

SEMORE GARSEE
SURVEY
ABSTRACT 229

LAND TITLE SURVEY



EDDIE STRUSKA &
BARBARA STRUSKA
C.F. NO. 2003108172
O.P.R.M.C.

N 11°10'00" E 425.00'

SET 1/2" LR.
W/CAP MARKED
SURVEY 1"

MIHN TRANG LE, LONG LE,
BAO LE AND SO TRAN
C.F. NO. 2022026457
O.P.R.M.C.

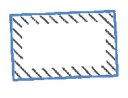
N 78°50'00" W 96.00'

S 11°10'00" W 425.00'

0.9366 ACRES
(40,800 SQ.FT.)

(VACANT)

SHAWN S MILTON
& RACHEL MILTON
C.F. NO. 2016080831
O.P.R.M.C.



15' U.E.
VOL. 1150, PG. 137

KNOLL ACRES
(30' R.O.W.)
(VOL. 611, PG. 798)

LOT 20

LOT 21
GLEN BRADLEY
C.F. NO. 9215906
O.P.R.M.C.

LOT 22

WILLABY ROAD

(60' R.O.W.)

P.O.C.
INTERSECTION OF
F.M. 1485 &
WILLABY ROAD

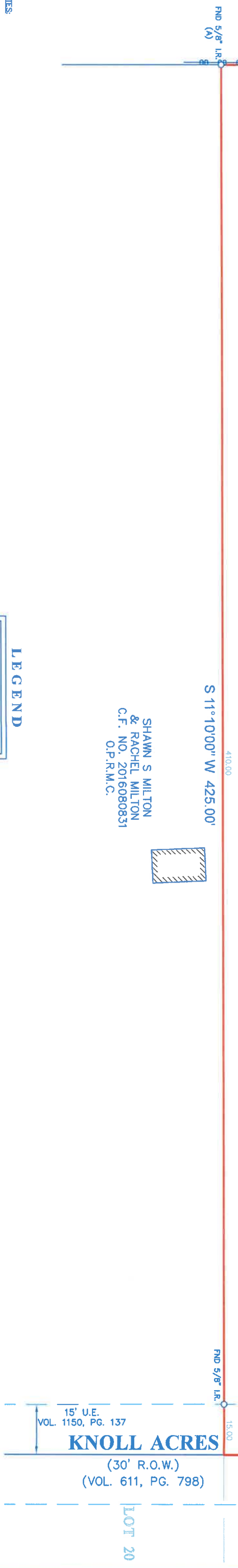
750.00'
N 11°10'00" E 765.00'
15.00'

P.O.B.
15.00'

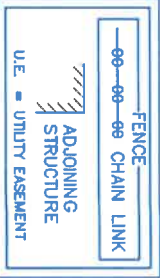
192.00'

S 78°50'00" E 96.00'

FND 5/8" LR.
15.00'



LEGEND



- NOTES:
1. ALL BEARINGS SHOWN HEREON ARE REFERENCED TO A PRIOR DEED CONVERTED UNTO RICHARD O. DOMNEY, RECORDED IN COUNTY CLERK'S FILE NO. 2024093483 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 SHOWN HEREON. SURVEYOR HAS NOT INDEPENDENTLY ABSTRACTED SUBJECT PROPERTY.
 3. THIS SURVEY IS CERTIFIED TO THE TITLE INSURANCE COMPANY SHOWN HEREON FOR THIS TRANSACTION ONLY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
 4. THERE ARE NO SUBSEQUENT SURVEYS SHOWN ARE PER THE RECORDED PLAT HEREON FOR THIS TRANSACTION ONLY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
 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 SEPTEMBER 12, 2024, UNDER G.F. NO. 2865053-H043.

TITLE COMPANY:

First American Title
936-494-0990
ISSUE DATE: SEPTEMBER 12, 2024
G.F. # 2865053-H043



SURVEYORS CERTIFICATE:
IN MY PROFESSIONAL OPINION, THIS PLAT REPRESENTS THE FACTS FOUND ON THE GROUND DURING THE COURSE OF A LAND TITLE SURVEY CONDUCTED UNDER MY SUPERVISION ON SEPTEMBER 17, 2024 AND THAT THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1A, CONDITION III SURVEY, AND THAT THERE ARE NO ENCUMBRANCES OR PROVISIONS EXCEPT AS SHOWN.

