



SYMBOL LEGEND

- FEMA LIMITS (PER NPL DATA)
- FLOWLINE
- WIRE FENCE
- CALCULATED CORNER
- FOUND SURVEY MONUMENT
- TREE
- CMP
- CORRUGATED METAL PIPE



RESTRICTED DETENTION POND RESERVE C
REPUBLIC GRAND RANCH
SECTION 8
CAB. Z. SHEET 8075
M.R.M.C.T.

SHADED ZONE "X"

ZONE "AE"

3 CABALLEROS, LLC
CALLED 51.92 ACRES
C.F. NO. 2000048494
O.P.R.M.C.T.

PEACH CREEK

ZONE "X"

83.386 ACRES

SHADED ZONE "X"

ZONE "X"

NOW OR FORMERLY
BELL WALKER
CALLED 8.767 ACRES
VO. 47A, PG. 482
D.R.M.C.T.

POB
FINE KNOT
1/4" I.P.
N. 10.168.100.08
E. 3.886.274.60

FOUND 1" I.P.

JAY L. ANDRUS
CALLED 10.6218 ACRES
C.F. NO. 2009048587
O.P.R.M.C.T.

3 CABALLEROS, LLC
CALLED 90.00 ACRES
C.F. NO. 2000048494
O.P.R.M.C.T.

TANYARD ROAD
(FORMER ROAD)

