

0' 30' 60' 90'

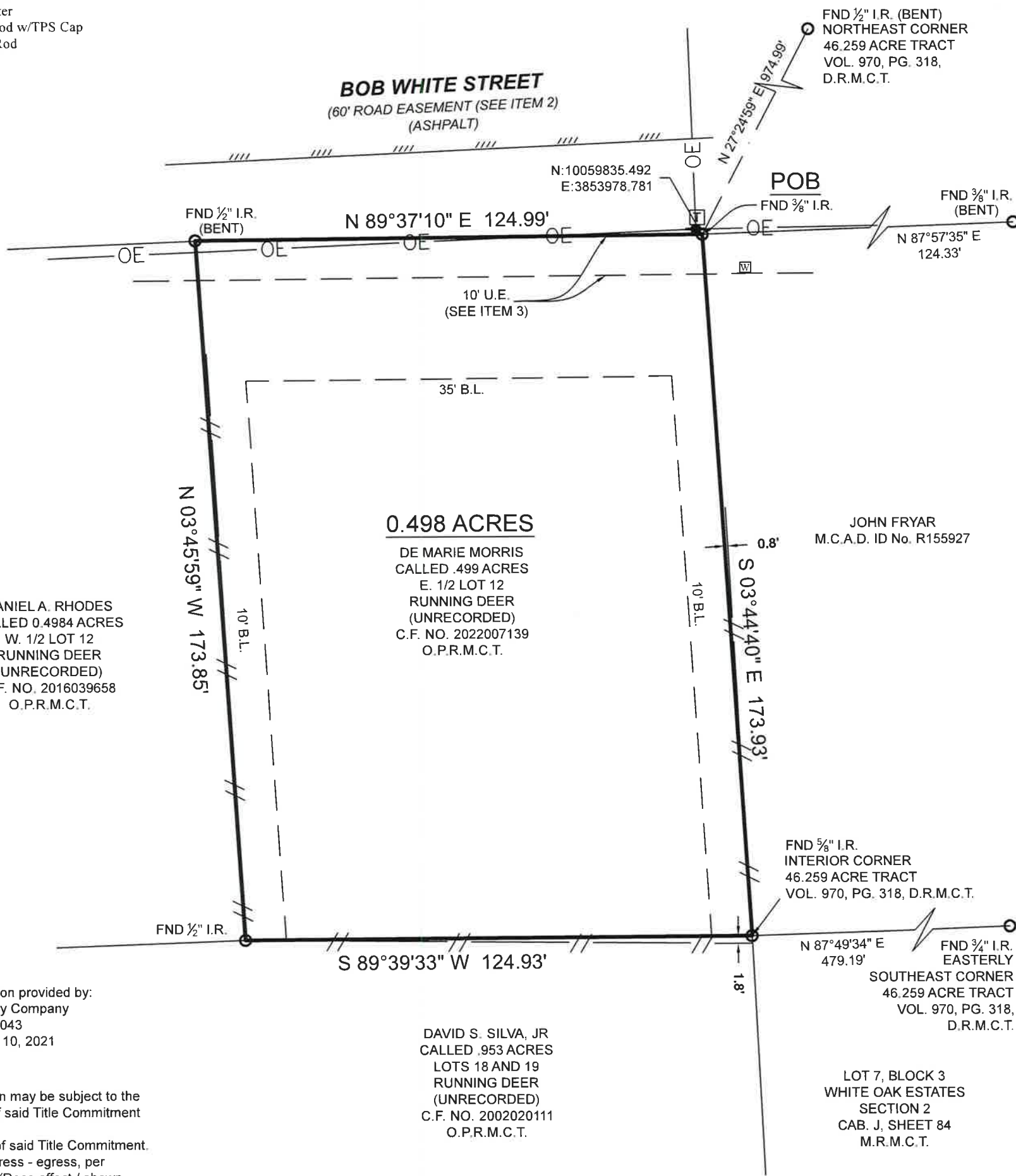
Scale: 1" = 30'



SYMBOL LEGEND

- P - Overhead Power Line
- C - Guy Wire
- // - Wood Fence
- XXX - Wrought Iron Fence
- XX - Chainlink Fence
- X - Wire Fence
- Fire Hydrant
- Power Pole
- Telephone Pedestal
- Water Valve
- Water Meter
- Set Iron Rod w/TPS Cap
- Fnd Iron Rod

MATTHEW DIAL SURVEY ABSTRACT No. 160



Surveyor has relied on information provided by:
First American Title Guaranty Company
G.F. No. 2698965-H043
Effective date: December 10, 2021

The Subject Tract(s) as shown hereon may be subject to the following item listed in Schedule B, of said Title Commitment

- 1) Those per Itel 10(a), Schedule B, of said Title Commitment.
- 2) Non-exclusive road R.O.W. for ingress - egress, per Volume 858, Page. 215, D.R.M.C.T. (Does affect / shown hereon)
- 3) Easement to Gulf States Utility Company, per Vol. 1028, Pg. 297, D.R.M.C.T. (Does affect / shown hereon)

This Property Lies in Zone X outside the 100 Year Flood Plain Per Graphic Scaling according to Community Panel Number 48339C0545G having an effective date of 08/18/2014.

