

0' 20' 40' 60'

Scale: 1" = 20'

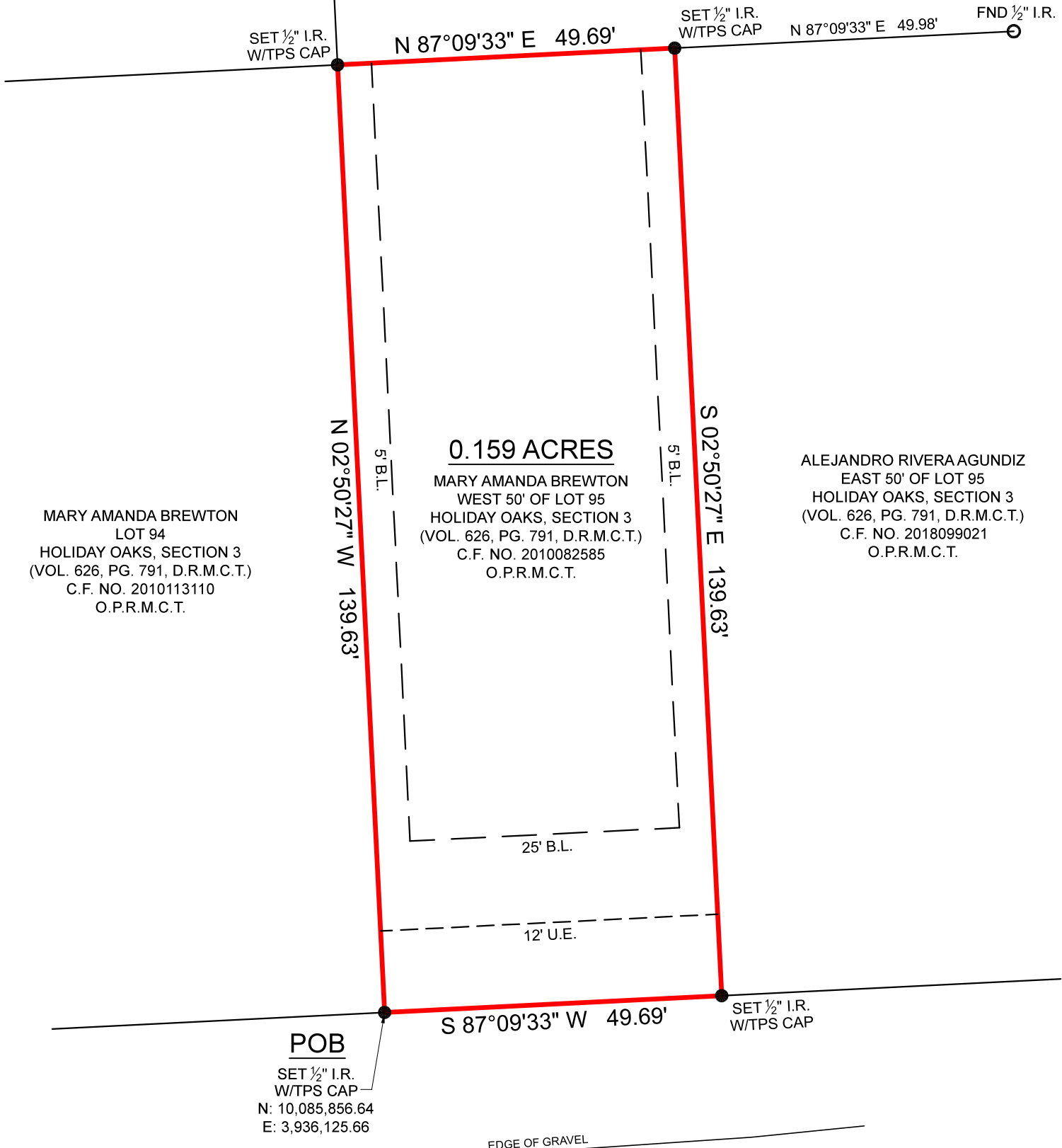
SYMBOL LEGEND

- FOUND SURVEY MONUMENT
- SET SURVEY MONUMENT

WILLIAM R. BARKER SURVEY
ABSTRACT NO. 82

JORGE ARMANDO CHAVEZ LARA AND
DARIA MARTINEZ TORRES
EAST 1/2 OF LOT 87
HOLIDAY OAKS, SECTION 3
(VOL. 626, PG. 791, D.R.M.C.T.)
C.F. NO. 2019016029
O.P.R.M.C.T.