JOSE MARIA DE LA GARZA SURVEY
ABSTRACT NO. 15

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	N 33° 15' 24" E	10.70	L101	N 89° 30' 24" W	27.40
L2	N 89° 30' 24" W	24.10	L102	N 89° 30' 24" W	24.10
L3	N 89° 30' 24" W	24.10	L103	N 89° 30' 24" W	24.10
L4	N 89° 30' 24" W	24.10	L104	N 89° 30' 24" W	24.10
L5	N 89° 30' 24" W	24.10	L105	N 89° 30' 24" W	24.10
L6	N 89° 30' 24" W	24.10	L106	N 89° 30' 24" W	24.10
L7	N 89° 30' 24" W	24.10	L107	N 89° 30' 24" W	24.10
L8	N 89° 30' 24" W	24.10	L108	N 89° 30' 24" W	24.10
L9	N 89° 30' 24" W	24.10	L109	N 89° 30' 24" W	24.10
L10	N 89° 30' 24" W	24.10	L110	N 89° 30' 24" W	24.10
L11	N 89° 30' 24" W	24.10	L111	N 89° 30' 24" W	24.10
L12	N 89° 30' 24" W	24.10	L112	N 89° 30' 24" W	24.10
L13	N 89° 30' 24" W	24.10	L113	N 89° 30' 24" W	24.10
L14	N 89° 30' 24" W	24.10	L114	N 89° 30' 24" W	24.10
L15	N 89° 30' 24" W	24.10	L115	N 89° 30' 24" W	24.10
L16	N 89° 30' 24" W	24.10	L116	N 89° 30' 24" W	24.10
L17	N 89° 30' 24" W	24.10	L117	N 89° 30' 24" W	24.10
L18	N 89° 30' 24" W	24.10	L118	N 89° 30' 24" W	24.10
L19	N 89° 30' 24" W	24.10	L119	N 89° 30' 24" W	24.10
L20	N 89° 30' 24" W	24.10	L120	N 89° 30' 24" W	24.10
L21	N 89° 30' 24" W	24.10	L121	N 89° 30' 24" W	24.10
L22	N 89° 30' 24" W	24.10	L122	N 89° 30' 24" W	24.10
L23	N 89° 30' 24" W	24.10	L123	N 89° 30' 24" W	24.10
L24	N 89° 30' 24" W	24.10	L124	N 89° 30' 24" W	24.10
L25	N 89° 30' 24" W	24.10	L125	N 89° 30' 24" W	24.10
L26	N 89° 30' 24" W	24.10	L126	N 89° 30' 24" W	24.10
L27	N 89° 30' 24" W	24.10	L127	N 89° 30' 24" W	24.10
L28	N 89° 30' 24" W	24.10	L128	N 89° 30' 24" W	24.10
L29	N 89° 30' 24" W	24.10	L129	N 89° 30' 24" W	24.10
L30	N 89° 30' 24" W	24.10	L130	N 89° 30' 24" W	24.10
L31	N 89° 30' 24" W	24.10	L131	N 89° 30' 24" W	24.10
L32	N 89° 30' 24" W	24.10	L132	N 89° 30' 24" W	24.10
L33	N 89° 30' 24" W	24.10	L133	N 89° 30' 24" W	24.10
L34	N 89° 30' 24" W	24.10	L134	N 89° 30' 24" W	24.10
L35	N 89° 30' 24" W	24.10	L135	N 89° 30' 24" W	24.10
L36	N 89° 30' 24" W	24.10	L136	N 89° 30' 24" W	24.10
L37	N 89° 30' 24" W	24.10	L137	N 89° 30' 24" W	24.10
L38	N 89° 30' 24" W	24.10	L138	N 89° 30' 24" W	24.10
L39	N 89° 30' 24" W	24.10	L139	N 89° 30' 24" W	24.10
L40	N 89° 30' 24" W	24.10	L140	N 89° 30' 24" W	24.10
L41	N 89° 30' 24" W	24.10	L141	N 89° 30' 24" W	24.10
L42	N 89° 30' 24" W	24.10	L142	N 89° 30' 24" W	24.10
L43	N 89° 30' 24" W	24.10	L143	N 89° 30' 24" W	24.10
L44	N 89° 30' 24" W	24.10	L144	N 89° 30' 24" W	24.10
L45	N 89° 30' 24" W	24.10	L145	N 89° 30' 24" W	24.10
L46	N 89° 30' 24" W	24.10	L146	N 89° 30' 24" W	24.10
L47	N 89° 30' 24" W	24.10	L147	N 89° 30' 24" W	24.10
L48	N 89° 30' 24" W	24.10	L148	N 89° 30' 24" W	24.10
L49	N 89° 30' 24" W	24.10	L149	N 89° 30' 24" W	24.10
L50	N 89° 30' 24" W	24.10	L150	N 89° 30' 24" W	24.10
L51	N 89° 30' 24" W	24.10	L151	N 89° 30' 24" W	24.10
L52	N 89° 30' 24" W	24.10	L152	N 89° 30' 24" W	24.10
L53	N 89° 30' 24" W	24.10	L153	N 89° 30' 24" W	24.10
L54	N 89° 30' 24" W	24.10	L154	N 89° 30' 24" W	24.10
L55	N 89° 30' 24" W	24.10	L155	N 89° 30' 24" W	24.10
L56	N 89° 30' 24" W	24.10	L156	N 89° 30' 24" W	24.10
L57	N 89° 30' 24" W	24.10	L157	N 89° 30' 24" W	24.10
L58	N 89° 30' 24" W	24.10	L158	N 89° 30' 24" W	24.10
L59	N 89° 30' 24" W	24.10	L159	N 89° 30' 24" W	24.10
L60	N 89° 30' 24" W	24.10	L160	N 89° 30' 24" W	24.10
L61	N 89° 30' 24" W	24.10	L161	N 89° 30' 24" W	24.10
L62	N 89° 30' 24" W	24.10	L162	N 89° 30' 24" W	24.10
L63	N 89° 30' 24" W	24.10	L163	N 89° 30' 24" W	24.10
L64	N 89° 30' 24" W	24.10	L164	N 89° 30' 24" W	24.10
L65	N 89° 30' 24" W	24.10	L165	N 89° 30' 24" W	24.10
L66	N 89° 30' 24" W	24.10	L166	N 89° 30' 24" W	24.10
L67	N 89° 30' 24" W	24.10	L167	N 89° 30' 24" W	24.10
L68	N 89° 30' 24" W	24.10	L168	N 89° 30' 24" W	24.10
L69	N 89° 30' 24" W	24.10	L169	N 89° 30' 24" W	24.10
L70	N 89° 30' 24" W	24.10	L170	N 89° 30' 24" W	24.10
L71	N 89° 30' 24" W	24.10	L171	N 89° 30' 24" W	24.10
L72	N 89° 30' 24" W	24.10	L172	N 89° 30' 24" W	24.10
L73	N 89° 30' 24" W	24.10	L173	N 89° 30' 24" W	24.10
L74	N 89° 30' 24" W	24.10	L174	N 89° 30' 24" W	24.10
L75	N 89° 30' 24" W	24.10	L175	N 89° 30' 24" W	24.10
L76	N 89° 30' 24" W	24.10	L176	N 89° 30' 24" W	24.10
L77	N 89° 30' 24" W	24.10	L177	N 89° 30' 24" W	24.10
L78	N 89° 30' 24" W	24.10	L178	N 89° 30' 24" W	24.10
L79	N 89° 30' 24" W	24.10	L179	N 89° 30' 24" W	24.10
L80	N 89° 30' 24" W	24.10	L180	N 89° 30' 24" W	24.10
L81	N 89° 30' 24" W	24.10	L181	N 89° 30' 24" W	24.10
L82	N 89° 30' 24" W	24.10	L182	N 89° 30' 24" W	24.10
L83	N 89° 30' 24" W	24.10	L183	N 89° 30' 24" W	24.10
L84	N 89° 30' 24" W	24.10	L184	N 89° 30' 24" W	24.10
L85	N 89° 30' 24" W	24.10	L185	N 89° 30' 24" W	24.10
L86	N 89° 30' 24" W	24.10	L186	N 89° 30' 24" W	24.10
L87	N 89° 30' 24" W	24.10	L187	N 89° 30' 24" W	24.10
L88	N 89° 30' 24" W	24.10	L188	N 89° 30' 24" W	24.10
L89	N 89° 30' 24" W	24.10	L189	N 89° 30' 24" W	24.10
L90	N 89° 30' 24" W	24.10	L190	N 89° 30' 24" W	24.10
L91	N 89° 30' 24" W	24.10	L191	N 89° 30' 24" W	24.10
L92	N 89° 30' 24" W	24.10	L192	N 89° 30' 24" W	24.10
L93	N 89° 30' 24" W	24.10	L193	N 89° 30' 24" W	24.10
L94	N 89° 30' 24" W	24.10	L194	N 89° 30' 24" W	24.10
L95	N 89° 30' 24" W	24.10	L195	N 89° 30' 24" W	24.10
L96	N 89° 30' 24" W	24.10	L196	N 89° 30' 24" W	24.10
L97	N 89° 30' 24" W	24.10	L197	N 89° 30' 24" W	24.10
L98	N 89° 30' 24" W	24.10	L198	N 89° 30' 24" W	24.10
L99	N 89° 30' 24" W	24.10	L199	N 89° 30' 24" W	24.10
L100	N 89° 30' 24" W	24.10	L200	N 89° 30' 24" W	24.10

