

2831 GOODSON LOOP,

PINEHURST, Tx. 77362

FOR SALE | SURVEYED

15.1947 ACRES

27 FT Road Frontage

Julian R. Cortinas

Office: 832-206-7501 | cortinascre@gmail.com | www.cortinascre.com

4808 Gibson St 3rd Floor Houston, Tx. 77007



**SURVEYED
15.1947 ACRES**



SURVEYED 15.1947 ACRES

GF NO. ATCH-09-ATCH2413396BM ALAMO TITLE
 ADDRESS: 2831 GOODSON LOOP
 PINEHURST, TEXAS 77362
 BORROWER:

THIS PROPERTY DOES NOT LIE WITHIN THE
 100 YEAR FLOOD PLAIN AS PER FIRM
 PANEL NO. 48339C D490 C
 MAP REVISION: 08/18/2014
 ZONE X
 BASED ONLY ON VISUAL EXAMINATION OF MAPS
 UNACCURACIES OF FEMA MAPS PREVENT EXACT
 DETERMINATION WITHOUT DETAILED FIELD STUDY

A SURFACE INVESTIGATION
 WAS BEYOND THE SCOPE OF THIS SURVEY
 NOTE: EASEMENT TO TENNESSEE GAS TRANSMISSION CO.
 PER YLS 288, PG. 282
 NOTE: N.L.R.P. EASEMENT PER OF NO. 8428917

3.00 ACRES
 LAW GIBSON AND
 BRYAN FREDERICK OSBELL
 DOC. NO. 2521001583
 PORTION OF LOTS 2 AND 3
 HIGH MEADOW BRANCH
 SECTION 4
 CUMMET L. SHEET 13

CALLED 7.50 ACRES
 FRANCIS A. BANGES
 AND FRANCIS E. BANGES
 DOC. NO. 2052-117829

CALLED 2.882 ACRES
 FRANCIS BANGES
 AND TONYARD BANGES
 DOC. NO. 8366531

20.012 ACRES
 CLAW A. TORD
 AND JOHN LANGSTON
 DOC. NO. 2021006852

13.773 ACRES
 HILDED GEMAN
 VOL. 872, PG. 646

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE
 ON THE GROUND, THAT THIS PLAT CORRECTLY
 REPRESENTS THE FACTS FOUND AT THE
 TIME OF SURVEY AND THAT THERE ARE NO
 ENCROACHMENTS APPARENT ON THE GROUND,
 EXCEPT AS SHOWN HEREON. THIS SURVEY IS
 CERTIFIED FOR THIS TRANSACTION ONLY AND
 ABSTRACTING PROVIDED IN THE ABOVE
 REFERENCED TITLE COMMITMENT WAS RELIED
 UPON IN PREPARATION OF THIS SURVEY.

JAMES E. MOSELEY
 PROFESSIONAL LAND SURVEYOR
 NO. 5912
 DRAWING NO. 24-00841
 FEBRUARY 13, 2024



LINE	LENGTH	BEARING
L1	16.17	S47°11'20"W
L2	75.01	S82°32'21"E
L3	24.84	S42°28'31"W
L4	15.13	S22°28'07"W
L5	11.87	S32°22'27"W

15.1947 ACRES
 SITUATED IN THE BUCKMAN
 CANFIELD SURVEY, A-120
 MONTGOMERY COUNTY, TEXAS
 (SEE ATTACHED METES AND BOUNDS)

D.C.L. = DIRECTIONAL CONTROL LINE DRAWN BY: MM
 RECORD DRAWING DOC. NO. 2022-117829 M.C.O.R.

PRECISION SURVEYORS
 PROFESSIONAL LAND SURVEYS
 1-800-2-AND-SURVEY
 www.precisionland.com
 281-495-1588 FAX 281-495-1887
 900 INMANWALKER STREET SUITE 100 HOUSTON, TEXAS 77019
 210-822-4841 FAX 210-822-1555
 1777 W. LOOP 415 SUITE 800 WAY WATKINS, TEXAS 76797
 FIRM NO. 10063700