Richard Fussell
Richard Fussell
No. 4148

CLIENT: TEXAS LIBERTY HOLDINGS, LLC

ADDRESS: KNOLL ACRES
www.survey1inc.com
survey1@survey1inc.com

Survey 1, Inc.
Your Land Survey Company
Firm Registration No. 100758-00
P.O. Box 2543 | Awin, TX 77512 | (281) 393-1382

FIELD CREW:	TECH:
JO	SF
DRAFTER:	FINAL CHECK:
MH	EF
DATE:	
SEP. 19, 2024	
JOB#	
9-141379-24	

**DESCRIPTION OF A TRACT OF LAND CONTAINING
0.9366 ACRES (40,800 SQUARE FEET) SITUATED
IN THE SEMORE GARSEE SURVEY, ABSTRACT 229
MONTGOMERY COUNTY, TEXAS**

Being a tract of land containing 0.9366 acres (40,800 square feet), situated in the Semore Garsee Survey, Abstract 229, Montgomery County, Texas, being that same tract of land conveyed unto Richard O. Downey, by deed recorded under County Clerk's File No. 2024083483, of the Official Public Records of Montgomery County, Texas and being out of a called 52.0 acre tract of land conveyed unto Ella Paul, by deed recorded under Volume 204, Page 530, of the Deed Records of Montgomery County, Texas. Said 0.9366-acre tract being more particularly described by metes and bounds as follows:

COMMENCING at a point at the intersection of the north right-of-way line of F.M. 1485 (60 feet wide) and the east right-of-way line of Willaby Road (60 feet wide);

THENCE North 11°10'00" East, a distance of 765.00 feet to a point at the centerline of Knoll Acres (30 feet wide) for a corner;

THENCE South 78°50'00" East, a distance of 192.00 feet to a point in the centerline of said Knoll Acres for the POINT OF BEGINNING and the northwest corner of the said tract herein described;

THENCE South 78°50'00" East, along the centerline of said Knoll Acres, a distance of 96.00 feet to the northeast corner of the said tract herein described;

THENCE South 11°10'00" West, passing a found 5/8-inch iron rod in the south right-of-way line of said Knoll Acres for reference at a distance of 15.00 feet, continuing for a total distance of 425.00 feet to a found 5/8-inch iron rod for the southeast corner of the said tract herein described;

THENCE North 78°50'00" West, a distance of 96.00 feet to a set 1/2-inch iron rod with a cap marked "SURVEY 1" for the southwest corner of the said tract herein described;

THENCE North 11°10'00" East, passing a found 5/8-inch iron rod in the south right-of-way line of said Knoll Acres for reference at a distance of 410.00 feet, continuing for a total distance of 425.00 feet to the POINT OF BEGINNING and containing 0.9366 acres (40,800 square feet), more or less.

Note: This metes and bounds description is referenced to a survey drawing prepared by Survey 1, Inc. (Firm Registration No. 100758-00) dated September 19, 2024, job number 9-141379-24.



**DESCRIPTION OF A TRACT OF LAND CONTAINING
0.9366 ACRES (40,800 SQUARE FEET) SITUATED
IN THE SEMORE GARSEE SURVEY, ABSTRACT 229
MONTGOMERY COUNTY, TEXAS**

Being a tract of land containing 0.9366 acres (40,800 square feet), situated in the Semore Garsee Survey, Abstract 229, Montgomery County, Texas, being that same tract of land conveyed unto Richard O. Downey, by deed recorded under County Clerk's File No. 2024083483, of the Official Public Records of Montgomery County, Texas and being out of a called 52.0 acre tract of land conveyed unto Ella Paul, by deed recorded under Volume 204, Page 530, of the Deed Records of Montgomery County, Texas. Said 0.9366-acre tract being more particularly described by metes and bounds as follows:

COMMENCING at a point at the intersection of the north right-of-way line of F.M. 1485 (60 feet wide) and the east right-of-way line of Willaby Road (60 feet wide);

THENCE North $11^{\circ}10'00''$ East, a distance of 765.00 feet to a point at the centerline of Knoll Acres (30 feet wide) for a corner;

THENCE South $78^{\circ}50'00''$ East, a distance of 192.00 feet to a point in the centerline of said Knoll Acres for the POINT OF BEGINNING and the northwest corner of the said tract herein described;

THENCE South $78^{\circ}50'00''$ East, along the centerline of said Knoll Acres, a distance of 96.00 feet to the northeast corner of the said tract herein described;

THENCE South $11^{\circ}10'00''$ West, passing a found 5/8-inch iron rod in the south right-of-way line of said Knoll Acres for reference at a distance of 15.00 feet, continuing for a total distance of 425.00 feet to a found 5/8-inch iron rod for the southeast corner of the said tract herein described;

THENCE North $78^{\circ}50'00''$ West, a distance of 96.00 feet to a set 1/2-inch iron rod with a cap marked "SURVEY 1" for the southwest corner of the said tract herein described;

THENCE North $11^{\circ}10'00''$ East, passing a found 5/8-inch iron rod in the south right-of-way line of said Knoll Acres for reference at a distance of 410.00 feet, continuing for a total distance of 425.00 feet to the POINT OF BEGINNING and containing 0.9366 acres (40,800 square feet), more or less.

Note: This metes and bounds description is referenced to a survey drawing prepared by Survey 1, Inc. (Firm Registration No. 100758-00) dated September 19, 2024, job number 9-141379-24.