LARRY E. HIGHTOWER
LOT 86
HOLIDAY OAKS, SECTION 3
(VOL. 626, PG. 791, D.R.M.C.T.)
"TRACT 2"
C.F. NO. 2022101796
O.P.R.M.C.T.



MARY AMANDA BREWTON
LOT 94
HOLIDAY OAKS, SECTION 3
(VOL. 626, PG. 791, D.R.M.C.T.)
C.F. NO. 2010113110
O.P.R.M.C.T.

0.159 ACRES
MARY AMANDA BREWTON
WEST 50' OF LOT 95
HOLIDAY OAKS, SECTION 3
(VOL. 626, PG. 791, D.R.M.C.T.)
C.F. NO. 2010082585
O.P.R.M.C.T.

ALEJANDRO RIVERA AGUNDIZ
EAST 50' OF LOT 95
HOLIDAY OAKS, SECTION 3
(VOL. 626, PG. 791, D.R.M.C.T.)
C.F. NO. 2018099021
O.P.R.M.C.T.

POB
SET 1/2" I.R.
W/TPS CAP
N: 10,085,856.64
E: 3,936,125.66

DOUBLE X (50' R.O.W.)

LAND TITLE SURVEY

SURVEYOR HAS RELIED ON INFORMATION PROVIDED BY:
FIRST AMERICAN TITLE GUARANTY COMPANY
G.F. NO.: 2866604-HO43
EFFECTIVE DATE: MARCH 28, 2024

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

- THOSE AS PER ITEM 1(a), SCHEDULE B, OF SAID TITLE COMMITMENT.
- 25' BUILDING SETBACK LINE ALONG THE FRONT PROPERTY LINE.
(AFFECTS / SHOWN HEREON)
- UTILITY EASEMENT(S) PER PLAT (VOL. 626, PG. 796).
(AFFECTS / SHOWN HEREON)
- 25' BUILDING SETBACK LINE ALONG THE FRONT PROPERTY LINE, AND
5' BUILDING SETBACK LINE ALONG THE SIDE LOT LINES.
(AFFECTS / SHOWN HEREON)

BEING A 0.159 ACRE TRACT OF LAND SITUATED IN THE WILLIAM R. BARKER
SURVEY, ABSTRACT NUMBER 82, MONTGOMERY COUNTY, TEXAS, BEING ALL OF
THAT CERTAIN TRACT DESCRIBED AS THE WEST 50 FEET OF LOT 95, OF HOLIDAY
OAKS, SECTION 3, AS SHOWN ON THE MAP OR PLAT THEREOF, RECORDED IN
VOLUME 626, PAGE 791, OF THE DEED RECORDS OF MONTGOMERY COUNTY,
TEXAS (D.R.M.C.T.), IN INSTRUMENT TO MARY AMANDA BREWTON (BREWTON
TRACT), RECORDED UNDER CLERK'S FILE NUMBER 2010082585, OF THE OFFICIAL
PUBLIC RECORDS OF MONTGOMERY COUNTY, TEXAS (O.P.R.M.C.T.), SAID 0.159
ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY ATTACHED METES AND
BOUNDS DESCRIPTION.

SURVEYOR'S NOTE:

NO BUILDINGS WERE OBSERVED ON SUBJECT PROPERTY AT THE TIME OF THIS
SURVEY.

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, LAND TITLE SURVEY.

PROJECT	36894_0.159 AC
FIELD DATE	05/08/2024
DRAWN BY	ADV
CHECKED BY	MLS / TNK
FIELD CREW	SS
REV 1	---
REV 2	---
REV 3	---
REV 4	---

NO PORTION OF THIS PROPERTY APPEARS TO LIE WITHIN THE 100
YEAR FLOODPLAIN, PER GRAPHIC SCALING OF FEMA FIRM PANEL
NO. 48339C0600G, HAVING AN EFFECTIVE DATE OF 08/18/2014.

ALL COORDINATES, BEARINGS, DISTANCES, AND AREAS SHOWN HEREON ARE
GRID MEASUREMENTS BASED ON GPS OBSERVATIONS AND REFERENCED TO
THE NORTH AMERICAN DATUM OF 1983 (NAD83), TEXAS STATE PLANE
COORDINATE SYSTEM, CENTRAL ZONE, U.S. SURVEY FEET.

PURCHASER.....TEXAS LIBERTY HOLDINGS, LLC
ADDRESS.....DOUBLE X, SPLENDORA, TX, 77372
SURVEY.....WILLIAM R. BARKER, A - 82
SUBJECT.....0.159 ACRES
COUNTY.....MONTGOMERY

Thomas A. McIntyre
Registered Professional Land Surveyor No. 6921