PROPERTY DETAILS

ADDRESS: 2831 Goodson Loop,
Pinehurst, Montgomery
County, Tx. 77362

LAT., LONG.: 30.17142251246016,
-95.69404397203178

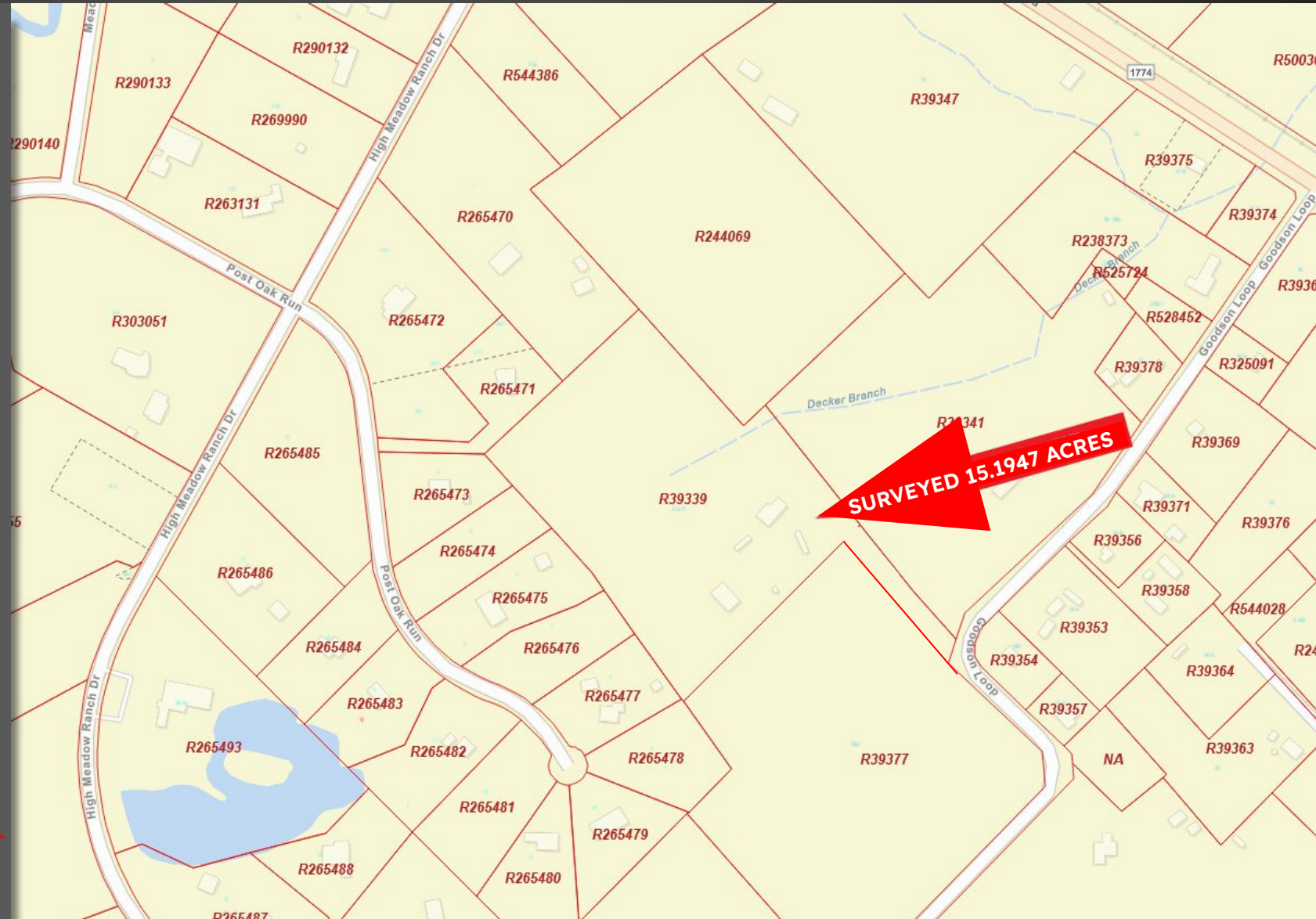
SIZE: Surveyed 15.1947 Acres,
27 FT Road Frontage

UTILITIES: Septic/Water Well

ZONING: Commercial/Residential

SCHOOLS: Magnolia ISD:
Magnolia Elementary
Magnolia Middle School
Magnolia West High School

