



SYMBOL LEGEND

- CALCULATED POINT
- FND SURVEY MONUMENT
- SET SURVEY MONUMENT

BLAIR ENTERPRISES, LP
"TRACT TWO"
CALLED 26 ACRES
INSTRUMENT No. 1106258
O.P.R.H.C.T.

SET 1/2" I.R.
W/TPS CAP

N 28°57'01" E 780.45'

S 37°47'10" E 1193.32'

SET 1/2" I.R.
W/TPS CAP

**GORDIANO BADILLO
SURVEY
ABSTRACT No. 4**

REMAINDER OF
PINEYWOODS RANCH
PARTNERS LLC
CALLED 2011.085 ACRES
INSTRUMENT NO. 72834
O.R.W.C.T.

TRACT 18 22.69 ACRES

PORTION OF
PINEYWOODS RANCH
PARTNERS LLC
CALLED 2011.085 ACRES
INSTRUMENT NO. 72834
O.R.W.C.T.

@1157.76'
SET 1/2" I.R.
W/TPS CAP

REMAINDER OF
PINEYWOODS RANCH
PARTNERS LLC
CALLED 2011.085 ACRES
INSTRUMENT No. 72834
O.R.W.C.T.

GORDIANO BADILLO SURVEY, A - 4
JOHN BRYAN SURVEY, A - 164

APPARENT SURVEY LINE

60' ACCESS EASEMENT

REMAINDER OF
PINEYWOODS RANCH
PARTNERS LLC
CALLED 2011.085 ACRES
INSTRUMENT NO. 72834
O.R.W.C.T.

**JOHN BRYAN SURVEY
ABSTRACT No. 164**

@42.41'
SET 1/2" I.R.
W/TPS CAP

POB

SET 1/2" I.R.
W/TPS CAP

BOUNDARY SURVEY

BEING A 22.69 ACRE TRACT OF LAND SITUATED IN THE GORDIANO BADILLO SURVEY, ABSTRACT NUMBER 4 AND THE JOHN BRYAN SURVEY, ABSTRACT NUMBER 164, HOUSTON COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN CALLED 2011.085 ACRE TRACT DESCRIBED IN INSTRUMENT TO PINEYWOODS RANCH PARTNERS, LLC, RECORDED UNDER INSTRUMENT NUMBER 72834 OF THE OFFICIAL RECORDS OF WALKER COUNTY, TEXAS, (O.R.W.C.T.), SAID 22.69 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY ATTACHED METES AND BOUNDS DESCRIPTION.

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 MEETS THE MINIMUM STANDARDS OF PRACTICE AS APPROVED BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING.

GENERAL NOTES:

- 1) THIS SURVEY WAS PERFORMED WITHOUT BENEFIT OF A CURRENT TITLE REPORT. SURVEYOR DID NOT ABSTRACT TITLE AND DOES NOT CERTIFY TO EASEMENTS OR RESTRICTIONS NOT SHOWN. CHECK WITH YOUR LOCAL GOVERNING AGENCIES FOR ANY ADDITIONAL EASEMENTS, BUILDING LINES OR OTHER RESTRICTIONS NOT REFLECTED ON SURVEY.

PROJECT NUMBER	20794_TR18
DATE	01/20/2023
DRAWN BY	AJD
CHECKED BY	MJW/TNK
FIELD CREW	TC
REVISION 1	-
REVISION 2	-
REVISION 3	-
REVISION 4	-

TEXAS
PROFESSIONAL
SURVEYING, LLC
3032 N. FRAZIER STREET - CONROE, TX 77303
PH (936)756-7447 - FAX (936)756-7448
WWW.SURVEYINGTEXAS.COM
FIRM REGISTRATION NO. 100834-00

A PORTION OF THIS PROPERTY APPEARS TO LIE WITHIN THE 100 YEAR FLOODPLAIN PER GRAPHIC SCALING OF COMMUNITY PANEL NO. 48225C0825D HAVING AN EFFECTIVE DATE OF 04/04/2011.

BASIS OF BEARINGS: BEARINGS AND DISTANCES SHOWN HEREON ARE BASED ON GPS OBSERVATIONS AND ARE REFERENCED TO THE NORTH AMERICAN DATUM OF 1983 (NAD83), TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE (TXC-4203), GRID MEASUREMENTS.

PURCHASER _____
ADDRESS _____ LOVELADY, TX 75851
SURVEY _____ JOHN BRYAN SURVEY, A - 164, GORDIANO BADILLO SURVEY, A - 4
AREA _____ 22.69 ACRES
COUNTY _____ HOUSTON

Carey A. Johnson
Registered Professional Land Surveyor No. 6524

