

0' 20' 40' 60'

Scale: 1" = 20'

SYMBOL LEGEND

- EDGE OF ASPHALT
- WOOD FENCE
- FOUND SURVEY MONUMENT
- SET SURVEY MONUMENT

WILLIAM R. BARKER SURVEY
ABSTRACT NO. 82

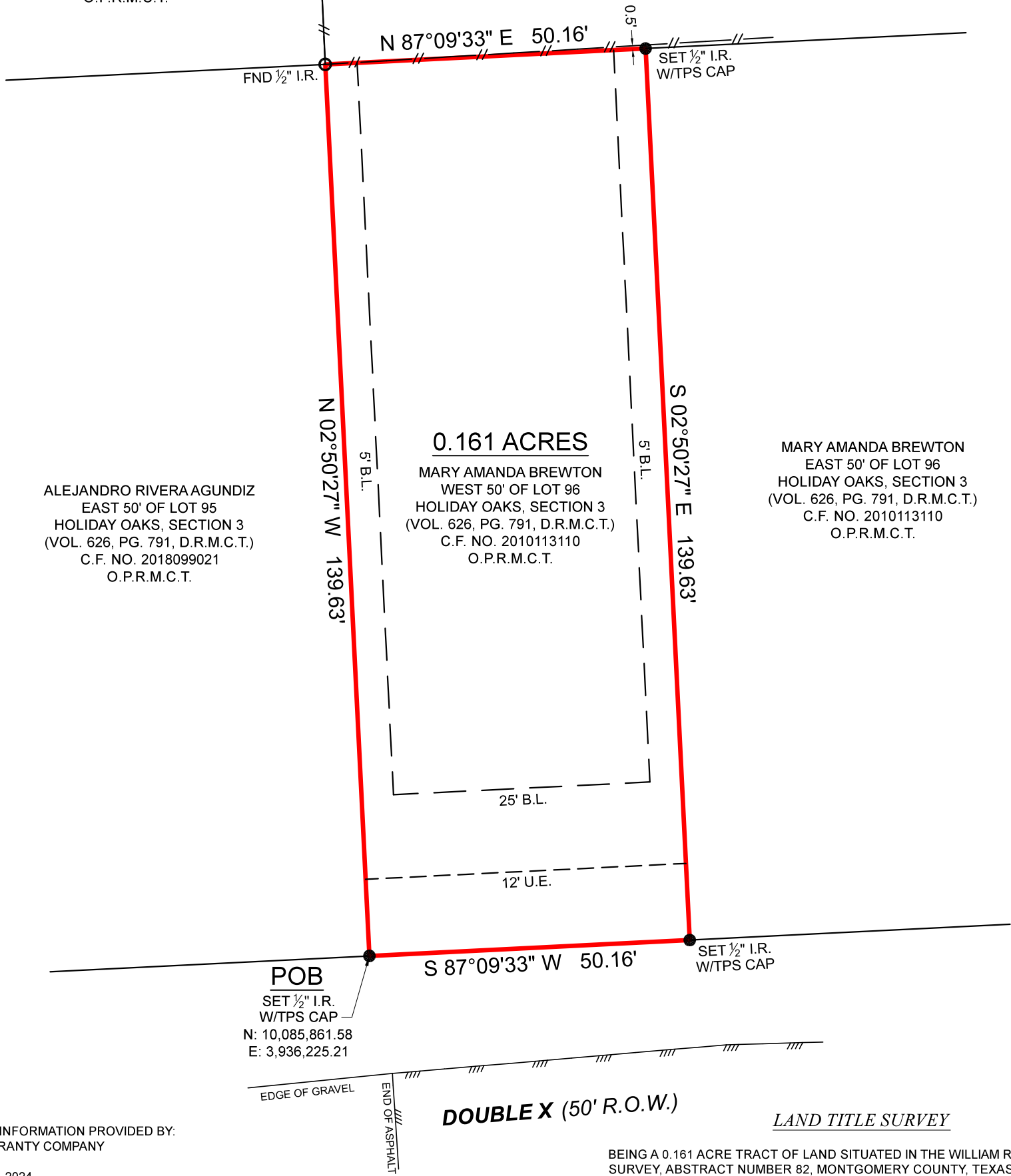
LARRY E. HIGHTOWER
LOT 86
HOLIDAY OAKS, SECTION 3
(VOL. 626, PG. 791, D.R.M.C.T.)
"TRACT 2"
C.F. NO. 2022101796
O.P.R.M.C.T.

LARRY E. HIGHTOWER
EAST 50 FEET AND WEST 50 FEET OF LOT 85
HOLIDAY OAKS, SECTION 3
(VOL. 626, PG. 791, D.R.M.C.T.)
"TRACT 1"
C.F. NO. 2022101796
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.

0.161 ACRES
MARY AMANDA BREWTON
WEST 50' OF LOT 96
HOLIDAY OAKS, SECTION 3
(VOL. 626, PG. 791, D.R.M.C.T.)
C.F. NO. 2010113110
O.P.R.M.C.T.

MARY AMANDA BREWTON
EAST 50' OF LOT 96
HOLIDAY OAKS, SECTION 3
(VOL. 626, PG. 791, D.R.M.C.T.)
C.F. NO. 2010113110
O.P.R.M.C.T.



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:

- 1. THOSE AS PER ITEM 1(a), SCHEDULE B, OF SAID TITLE COMMITMENT.
- 10e. 25' BUILDING SETBACK LINE ALONG THE FRONT PROPERTY LINE. (AFFECTS / SHOWN HEREON)
- 10f. UTILITY EASEMENT(S) PER PLAT (VOL. 626, PG. 796). (AFFECTS / SHOWN HEREON)
- 10g. 25' BUILDING SETBACK LINE ALONG THE FRONT PROPERTY LINE, AND 5' BUILDING SETBACK LINE ALONG THE SIDE LOT LINES. (AFFECTS / SHOWN HEREON)

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

LAND TITLE SURVEY

BEING A 0.161 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 96, 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 (WEST BREWTON TRACT), RECORDED UNDER CLERK'S FILE NUMBER 2010113110, OF THE OFFICIAL PUBLIC RECORDS OF MONTGOMERY COUNTY, TEXAS (O.P.R.M.C.T.), SAID 0.161 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_0.161 AC WEST
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.

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

PURCHASER..... TEXAS LIBERTY HOLDINGS, LLC
ADDRESS..... DOUBLE X, SPLENDORA, TX, 77372
SURVEY..... WILLIAM R. BARKER, A - 82
SUBJECT..... 0.161 ACRES
COUNTY..... MONTGOMERY

Thomas A. McIntyre
Registered Professional Land Surveyor No. 6921

