

0' 50' 100' 150'



Scale: 1" = 50'

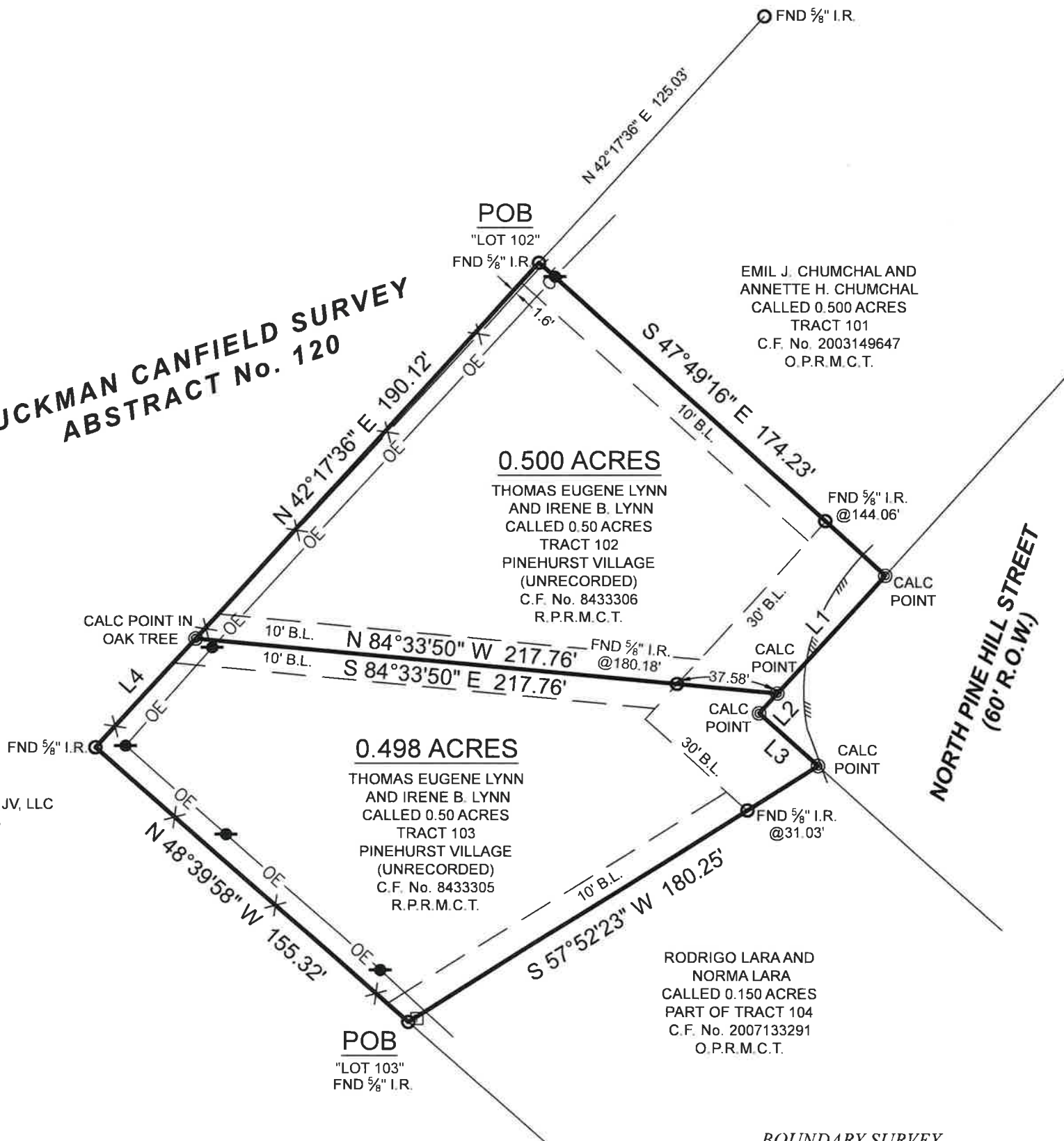
LINE	BEARING	DISTANCE
L1	S 42°17'28" W	59.85'
L2	S 42°17'28" W	10.08'
L3	S 48°12'29" E	29.47'
L4	N 42°17'36" E	55.43'

SYMBOL LEGEND

- EDGE OF ASPHALT
- OVERHEAD ELECTRIC
- WIRE FENCE
- FOUND SURVEY MONUMENT
- POWER POLE
- TELEPHONE PEDESTAL



**BUCKMAN CANFIELD SURVEY
ABSTRACT No. 120**



HMH/STRATFORD PINEHURST JV, LLC
CALLED 123.371 ACRES
C.F. No. 2021140731
O.P.R.M.C.T.

