



SYMBOL LEGEND

— P —	- Overhead Power Line
— G —	- Guy Wire
— W —	- 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/T/PS Cap
○	- Find Iron Rod
CM	- Controlling Monument
O.P.R.M.C.T.	- Official Public Records of Montgomery County Texas
D.R.M.C.T.	- Deed Records of Montgomery County Texas
M.R.M.C.T.	- Map Records of Montgomery County Texas

Surveyor has relied on information provided by:
 First American Title Guaranty Company
 G.F. No. 2713512-HO43
 Effective date: January 21, 2022

- The Subject Track(s) as shown hereon may be subject to the following item listed in Schedule B, of said Title Commitment
- Those as per Item 1, Schedule B, of said Title Commitment.
 - Utility Easements per Vol. 7, Pg. 303, M.R.M.C.T. (Does affect / shown hereon)

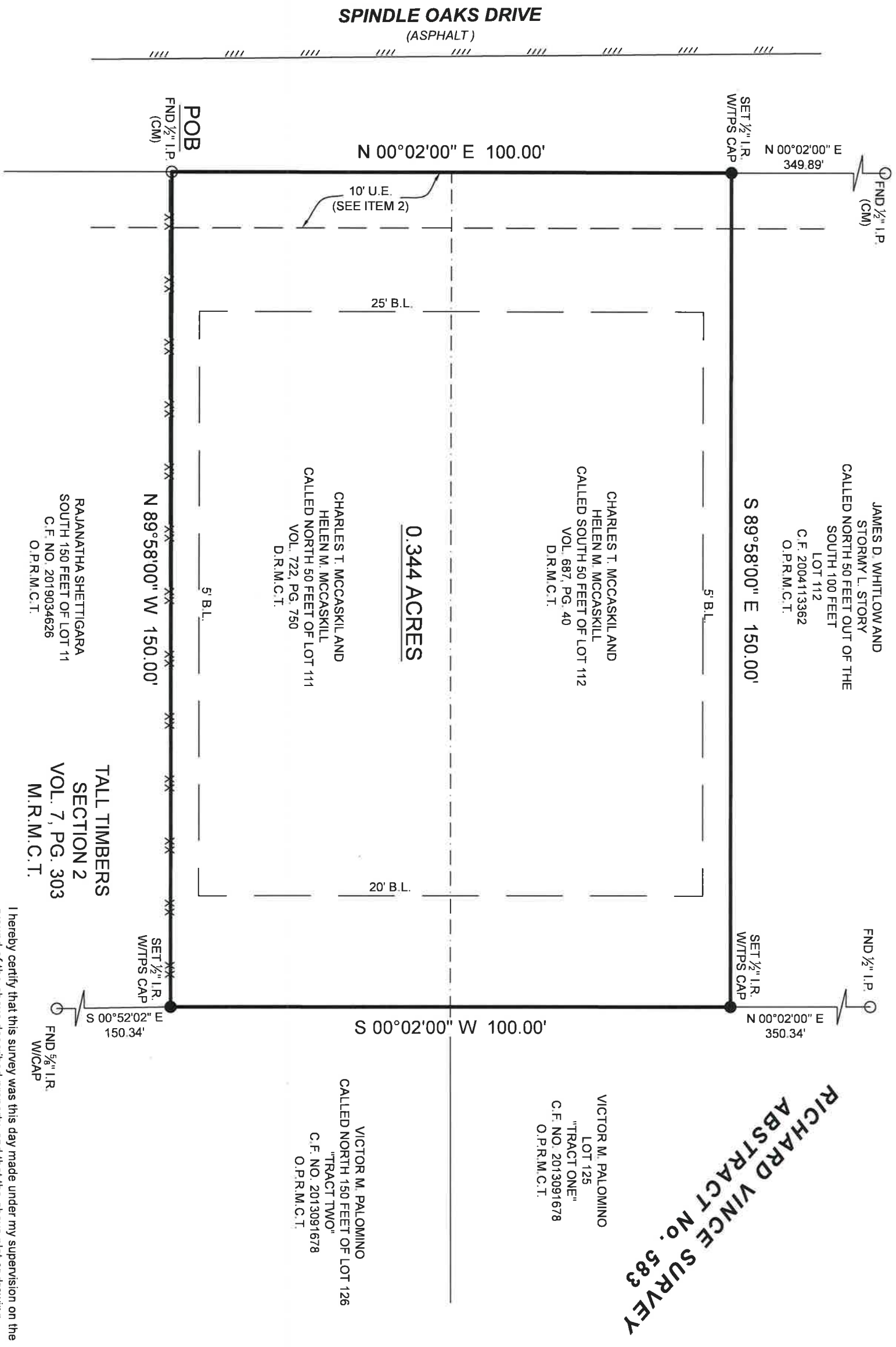
BOUNDARY SURVEY

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

This Property Lies in Zone X outside the 100 Year Flood Plain Per Graphic Scaling according to Community Panel Number 48339C0535G having an effective date of 8/18/2014.

Job No.: 22953
 Scale: 1"=20'
 Date: 2/5/2022
 Drawn By: TK
 Checked By: DVB
 Field Crew: VL
 Revised:

Basis of Bearings Based on recorded subject property deed.



Purchaser: Texas Liberty Holdings, LLC
 Address: Spindle Oaks Drive, Conroe, TX 77385
 North 50' Lot 111 & South 50' Lot 112, Block 2, Section 2
 Survey: Richard Vince
 Area: 0.344 Acres
 Subdivision: Tall Timbers
 Volume: 7, Page: 303, Map: Records
 County: Montgomery, Texas

RAJANATHA SHETTIGARA
 SOUTH 150 FEET OF LOT 11
 C.F. NO. 2019034626
 O.P.R.M.C.T.

