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*T. J. Oliver Survey*  
*Abstract No. 431*

Hardy

John Forrester Surrey  
Abstract No. 623

Abstract No. 623

**LEGEND**

- 1/2 inch copper slinky monitor set
  - 3/4 inch copper slinky monitor stand
  - 1/2 inch iron pin stand
  - calculated corner (not set)
  - 10 inch wood fence corner post
  - window screen
  - electric meter pole
  - wire fence
  - overhead electric line
  - interior door/window line
  - porch stair line
- { RECORD DATA }

### RECORD DATA

*John Forrester Survey*  
*Abstract No. 623*

*Thomas H. Duggan Survey  
Abstract No. 163*

1

*T. J. Oliver Survey  
Abstract No. 431*

his

11.000 Acres

Tract 1

11.250 Acres

Tract 2

11.500 Acres

Tract 3

11.985 Acres

Tract 4

11.300 Acres

Tract 5

11.000 Acres

Tract 6

*William Pettus Survey*  
*Abstract No. 456*

Abstract No. 456

*William Pettus Survey  
Abstract No. 456*

Abstract No. 456

*William Pettus Survee*  
*Abstract No. 456*

Abstract No. 456

NOTES:  
1. TRACTS 2 AND 3, SHOWN HEREON, INCLUDE AOREAGE THAT IS IN CONFLICT WITH THE ROBERT BRYMAN 129 ACRE TRACT DESCRIBED IN VOLUME 874, PAGE 236 OF THE REAL PROPERTY RECORDS OF LIMESTONE COUNTY, TEXAS.

<sup>1</sup> Toby Tibak, registered Professional Land Surveyor No. 5496, so hereby certifies that the foregoing Plot and accompanying Field Notes were prepared from a survey made by him or under his supervision on November 20, 2021 and January 13, 2022; that records of Unimproved Acres on the ground, November 20, 2021 and January 13, 2022, are found as set, on the ground, and that monuments Natural and Artificial are just as they were found or set, on the ground, and that discrepancies, conflicts, perambulations or intrusions, overlapping of improvements, encroachments, visible or apparent to me, are shown or described herein. State of Louisiana, De Notis, Taxation Control Zone (See Observations).  
Boonville, KY HAND AND SEAL, THIS 13TH DAY OF JANUARY, 2022.

WITNESS MY HAND AND SEAL THIS THE 13TH DAY OF JANUARY, 2022.

**Toby Tibbit**  
Registered Professional Land Surveyor No. 549





# Tibbit Surveying

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## FIELD NOTES FOR A TRACT OF LAND IN LIMESTONE COUNTY, TEXAS.

### "TRACT 1"

Being **11.000 Acres**, more or less, of the William Pettus Survey, Abstract No. 456, and being part of a 68.035 Acre tract of land described in a deed to Texas Greener Pastures, LLC as recorded in Document No. 2021-0005766 of the Official Public Records of Limestone County, Texas;

**BEGINNING** at a ½ inch capped iron pin, found, at the Westernmost or Northwest corner of said 68.035 Acre tract and at the Northernmost or Northeast corner of a 70.74 Acre tract of land described in a deed to Robert Barham as recorded in Volume 923, Page 57 of said real property records and also being in a Southeast line of a 363.732 Acre tract of land described in a deed to Gabriel W. Cuadra and wife, Joanne S. Cuadra as recorded in Volume 1835, Page 434 of said real property records;

**THENCE, N 58° 16' 14" E**, with the Northwest line of said 68.035 Acre tract and Southeast lines of said 363.732 Acre tract and a 112.2 Acre tract of land described in a deed to Dorothy M. Franklin as recorded in Volume 950, Page 295 of said real property records, **642.71 Feet**, to the base of a 10 inch wood fence corner post, for the Easternmost or Southeast corner of said 112.2 Acre tract and at the Southernmost or Southwest corner of a 76.6 Acre tract of land described in a deed to William L. Hardy and wife, Carol A. Hardy as recorded in Document No. 20130201 of said real property records;

**THENCE, N 58° 50' 19" E**, continuing with the Northwest line of said 68.035 Acre tract and with the Southeast line of said 76.6 Acre tract, at 1249.56 Feet, pass a ¾ inch capped survey monument, found, at fence corner post, on the Southwest line of Limestone County Road No. 300, on line, and continuing in all **1260.42 Feet**, to the calculated Northernmost or Northeast corner of said 68.035 Acre tract, within the fenced R-O-W of said county road;

**THENCE, S 8° 15' 13" E**, with the East line of said 68.035 Acre tract, at 31.34 Feet, pass a ¾ inch capped survey monument, found, at fence post, in the West fence line of said county road, 3.04 Feet, right of line, and at 81.94 Feet, pass a ¾ inch capped survey monument, found, at fence post, in the West fence line of said county road, 0.93 Feet, right of line, and continuing in all **282.83 Feet**, to a ½ inch capped survey monument, set, at the Southeast corner hereof, from whence a ½ inch capped iron pin, found, at an angle in the East line of said 68.035 Acre tract, Brs. S 8° 15' 13" E, 459.50 Feet;

**THENCE, S 58° 50' 19" W**, with the Southeast line hereof, crossing said 68.035 Acre tract, **1790.95 Feet**, to a ½ inch capped survey monument, set, at the Southernmost corner hereof, in the Southwest line of said 68.035 Acre tract and in the Northeast line of said 70.74 Acre tract, from whence a ¾ inch capped survey monument, found, at wood fence corner post, for the Southernmost or Southwest corner of said 68.035 Acre tract and at the Easternmost or Southeast corner of said 70.74 Acre tract, Brs. S 31° 37' 33" E, 1509.19 Feet;

**THENCE, N 31° 37' 33" W**, with Southwest line of said 68.035 Acre tract and the Northeast line of said 70.74 Acre tract, **254.16 Feet**, to the **PLACE OF BEGINNING** containing **11.000 Acres**, more or less, of which 0.015 Acres, more or less, are within the fence R-O-W of Limestone County Road No. 300.

I, Toby Tibbit, Registered Professional Land Surveyor No. 5496, do hereby certify that the foregoing Field Notes and Plat accompanying were prepared from a survey made on the ground, November 20, 2021 and January 13, 2022, the Records of Limestone County, Texas, and surveys of area property, that the corners and boundaries with marks Natural and Artificial are just as were found or set, on the ground, and that discrepancies, conflicts, protrusions or intrusions, overlapping of improvements, easements, visible or apparent to me, are shown or described hereon. Basis of Bearings, Grid North, Texas Central Zone (GPS Observations).

WITNESS MY HAND AND SEAL THIS THE 13<sup>TH</sup> DAY OF JANUARY, 2022.

Toby Tibbit  
Registered Professional Land Surveyor No. 5496

