEY 1"

C.C.S. INVESTMENT TRUST  
C.F. NO. 2008075954  
O.P.R.M.C.

NOTES:

1. ALL BEARINGS SHOWN HEREON ARE REFERENCED TO A PRIOR DEED CONVEYED UNTO EDWARD JOE MUSKIET JR., RECORDED IN COUNTY CLERK'S FILE NO. 9147448 OF THE OFFICIAL PUBLIC RECORDS OF MONTGOMERY COUNTY, TEXAS. POINTS (A) AND (B) WERE HELD FOR HORIZONTAL CONTROL.
2. ABSTRACT INFORMATION FOR THE SUBJECT TRACT WAS PROVIDED BY THE TITLE INSURANCE COMPANY LISTED BELOW. SURVEYOR HAS NOT INDEPENDENTLY ABSTRACTED SUBJECT PROPERTY.
3. 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.
4. ALL EASEMENTS AND BUILDING LINES SHOWN ARE PER THE RECORDED PLAT UNLESS OTHERWISE NOTED.
5. THERE ARE NO NATURAL DRAINAGE COURSES ON SUBJECT PROPERTY.
6. SUBJECT TO THE RESTRICTIVE COVENANTS AS LISTED IN SCHEDULE B OF THE TITLE COMMITMENT ISSUED ON DEC. 22, 2022, UNDER G.F. NO. 2201107SP.
7. 30' EASEMENT TO GULF STATE UTILITIES COMPANY AS RECORDED IN CLERK'S FILE NO. 9351355 R.P.R.M.C. (GENERAL IN NATURE, NOT LOCATABLE BY DEED).

LEGEND

	ASPHALT
	UTILITY POLE
	SERVICE POLE
	OVERHEAD UTILITY LINES
	FENCE
	WIRE

	TITLE COMPANY: <b>UNIVERSITY TITLE COMPANY</b>	
G.F. #: 2201107SP	ISSUE DATE: DEC. 22, 2022	
LEGAL DESCRIPTION: A TRACT OF LAND CONTAINING 3.3278 ACRES (144,960 SQUARE FEET) SITUATED IN THE JAMES TAYLOR SURVEY, ABSTRACT 553, MONTGOMERY COUNTY, TEXAS. SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS ATTACHED.		
	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 JAN. 13, 2023 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.	CLIENT: TEXAS LIBERTY HOLDINGS, LLC ADDRESS: 27457 FRYE ROAD www.survey1inc.com survey1@survey1inc.com
		FIELD CREW: TECH: MA DRAFTER: AR FINAL CHECK: EF DATE: 1-18-23 JOB# 1-119915-23
Survey 1, Inc. Your Land Survey Company Firm Registration No. 100758-00 P.O. Box 2543   Alvin, TX 77512   (281)393-1382		