EMIL J. CHUMCHAL AND
ANNETTE H. CHUMCHAL
CALLED 0.500 ACRES
TRACT 101
C.F. No. 2003149647
O.P.R.M.C.T.

0.500 ACRES

THOMAS EUGENE LYNN
AND IRENE B. LYNN
CALLED 0.50 ACRES
TRACT 102
PINEHURST VILLAGE
(UNRECORDED)
C.F. No. 8433306
R.P.R.M.C.T.

0.498 ACRES

THOMAS EUGENE LYNN
AND IRENE B. LYNN
CALLED 0.50 ACRES
TRACT 103
PINEHURST VILLAGE
(UNRECORDED)
C.F. No. 8433305
R.P.R.M.C.T.

RODRIGO LARA AND
NORMA LARA
CALLED 0.150 ACRES
PART OF TRACT 104
C.F. No. 2007133291
O.P.R.M.C.T.

BOUNDARY SURVEY

SURVEYOR HAS RELIED ON INFORMATION PROVIDED BY:
FIRST AMERICAN TITLE GUARANTY COMPANY
G.F. NO. 2737015-HO43
EFFECTIVE DATE: APRIL, 11, 2022

THE SUBJECT TRACT(S) AS SHOWN HEREON MAY BE SUBJECT TO THE
FOLLOWING ITEM LISTED IN SCHEDULE B, OF SAID TITLE COMMITMENT:

1. THOSE AS PER ITEM 10(A), SCHEDULE B, OF SAID TITLE COMMITMENT.
2. EASEMENT PER VOL. 294, PG. 129, D.R.M.C.T. (DOES NOT AFFECT)
3. EASEMENT PER VOL. 612, PG. 180, D.R.M.C.T. (DOES NOT AFFECT)
4. EASEMENT PER VOL. 1063, PG. 860, D.R.M.C.T. (UNABLE TO PLOT / DOCUMENT IS ILLEGIBLE)
5. EASEMENT PER VOL. 1091, PG. 765, D.R.M.C.T. (UNABLE TO PLOT)

BEING A 0.500 ACRE TRACT SITUATED IN THE BUCKMAN CANFIELD SURVEY, ABSTRACT NO. 120, MONTGOMERY COUNTY, TEXAS, BEING ALL OF THAT CERTAIN CALLED 0.50 ACRE TRACT DESCRIBED AS TRACT 102 OF PINEHURST VILLAGE (UNRECORDED SUBDIVISION), IN INSTRUMENT TO THOMAS EUGENE LYNN AND IRENE B. LYNN, RECORDED IN CLERK'S FILE NO. 843306 OF THE REAL PROPERTY RECORDS OF MONTGOMERY COUNTY, TEXAS (R.P.R.M.C.T.), SAID 0.500 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY ATTACHED METES AND BOUNDS DESCRIPTION.

BEING A 0.498 ACRE TRACT SITUATED IN THE BUCKMAN CANFIELD SURVEY, ABSTRACT NO. 120, MONTGOMERY COUNTY, TEXAS, BEING ALL OF THAT CERTAIN CALLED 0.50 ACRE TRACT DESCRIBED AS TRACT 103 OF PINEHURST VILLAGE (UNRECORDED SUBDIVISION), IN INSTRUMENT TO THOMAS EUGENE LYNN AND IRENE B. LYNN, RECORDED IN CLERK'S FILE NO. 843305 OF THE REAL PROPERTY RECORDS OF MONTGOMERY COUNTY, TEXAS (R.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.

NO PORTION OF THIS PROPERTY APPEARS TO LIE WITHIN THE 100 YEAR FLOODPLAIN PER GRAPHIC SCALING OF COMMUNITY PANEL NO. 48339C0490G HAVING AN EFFECTIVE DATE OF 08/18/2014.