REDUCED
ASKING PRICE: ~~\$1,569,000.00~~
\$1,319,000.00

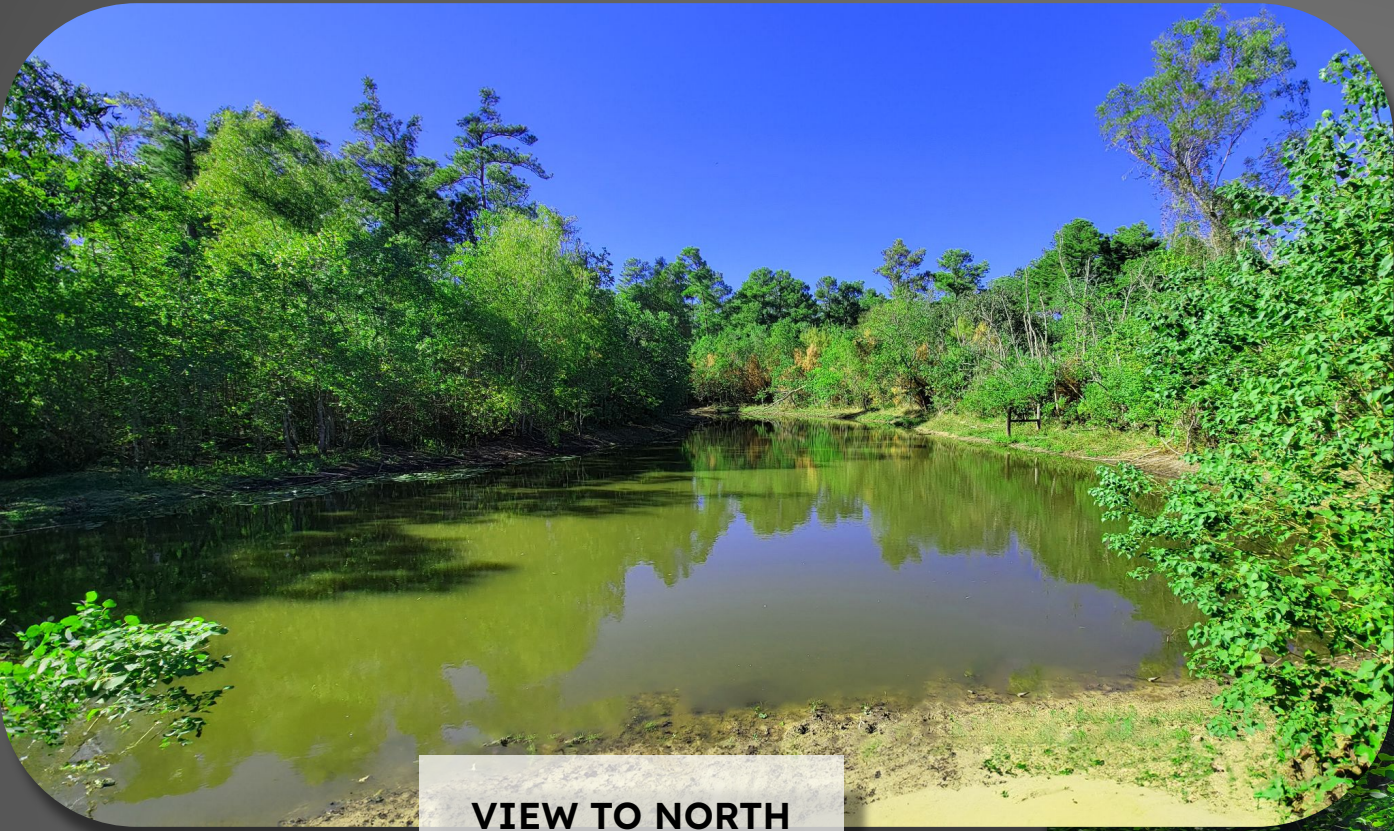


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PROPERTY PHOTOS



VIEW TO NORTH



VIEW TO WEST

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Data Not Verified/Guaranteed by Sellers or Cortinas Commercial Real Estate

AERIAL MAP

- ❖ Site is Adjacent to High Meadow Ranch
- ❖ +/-800 Single Family Homes
- ❖ Average Sold Price \$1.65M and up to \$8M



High Meadow Ranch

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[CONSUMER PROTECTION NOTICE](#)

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