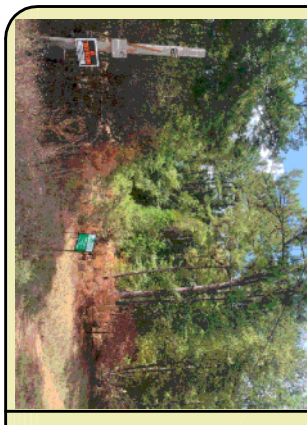


GF NO. 2713092-H043 FIRST AMERICAN TITLE
 ADDRESS: 11277 NEWTON CIRCLE
 CONROE, TEXAS 77303
 BORROWER: TEXAS LIBERTY HOLDINGS, LLC

3.6900 ACRES LOTS 41 AND 42 NEWTON CIRCLE

AN UNRECORDED SUBDIVISION SITUATED IN THE
 ORSON SHAW SURVEY, A-505
 MONTGOMERY COUNTY, TEXAS
 (SEE ATTACHED METES AND BOUNDS)

NOTE: EASEMENT PER CF NO. 2008-072913.
 NOTE: EASEMENT PER CF NO. 8624958.
 NOTE: ROADWAY EASEMENT PER VOL. 751, PG. 571.



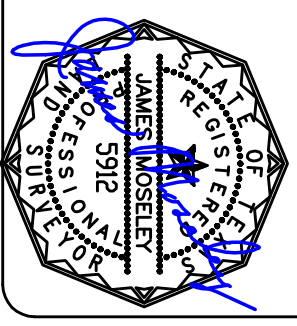
THIS PROPERTY DOES NOT LIE WITHIN THE
 100 YEAR FLOOD PLAIN AS PER FIRM
 PANEL NO. 48339C 0275 G
 MAP REVISION: 08/18/2014
 ZONE X
 BASED ONLY ON VISUAL EXAMINATION OF MAPS.
 INACCURACIES OF FEMA MAPS PREVENT EXACT
 DETERMINATION WITHOUT DETAILED FIELD STUDY.

A SUBSURFACE INVESTIGATION
 WAS BEYOND THE SCOPE OF THIS SURVEY

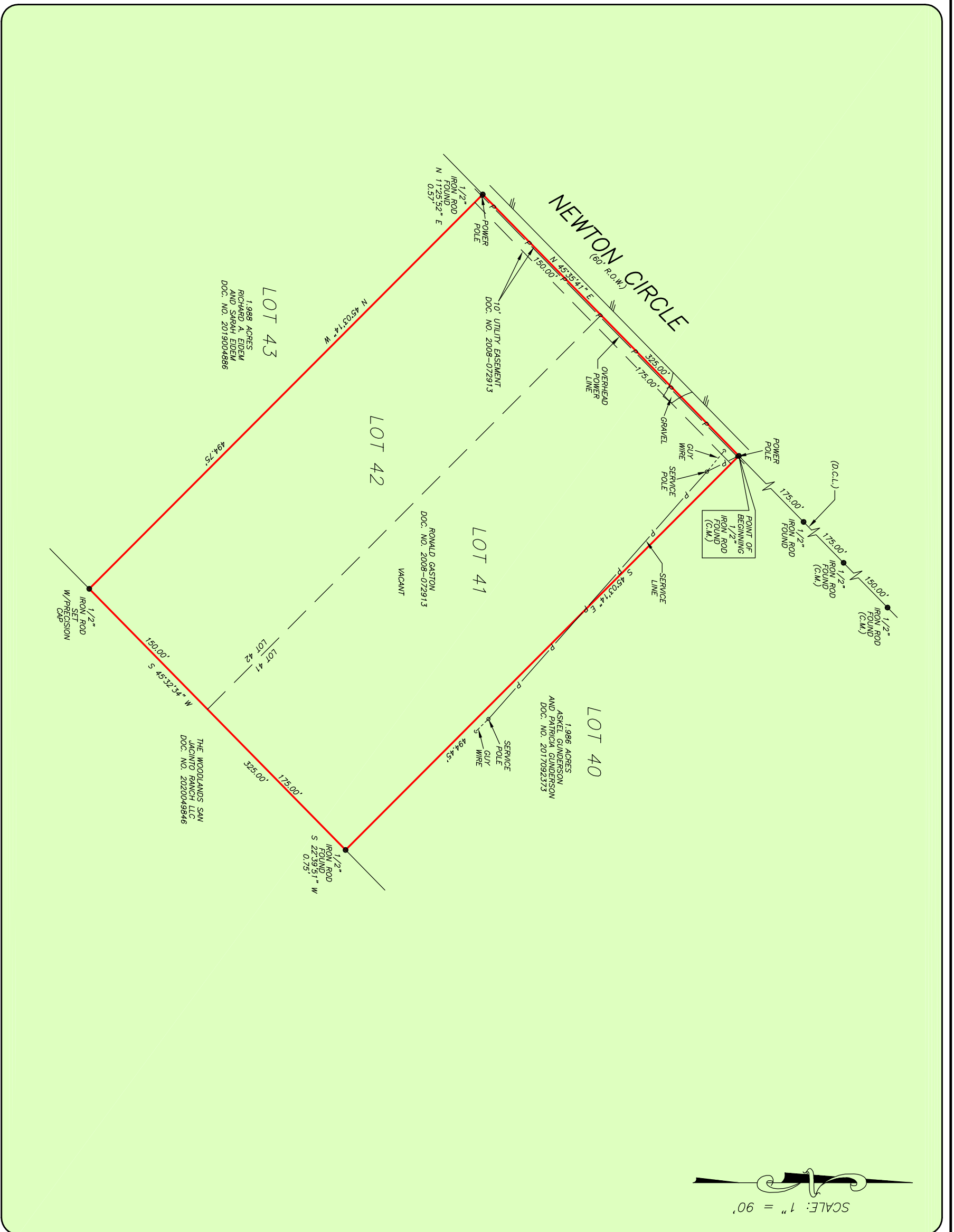
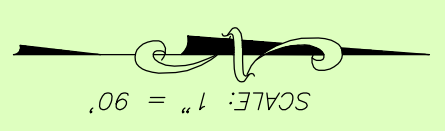
D.C.L. = DIRECTIONAL CONTROL LINE
 RECORD BEARING: DOC. NO. 2008-072913 M.C.D.R.