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.

A PORTION OF THIS PROPERTY APPEARS TO BE WITHIN THE 100-YEAR FLOODPLAIN AND THE REGULATORY FLOODWAY. FOR GRAPHIC SCALING OF FEMA FIRM PANEL NO. 48383C002A, HAVING AN EFFECTIVE DATE OF 08-16-2014.

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.

CLIENT: TANYARD ROAD, WILLIS, TX, 77379
ADDRESS: JOSE MARIA DE LA GARZA, A-15
SURVEY: 83.386 ACRES
COUNTY: MONTGOMERY

PROJECT	20272
FIELD DATE	08-23-2024
DRAWN BY	BJ
CHECKED BY	SAW
FIELD CROWD	JW
REV 1	
REV 2	
REV 3	
REV 4	

TEXAS PROFESSIONAL SURVEYING
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Tel: 281.782.2500 Fax: 281.776.7000
www.tpsurveying.com
File No. 2020048587

BOUNDARY SURVEY

BEING 83.386 acre tract of land situated in the Jose Maria De La Garza Survey, Abstract Number 15, Montgomery County, Texas, being comprised of all of that same called 82.50 acres tract and all that same called 0.88 acre tract, both described by Instrument to 3 Caballeros, LLC, recorded under Clerk's File Number 2000048494, of the Official Public Records of Montgomery County, Texas (O.P.R.M.C.T.), said 83.386 acre tract being more particularly described by attached notes and bounds description.

THIS SURVEY WAS CREATED FROM NOTES AND OBSERVATIONS TAKEN ON THE GROUND UNDER MY DIRECT SUPERVISION, AND IS TRUE AND CORRECT AT TIME OF SURVEY.

Thomas A. McIntyre
Registered Professional Land Surveyor No. 8921