







NOTE: According to the F.I.R.M. in Map No. 48291C0275C ,this property does lie in Zone AE and _______ lie within the 100 year flood zone.

CM FOUND ©
SW CORNER OF-

REVISIONS NOTES DATE BY

СМ	CONTROLLING MONUMENT	LEGEND	_//_ ///	ASPHALT PAVING
\circ	1/2" IRON ROD FOUND F	PE - POOL EQUIPMEN	т ————	CHAIN LINK FENCE WOOD FENCE
\otimes	1/2" IRON ROD SET	COLUMN		0.5' WIDE TYPICAL
\bigcirc	1" IRON PIPE FOUND	C - AIR CONDITIONIN	1G ——×——×—	BARBED WIRE
	FENCE POST CORNER	FIRE HYDRANT	. — 📗 —	IRON FENCE
\boxtimes	"X" FOUND / SET		///	PIPE FENCE
₩	5/8" ROD FOUND			DECK OR CARPORT
1	•	—— OES —		ELECTRIC SERVICE
lack	UNDERGROUND ELECTRIC	—— ОНР —	OHP — OVERHEAD I	POWER LINE
Δ	OVERHEAD ELECTRIC		CON	CRETE PAVING
	POWER POLE + + +	POINT FOR CORNER	CON	
_&	& & & GRAV	VEL/ROCK ROAD OR D	DRIVE — — — —	DOUBLE SIDED WOOD FENCE



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SCALE	DATE	JOB NO.	G.F. NO.	DRAWN
1" = 50'	6/15/2023	2309024	SEE CERT.	CAJ

1997 County Road 347 N.

Being Tract 3, of TIMBERGATE ESTATES, an unrecorded subdivision situated in the Ann Holhousen Survey, Abstract No. 208, Liberty County, Texas, same being a tract of land conveyed to Maurice Jefferson Tipton, a single person and Margaret Lea Jeter, a single person, by deed recorded in Instrument Number 2022059426, Official Public Records of Liberty County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found for corner, said corner being the intersection of the East line of Plumb Grove Road (variable width right—of—way) and the South line of County Road 347 N. (public right-of-way);

THENCE North 85 degrees 07 minutes 38 seconds East, along the said South line of County Road 347 N., a distance of 400.00 feet to a fence post found for corner, said corner being the Northwest corner of a tract of land conveyed to Navroz Prasla, by deed recorded in Instrument Number 2021012722, Official Public Records of Liberty County, Texas, from which a 1/2 inch iron rod found bears North 80 degrees 02 minutes 43 seconds East a distance of 0.49 feet for witness;

THENCE South 03 degrees 31 minutes 48 seconds East, along the West line of said Prasla tract, a distance of 217.85 feet to a 1/2 inch iron rod found for corner, said corner being the Northeast corner of a tract of land conveyed to Jesus Reyna, an individual, by deed recorded in Instrument Number 2022017893, Official Public Records of Liberty County,

THENCE South 85 degrees 07 minutes 41 seconds West, along the North line of said Reyna tract, a distance of 400.00 feet to a 1/2 inch iron rod found for corner, said corner being the Northwest corner of said Reyna tract, and lying on the aforementioned East line of Plumb Grove Road, from which a 1/2 inch iron rod found at the Southwest corner of said Reyna tract, bears South 03 degrees 31 minutes 47 seconds East a distance of 217.85 feet for witness;

THENCE North 03 degrees 31 minutes 47 seconds West, along the said East line of Plumb Grove Road, a distance of 217.85 feet to the POINT OF BEGINNING and containing 87,121 square feet or 2.00 acres of land.

SURVEYOR'S CERTIFICATE

The undersigned Registered Professional Land Surveyor hereby certifies to Randl Development Incorporated and Independence Title, in connection with the transaction described in G.F. No. 2317396—CLHD that, (a) this survey and the property description set forth hereon were prepared from an actual on—the—ground survey; (b) such survey was conducted by the Surveyor, or under his direction; (c) all monuments shown hereon actually existed on the date of the survey, and the location, size and type of material thereof are correctly shown; Use of this survey by any other parties and/or for other purposes shall be at User's own risk and any loss resulting from other use shall not be the responsibility of the undersigned. The plat hereon is a correct and accurate representation of the property lines and dimensions are as indicated; location and type of buildings are as shown; and EXCEPT AS SHOWN, all improvements are located within the boundaries the distances indicated and there are no visible and apparent encroachments or protrusions on the ground.

Executed this 15th day of June, 2023

Registered Professional Land Surveyor

ACCEPTED BY:



METES AND BOUNDS

ANN HOLHOUSEN SURVEY, ABSTRACT NO. 208

CITY OF CLEVELAND, LIBERTY COUNTY, TEXAS

1997 COUNTY ROAD 347 N.



1. BEARINGS SHOWN ARE BASED ON NAD 83 TEXAS NORTH CENTRAL ZONE.

2. EASEMENTS AND BUILDING LINES ARE BY RECORDED PLAT UNLESS OTHERWISE

3. PROPERTY SUBJECT TO TERMS, CONDITIONS, AND EASEMENTS CONTAINED IN INSTRUMENTS RECORDED IN: VOL. 861, PG. 1; CC# 2006002115