



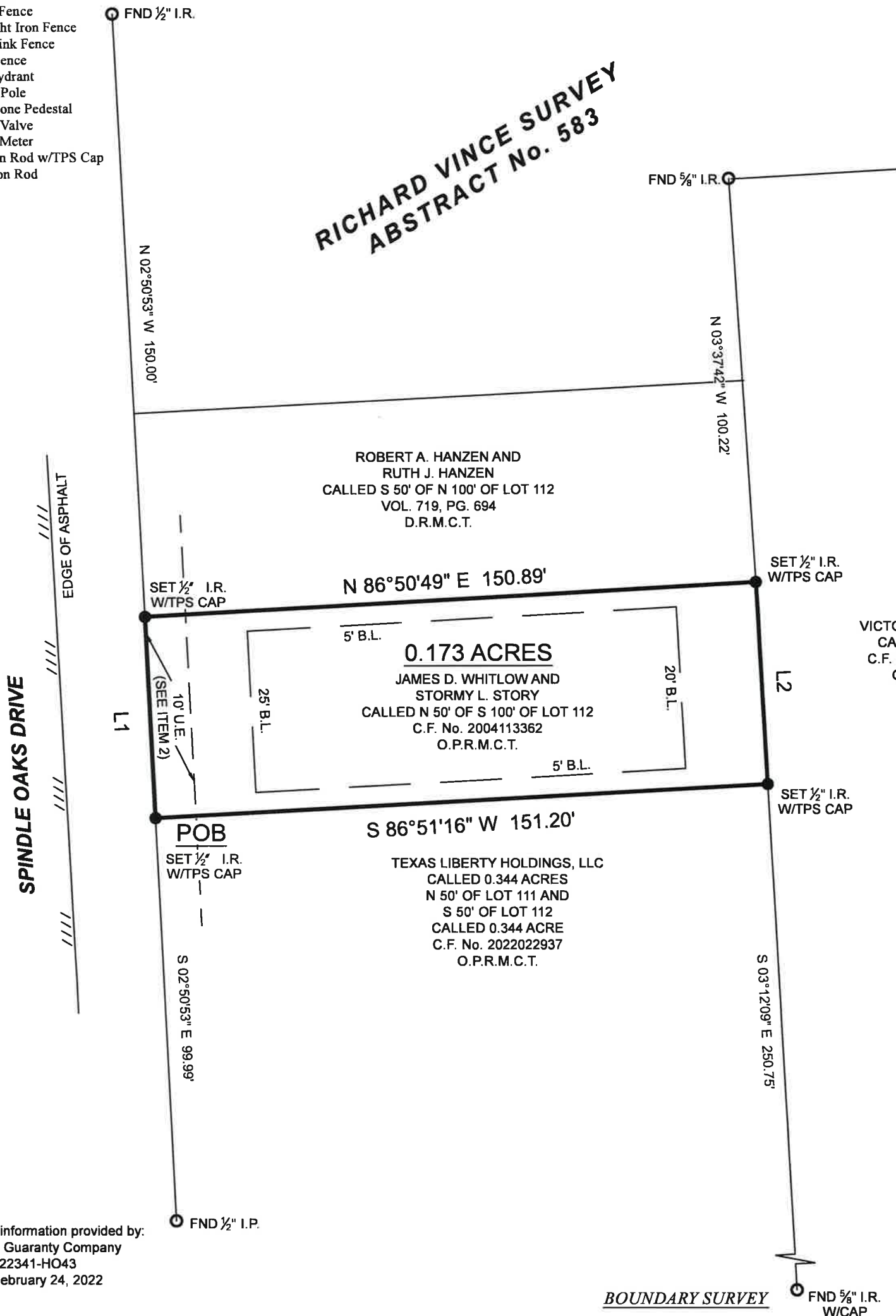
LINE	BEARING	DISTANCE
L1	N 02°50'53" W	49.98'
L2	S 03°12'09" E	50.00'



**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
- ○ - End Iron Rod

**RICHARD VINCE SURVEY  
ABSTRACT No. 583**



Surveyor has relied on information provided by:  
 First American Title Guaranty Company  
 G.F. No. 2722341-HO43  
 Effective date: February 24, 2022

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

- Those as per item 10(a), Schedule B, of said Title Commitment.
- The Utility Easement as set out on plat/map, per Vol. 7, Pg. 303, M.R.M.C.T. (Does affect / shown hereon)

BEING a 0.173 acre tract situated in the Richard Vince Survey, Abstract Number 583, Montgomery County, Texas, being all of that same tract described as the "North 50 feet of the South 100 feet" of Lot 112, Tall Timbers, Section Two, as shown on the map or plat thereof recorded in Volume 7, Page 303 of the Map Records of Montgomery County, Texas (M.R.M.C.T.), in instrument to James D. Whitlow and Stormy L. Whitlow, recorded under Clerk's File Number 2004113362 of the Official Public Records of Montgomery County, Texas, (O.P.R.M.C.T.), said 0.173 acre being more particularly described by attached metes and bounds description.