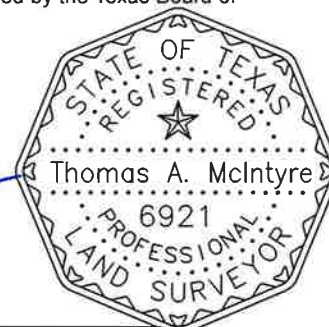
Job No.: 21711
Scale: 1"=30'
Date: 12/30/2021
Drawn By: SPS
Checked By: DVB
Field Crew: NG
Revised:

Purchaser: Texas Liberty Holdings, LLC
Address: Bob White St. Conroe Tx, 77385
Lot: _____, Block: _____, Section: _____
Survey: Matthew Dial, A 160
Area: 0.498 Acres
Subdivision: Running Deer (Unrecorded)
Cabinet: _____, Sheet: _____, Records: _____
Montgomery County, Texas

BOUNDARY SURVEY

BEING a 0.498 acre tract of land situated in the Mathew Dial Survey, Abstract Number 160, Montgomery County, Texas, all that same 0.499 acre tract described as the East one-half (1/2) of Lot 12 of Running Deer, an unrecorded subdivision, in instrument to De Marie Morris, recorded under Clerk's File Number 2022007139 of the Official Public Records of Montgomery County, Texas (O.P.R.M.C.T.), said 0.498 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.



Thomas A. McIntyre
Registered Professional Land Surveyor No. 6921

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

Bearings shown hereon are based on GPS observations and are referenced to the NAD83, Texas State Plane Coordinate System, Central Zone (4203) grid

Basis of Bearings: measurements.



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FIELD NOTE DESCRIPTION
0.498 ACRES
IN THE MATHEW DIAL SURVEY, ABSTRACT NUMBER 160
MONTGOMERY COUNTY, TEXAS

BEING a 0.498 acre tract of land situated in the Mathew Dial Survey, Abstract Number 160, Montgomery County, Texas, all that same 0.499 acre tract described as the East one-half (½) of Lot 12 of Running Deer, an unrecorded subdivision, in instrument to De Marie Morris, recorded under Clerk's File Number 2022007139 of the Official Public Records of Montgomery County, Texas (O.P.R.M.C.T.), said 0.498 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a 3/8 inch iron rod found in the southerly right-of-way of Bob White Street (60 feet wide road easement) for the common northerly corner of said 0.499 acre tract and that certain tract shown to be owned by John Fryar, per Montgomery County Appraisal District (M.C.A.D.) ID Number R155927, being the northeasterly corner of the herein described 0.498 acre tract, from which a ½ inch iron rod found for the northeasterly corner of the parent 46.259 acre tract described in instrument to Running Deer, Inc., recorded in Volume 970, Page 318 of the Deed Records of Montgomery County, Texas (D.R.M.C.T.), and a 3/8 inch iron rod found (bent) for reference bears, North 87°57'35" East, 124.33 feet, said **POINT OF BEGINNING**, have a State Plane coordinate value of N: 10,059,835.492, E: 3,853,978.781, Texas Central Zone, 4203, grid measurements;

THENCE South 03°44'40" East, 173.93 feet, with the common line between said 0.499 acre tract and said Fryar tract, to a 5/8 inch iron rod found for the common corner of said 0.499 acre tract, said Fryar tract, Lot 7, Block 3 of White Oak Estates, Section 2, as shown on the map recorded in Cabinet J, Sheet, 84 of the Map Records of Montgomery County, Texas (M.R.M.C.T.), and that certain called 0.953 acre tract described as Lots 18 and 19 of said Running Deer, in instrument to Davis S. Silva, Jr., recorded under Clerk's File Number 2002020111, O.P.R.M.C.T., being and interior corner of said 46.259 acre tract, same being the southeasterly corner of the herein described 0.498 acre tract, from which a ¾ inch iron rod found for the easterly southeast corner of said 46.259 acre tract bears, North 87°49'34" East, 497.19 feet;

THENCE South 89°39'33" West, 124.93 feet, with the common line between said 0.499 acre tract and said 0.953 acre tract, to a ½ inch iron rod found for the common southerly corner of said 0.499 acre tract and that certain called 0.4984 acre tract described as the West one-half of Lot 12 of said Running Deer, in instrument to Daniel A. Rhodes, recorded under Clerk's File Number 2016039658, O.P.R.M.C.T., being the southwesterly corner of the herein described 0.498 acre tract;

THENCE North 03°45'59" West, 173.85 feet, with the common line between said 0.499 acre tract and said 0.4984 acre tract, to a ½ inch iron rod found (bent) in the southerly right-of-way of said Bob White Street, for the common northerly corner of said 0.499 acre tract and said 0.4984 acre tract, being the northwesterly corner of the herein described 0.498 acre tract;


THENCE North 89°37'10" East, 124.99 feet, with the southerly right-of-way of said Bob White Street, the northerly line of said 0.499 acre tract, to the **POINT OF BEGINNING** and containing a computed area of 0.498 acres of land within this Field Note Description.

This Field Note Description was prepared from a survey performed on the ground on December 30, 2021 by Texas Professional Surveying, LLC., Registered Professional Land Surveyors and is referenced to Survey Drawing Project Number 21711.

Bearings recited hereon are based on GPS observations and are referenced to the North American Datum (NAD) 1983, Texas State Plane Coordinate System, Central Zone (4203).

January 27, 2022
Date




Thomas A. McIntyre
R.P.L.S. No. 6921