



LINE	BEARING	DISTANCE
L1	N 13°58'02" E	164.23'
L2	S 76°01'58" E	142.93'
L3	N 13°56'54" E	129.74'
L4	N 76°01'58" W	142.88'
L5	N 13°58'02" E	98.30'
L6	N 88°56'02" E	59.27'

SYMBOL LEGEND

- EDGE OF ASPHALT
- FLOWLINE
- WOOD FENCE
- FOUND SURVEY MONUMENT
- SET SURVEY MONUMENT
- TELEPHONE PEDESTAL (TP)
- GUY ANCHOR
- STUB POLE



HENRY DOGETT SURVEY
ABSTRACT NO. 660

A. J. BEARD SURVEY
ABSTRACT NO. 67

NOW OR FORMERLY
 THOMAS JAMES MITCHELL
 CALLED 220-37/100 ACRES
 VOL. 219, PG. 488
 D.R.W.C.T.

BOBBIE JOHNSON DAVIS
 CALLED 0.50 ACRES
 VOL. 206, PG. 484
 D.R.W.C.T.

3.996 ACRES
 CHARLES E. GILBERT AND
 ELMARIE GILBERT
 CALLED 4.00 ACRES
 VOL. 401, PG. 313
 D.R.W.C.T.

CHARLIE L. WHITE AND
 CLAUDIE J. WHITE
 CALLED 3.90 ACRES
 VOL. 439, PG. 400
 D.R.W.C.T.

COUNTRY CAMPUS BAPTIST CHURCH
 CALLED 1 ACRE
 VOL. 177, PG. 154
 D.R.W.C.T.

POB
 FND 5/8" I.R.
 N:10295570.24
 E:3833793.18

SURVEYOR HAS RELIED ON INFORMATION PROVIDED BY:
 FIRST AMERICAN TITLE GUARANTY COMPANY
 G.F. NO. 2809946-HO43
 EFFECTIVE DATE: APRIL 23, 2023

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

- (10e.) EASEMENT GRANTED TO GULF STATES UTILITIES COMPANY
 PER VOL. 278, PG. 27, D.R.W.C.T. (BLANKET, AFFECTS AS SHOWN)

SURVEYOR'S NOTE:
 NO BUILDINGS WERE OBSERVED ON SUBJECT PROPERTY AT THE TIME OF THIS SURVEY.

I HEREBY CERTIFY TO FIRST AMERICAN TITLE INSURANCE COMPANY, FIRST AMERICAN TITLE GUARANTY COMPANY, AND TEXAS LIBERTY HOLDINGS, LLC.

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 SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS MANUAL OF PRACTICE REQUIREMENTS FOR A CATEGORY 1A, CONDITION III SURVEY.

LAND TITLE SURVEY

BEING A 3.996 ACRE TRACT OF LAND SITUATED IN THE A. J. BEARD SURVEY, ABSTRACT NUMBER 67, WALKER COUNTY, TEXAS, BEING ALL OF THAT SAME CALLED 4.00 ACRE TRACT DESCRIBED IN INSTRUMENT TO CHARLES E. GILBERT AND ELMARIE GILBERT, RECORDED IN VOLUME 401, PAGE 313 OF THE DEED RECORDS OF WALKER COUNTY, TEXAS (D.R.W.C.T.), SAID 3.996 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY ATTACHED METES AND BOUNDS DESCRIPTION.

PURCHASER.....TEXAS LIBERTY HOLDINGS, LLC
 ADDRESS.....STATE HIGHWAY 19, HUNTSVILLE, TX 77320
 SURVEY.....A. J. BEARD, A - 67
 SUBJECT.....3.996 ACRES
 COUNTY.....WALKER

NO PORTION OF THIS PROPERTY APPEARS TO LIE WITHIN THE 100 YEAR FLOODPLAIN PER GRAPHIC SCALING OF COMMUNITY PANEL NO. 48471C0275D HAVING AN EFFECTIVE DATE OF 08/16/2011.

ALL COORDINATES, BEARINGS AND DISTANCES ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983 (2011 ADJUSTMENT), CENTRAL ZONE (TXC-4203), U.S. SURVEY FEET, AND ARE BASED ON GPS OBSERVATIONS MADE BY TEXAS PROFESSIONAL SURVEYING, LLC.

TEXAS PROFESSIONAL SURVEYING
 3032 N. Frazier, Conroe, Texas 77303
 Ph: 936.756.7447 Fax: 936.756.7448
 www.surveyingtexas.com
 Firm No. 10083400

PROJECT NUMBER	32531
DATE	05/19/2023
DRAWN BY	CSP
CHECKED BY	TNK
FIELD CREW	SS
REVISION 1	---
REVISION 2	---
REVISION 3	---
REVISION 4	---

Thomas A. McIntyre
 Registered Professional Land Surveyor No. 6921