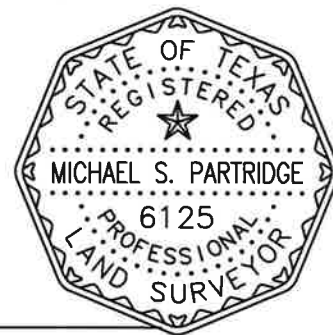
I hereby certify that this survey was this day made under my supervision on the ground of the above described property, and that the above plat or drawing reflects the findings on the ground of the property at this time and that this survey meets the minimum standards of practice as approved by the Texas Board of Professional Land Surveying.

This Property Lies in Zone X outside the 100 Year Flood Plain Per Graphic Scaling according to Community Panel No. 48339C0535G having an effective date of 8/18/2014.  
 Job No.: 23635  
 Scale: 1"=30'  
 Date: 03-18-2022  
 Drawn By: AF  
 Checked By: DVB  
 Field Crew: EL  
 Revised:

Purchaser Texas Liberty Holdings, LLC  
 Address 17128 Spindle Oaks Dr. Conroe, TX, 77385  
North 50' of the South 100' Lot 112 Block A Section 2  
 Survey Richard Vince, A 583  
 Area 0.173 Acres  
 Subdivision Tall Timbers  
 Volume 7, Page 303, Map Records  
Montgomery County, Texas

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

Basis of Bearings



*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**  
**0.173 ACRES**  
**IN THE RICHARD VINCE SURVEY, ABSTRACT NUMBER 583**  
**MONTGOMERY COUNTY, TEXAS**

BEING a 0.173 acre tract situated in the Richard Vince Survey, Abstract Number 583, Montgomery County, Texas, being all of that same tract described as the "North 50 feet of the South 100 feet" of Lot 112, Tall Timbers, Section Two, as shown on the map or plat thereof recorded in Volume 7, Page 303 of the Map Records of Montgomery County, Texas (M.R.M.C.T.), in instrument to James D. Whitlow and Stormy L. Whitlow, recorded under Clerk's File Number 2004113362 of the Official Public Records of Montgomery County, Texas, (O.P.R.M.C.T.), said 0.173 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a ½ inch iron rod with cap stamped "TPS 100834-00" set in the easterly margin of Spindle Oaks Drive, for the common westerly corner of said Whitlow tract and that certain called 0.344 acre tract described in instrument to Texas Liberty Holdings, LLC., recorded under Clerk's File Number 2022022937, O.P.R.M.C.T., being the southwesterly corner of the herein described 0.173 acre tract, from which a ½ inch iron pipe found for reference bears South 02°50'53" East, 99.99 feet, said POINT OF BEGINNING having a Texas State Plane Coordinate value of N: 10,071,725.36, E: 3,843,273.02, Texas Central Zone, (4203), grid measurements;

THENCE North 02°50'53" West, 49.98 feet, with the easterly margin of said Spindle Oaks Drive, the westerly line of said Whitlow tract, to a ½ inch iron rod with cap stamped "TPS 100834-00" set for the common westerly corner of said Whitlow tracts and that certain tract described in instrument to Robert A. Hanzen and Ruth J. Hanzen, recorded in Volume 719, Page 694 of the Deed Records of Montgomery County, Texas (D.R.M.C.T.), being the northwesterly corner of the herein described 0.173 acre tract, from which a ½ inch iron rod found for reference bears North 02°50'53" West, 150.00 feet;

THENCE North 86°50'59" East, 150.89 feet, with the common line between said Whitlow and Hanzen tracts, to a ½ inch iron rod with cap stamped "TPS 100834-00" set in the westerly line of Lot 125 of said Section 2, for the common easterly corner of said Whitlow and Hanzen tracts, being the northeasterly corner of the herein described 0.173 acre tract, from which a 5/8 inch iron rod with cap found for reference bears North 03°37'42" West, 100.22 feet;


THENCE South 03°12'09" East, 50.00 feet, with the common line between said Whitlow tract and said Lot 125, to a ½ inch iron rod with cap stamped "TPS 100834-00" set for the common easterly corner of said Whitlow and Texas Liberty Holdings, LLC., tracts, being the southeasterly corner of the herein described 0.173 acre tract, from which a 5/8 inch iron rod with cap found for reference bears South 03°12'09" East, 250.75 feet;

THENCE South 86°51'16" West, 151.20 feet, with the common line between said Whitlow and Texas Liberty Holdings, LLC., tracts, to the POINT OF BEGINNING and containing a computed area of 0.173 acres of land within this Field Note Description.

This Field Note Description was prepared from a survey performed on the ground on March 18, by Texas Professional Surveying, LLC., Registered Professional Land Surveyors and is referenced to Survey Drawing Project Number 23635.

Bearings and distances recited herein are based on GPS observations and are referenced to the North American Datum of 1983 (NAD83), Texas State Plane Coordinate System, Central Zone (4203), grid measurements.

April 5, 2022  
Date



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