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

JAMES E. MOSELEY
 PROFESSIONAL LAND SURVEYOR
 NO. 5912
 JOB NO. 22-05200
 AUGUST 04, 2022



DRAWN BY: MM



PRECISION
 surveyors

1-800-LANDSURVEY
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 950 THREEWEDGE STREET SUITE 150 HOUSTON, TEXAS 77079 1777 NE LOOP 410 SUITE 800 SAN ANTONIO, TEXAS 78217
 210-829-4941 FAX 210-829-1555
 FIRM NO. 10063700

STATE OF TEXAS

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§
§

COUNTY OF MONTGOMERY

A TRACT OR PARCEL OF LAND CONTAINING 3.6900 ACRES, (160,734 SQUARE FEET), BEING LOTS 41 AND 42, NEWTON ACRES, AN UNRECORDED SUBDIVISION SITUATED IN THE ORSON SHAW SURVEY, ABSTRACT NUMBER 505, MONTGOMERY COUNTY, TEXAS, SAID 3.6900 ACRE TRACT OF LAND BEING THAT CERTAIN CALLED 1.987 ACRE TRACT OF LAND BEING SAID LOT 41 AND THAT CERTAIN CALLED 1.703 ACRE TRACT OF LAND BEING SAID LOT 42 AS CONVEYED TO RONALD GASTON BY INSTRUMENT RECORDED IN DOCUMENT NO. 2008-072913 OF THE OFFICIAL PUBLIC RECORDS OF MONTGOMERY COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: (BEARING BASIS: DOCUMENT NO. 2008-072913 OF THE OFFICIAL PUBLIC RECORDS OF MONTGOMERY COUNTY, TEXAS).

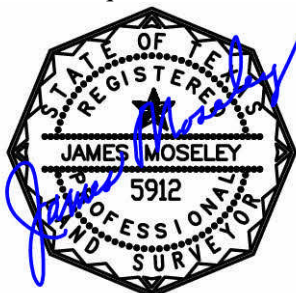
BEGINNING at a 1/2" iron rod found on the southeasterly right-of-way line of Newton Circle, (60.00 Foot Right-of-Way), for the northwesterly common corner of said Lot 41 and that certain called 1.986 acre tract of land being Lot 40, of said Newton Acres, as conveyed to Askel Gunderson and Patricia Gunderson by instrument recorded in Document No. 2017092373 of the Official Public Records of Montgomery County, Texas, same being the north corner and the POINT OF BEGINNING of the herein described tract;

Thence, S 45°03'14" E, along the common line of said Lots 40 and 41, a distance of 494.45 feet to a point on the common line of that certain tract of land as conveyed to The Woodlands San Jacinto Ranch, LLC by instrument recorded in Document No. 2020049846 of the Official Public Records of Montgomery County, Texas, for the southeasterly common corner of said Lots 40 and 41, same being the east corner of the herein described tract, from which a 1/2" iron rod found for reference bears, S 22°39'51" W, a distance of 0.75 feet;

Thence, S 45°32'34" W, along the common line of said The Woodlands San Jacinto Ranch, LLC Tract, pass at a distance of 175.00 feet the southeasterly common corner of said Lots 41 and 42, and continuing for a total distance of 325.00 feet to a capped, (Precision Surveyors), iron rod set for the southeasterly common corner of said Lot 42 and that certain called 1.988 acre tract of land being Lot 43, of said Newton Acres, as conveyed to Richard A. Eidem and Sarah Eidem by instrument recorded in Document No. 2019004886 of the Official Public Records of Montgomery County, Texas, same being the south corner of the herein described tract;

Thence, N 45°03'14" W, along the common line of said Lots 42 and 43, a distance of 494.75 feet to a point on the southeasterly right-of-way line of Newton Circle for the northwesterly common corner of said Lots 42 and 43, same being the west corner of the herein described tract, from which a 1/2" iron rod found for reference bears, N 11°25'52" E, a distance of 0.57 feet;

Thence, N 45°35'41" E, along the southeasterly right-of-way line of Newton Circle, pass at a distance of 150.00 feet the northwesterly common corner of said Lots 42 and 41, and continuing for a total distance of 325.00 feet to the POINT OF BEGINNING and containing 3.6900 acres or 160,734 square feet of land, more or less.



James E. Moseley
Registered Professional Land Surveyor,
No. 5912
Job No. 22-05200
August 4, 2022

See Drawing Attached