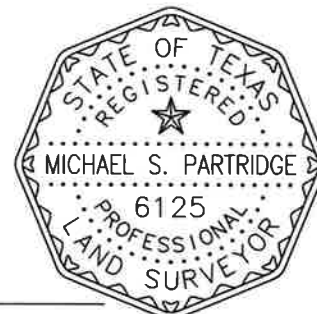
BASIS OF BEARINGS: BEARINGS AND DISTANCES SHOWN HEREON ARE BASED ON GPS OBSERVATIONS AND ARE REFERENCED TO THE NORTH AMERICAN DATUM OF 1983 (NAD83), TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE (TXC-4203), GRID MEASUREMENTS.

PROJECT NUMBER	24713
DATE	05-03-2022
DRAWN BY	MGG / DVB
CHECKED BY	-
FIELD CREW	MY
REVISION 1	-
REVISION 2	-
REVISION 3	-
REVISION 4	-

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

PURCHASER: TEXAS LIBERTY HOLDINGS, LLC
ADDRESS: W PINE HILL STREET, PINEHURST, TX, 77362
SURVEY: BUCKMAN CANFIELD, A - 120
SUBJECT: 0.500 ACRES & 0.498 ACRES
COUNTY: MONTGOMERY COUNTY

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

0.498 ACRES

TRACT 103

IN THE BUCKMAN CANFIELD SURVEY, ABSTRACT NUMBER 120

MONTGOMERY COUNTY, TEXAS

BEING a 0.498 acre tract situated in the Buckman Canfield Survey, Abstract No. 120, Montgomery County, Texas, being all of that certain called 0.50 acre tract described as Tract 103 of Pinehurst Village (unrecorded subdivision), in instrument to Thomas Eugene Lynn and Irene B. Lynn, recorded in Clerk's File No. 843305 of the Real Property Records of Montgomery County, Texas (R.P.R.M.C.T.), said 0.498 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8 inch iron rod found in the northeasterly line of a called 123.371 acre tract described in instrument to HMH/Stratford Pinehurst JV, LLC, recorded in Clerk's File No. 2021140731 of the Official Public Records of Montgomery County, Texas (O.P.R.M.C.T.), for a common corner of said Tract 103 and a called 0.150 acre tract described as a part of Tract 104 of said Pinehurst Village in instrument to Rodrigo Lara and Norma Lara, recorded in Clerk's File No. 2007133291, O.P.R.M.C.T., being the south corner of the herein described 0.498 acre tract;

NORTH 48°39'58" West, 155.32 feet, with the common line of said Tract 103 and said 123.371 acre tract, to a 5/8 inch iron rod found for a common corner of the same, being the west corner of the herein described 0.498 acre tract;

THENCE North 42°17'36" East, 55.43 feet, continuing with said common line, to a calculated point in an Oak tree for the common westerly corner of said Tract 103 and a called 0.50 acre tract described as Tract 102 of said Pinehurst Village in instrument to said Thomas Eugene Lynn and Irene B. Lynn, recorded in Clerk's File No. 843306, R.P.R.M.C.T., being the northwesterly corner of the herein described 0.498 acre tract, from which a 5/8 inch iron rod found for the north corner of said Tract 102, bears North 42°17'36" East, 190.12 feet;

THENCE South 84°33'50" East, with the common line of said Tracts 103 and 102, at a distance of 180.18 feet, pass a 5/8 inch iron rod found for reference in the northwesterly margin of North Pine Hill Street (60 feet wide), in all, a total distance of 217.76 feet to a calculated point in the approximate centerline of said North Pine Hill Street, for a common corner of said Tracts 103 and 102, being the northeasterly corner of the herein described 0.498 acre tract;

THENCE South 42°17'28" West, 10.08 feet, along said approximate centerline, with the most northerly southeast line of said Tract 103, to a calculated point at a bend in said centerline, for an interior corner of said Tract 103 and the herein described 0.498 acre tract;

THENCE South 48°12'29" East, 29.47 feet, continuing along said approximate centerline, with the northeasterly line of said Tract 103, to a calculated point for the common northerly corner of said Tract 103 and said part of Tract 104, being the most easterly corner of the herein described 0.498 acre tract;

THENCE South 57°52'23" West, with the common line of said Tract 103 and said part of Tract 104, at a distance of 31.03 feet, pass a 5/8 inch iron rod found for reference in the southwesterly margin of said North Pine Hill Street, in all, a total distance of 180.25 feet to the **PLACE OF BEGINNING**;


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 May 3, 2022, by Texas Professional Surveying, LLC., Registered Professional Land Surveyors and is referenced to Survey Drawing Project Number 24713.

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).

May 16, 2022
Date




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