CHARLES T. MCCASKIL AND
 HELEN M. MCCASKILL
 CALLED NORTH 50 FEET OF LOT 111
 VOL. 722, PG. 750
 D.R.M.C.T.

CHARLES T. MCCASKIL AND
 HELEN M. MCCASKILL
 CALLED SOUTH 50 FEET OF LOT 112
 VOL. 687, PG. 40
 D.R.M.C.T.

JAMES D. WHITLOW AND
 STORMY L. STORY
 CALLED NORTH 50 FEET OUT OF THE
 SOUTH 100 FEET
 LOT 112
 C.F. 2004113362
 O.P.R.M.C.T.

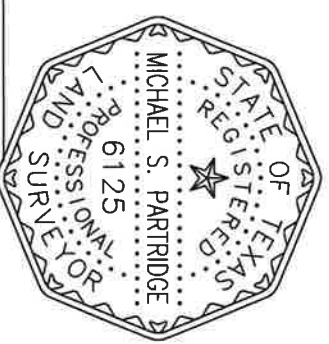
VICTOR M. PALOMINO
 CALLED NORTH 150 FEET OF LOT 126
 "TRACT TWO"
 C.F. NO. 2013091678
 O.P.R.M.C.T.

VICTOR M. PALOMINO
 LOT 125
 "TRACT ONE"
 C.F. NO. 2013091678
 O.P.R.M.C.T.

**RICHARD VINCE SURVEY
 ABSTRACT No. 583**

TALL TIMBERS
 SECTION 2
 VOL. 7, PG. 303
 M.R.M.C.T.

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.



Michael S. Partridge
 Registered Professional Land Surveyor No. 6125



TEXAS PROFESSIONAL SURVEYING, LLC.

3032 N. FRAZIER STREET, CONROE, TEXAS 77303
(936)756-7447 FAX (936)756-7448
FIRM REGISTRATION No. 100834-00

FIELD NOTE DESCRIPTION
0.344 ACRES
IN THE RICHARD VINCE SURVEY, ABSTRACT NUMBER 583
MONTGOMERY COUNTY, TEXAS

BEING a 0.344 acre tract situated in the Richard Vince Survey, Abstract No. 583, Montgomery County, Texas, being comprised of all of that certain tract described as the North 50 feet of Lot 111 of Tall Timbers, Section 2, as shown on the map or plat thereof, recorded in Volume 7, Page 30 of the Map Records of Montgomery County, Texas (M.R.M.C.T.), in instrument to Charles T. McCaskil and Helen M. McCaskil, recorded in Volume 722, Page 750 of the Deed Records of Montgomery County, Texas (D.R.M.C.T.), and all of that certain tract described as the South 50 feet of Lot 112 of said Section 2, in instrument to Charles T. McCaskil and Helen M. McCaskil, recorded in Volume 687, Page 40, D.R.M.C.T., said 0.344 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a ½ inch iron pipe found in the easterly right-of-way of Spindle Oaks Drive, for the common westerly corner of the southerly said McCaskil tract and a tract described as the South 150 feet of said Lot 11 in instrument to Rajanatha Shettigara, recorded in Clerk's File No. 2019034626 of the Official Public Records of Montgomery County, Texas (O.P.R.M.C.T.), being the southwest corner of the herein described 0.344 acre tract;

THENCE North 00°02'00" East, 100.00 feet, with the westerly line of said southerly McCaskil tract and the northerly said McCaskil tract and the easterly right-of-way of said Spindle Oaks Drive, to a ½ inch iron rod with cap stamped "TPS 100834-00" set for the common westerly corner of said northerly McCaskil tract and a tract described as the South 100 feet of Lot 112 of said Section 2, in instrument to James D. Whitlow and Stormy L. Story, recorded in Clerk's File No. 2004113362, O.P.R.M.C.T., being the northwesterly corner of the herein described 0.344 acre tract, from which a ½ inch iron pipe found for reference bears North 00°02'00" East, 349.89 feet;

THENCE South 89°58'00" East, 150.00 feet, with the common line of said northerly McCaskil tract and said Whitlow tract, to a ½ inch iron rod with cap stamped "TPS 100834-00" set in the westerly line of a tract described as "Tract One", Lot 125 of said Section 2, in instrument to Victor M. Palomino, recorded in Clerk's File No. 2013091678, O.P.R.M.C.T., for the common easterly corner of said northerly McCaskil tract and said Whitlow tract, being the northeasterly corner of the herein described 0.344 acre tract, from which a ½ inch iron pipe found for reference bears North 00°02'00" East, 350.34 feet;

THENCE South 00°02'00" West, 100.00 feet, with the common line of said northerly McCaskil tract and said Tract One, and continuing with the common line of said southerly McCaskil tract and a tract described as "Tract Two", the northerly 150 feet of Lot 126 of said Section 2, in said instrument to Victor M. Palomino, to a ½ inch iron rod with cap stamped "TPS 100834-00" set for the common easterly corner of said southerly McCaskil tract and said Shettigara tract, being the southeasterly corner of the herein described 0.344 acre tract, from which a 5/8 inch iron rod with cap found for reference bears South 00°52'02" East, 150.34 feet;

THENCE North 89°58'00" West, 150.00 feet, with the common line of said southerly McCaskil tract and said Shettigara tract, to the **PLACE OF BEGINNING**;


CONTAINING a computed area of 0.344 acres of land within this Field Note Description.

This Field Note Description was prepared from a survey performed on the ground on February 5, 2022, by Texas Professional Surveying, LLC., Registered Professional Land Surveyors and is referenced to Survey Drawing Project Number 22953.

Bearings recited hereon are based on the monumented easterly right-of-way of Spindle Oaks Drive.

February 8, 2022
Date




Michael S. Partridge
R.P.L.S. No. 6125