

GF NO. 2741520-H043 FRIST AMERICAN TITLE
 ADDRESS: 8498 MILLER ROAD
 MAGNOLIA, TEXAS 77354
 BORROWER: TEXAS LIBERTY HOLDINGS, LLC

**0.7519 ACRES
 A PART OF LOT 9
 TOMBALL NORTH**
 AN UNRECORDED SUBDIVISION OUT OF THE
 DICKINSON GARRETT SURVEY, ABSTRACT 226
 IN MONTGOMERY COUNTY, TEXAS
 (SEE ATTACHED METES AND BOUNDS DESCRIPTION)

NOTE: EASEMENT PER VOL. 423, PG. 463.
 NOTE: MAY BE SUBJECT TO DEED RESTRICTIONS AND/OR
 ADDITIONAL GOVERNMENTAL BUILDING REQUIREMENTS.



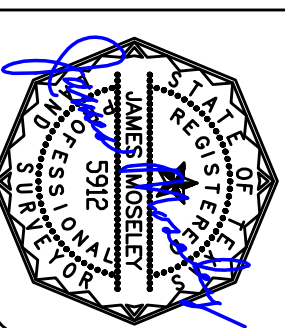
THIS PROPERTY DOES NOT LIE WITHIN THE
 100 YEAR FLOOD PLAIN AS PER FIRM
 PANEL NO. 48339C 0505 G
 MAP REVISION: 08/18/2014
 ZONE X
 BASED ONLY ON VISUAL EXAMINATION OF MAPS.
 INACCURACIES OF FEMA MAPS PREVENT EXACT
 DETERMINATION WITHOUT DETAILED FIELD STUDY.

A SUBSURFACE INVESTIGATION
 WAS BEYOND THE SCOPE OF THIS SURVEY

D.C.L. = DIRECTIONAL CONTROL LINE
 RECORD BEARING: OF. NO. 9411171

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE
 ON THE GROUND, THAT THIS PLAT CORRECTLY
 REPRESENTS THE MONUMENT FOUND AT THE
 LOCATIONS SHOWN HEREON AND THAT NO
 ENCROACHMENTS APPEAR ON THE RECORD
 EXCEPT AS SHOWN HEREON. THIS SURVEY IS
 CERTIFIED FOR THIS TRANSACTION ONLY AND
 ABSTRACTING TITLE PROVIDED IN THE ABOVE
 REFERENCED TITLE COMMITMENT WAS RELIED
 UPON IN PREPARATION OF THIS SURVEY.

JAMES E. MOSELEY
 PROFESSIONAL LAND SURVEYOR
 NO. 5912
 JOB NO. 22-038334
 JUNE 7, 2022



DRAWN BY: RE



PRECISION
 surveyors

1-800-LANDSURVEY
 www.precisionsurveyors.com
 281-496-1586 FAX 281-496-1867
 950 THREEHUNDRED E STREET SUITE 150 HOUSTON, TEXAS 77079 210-829-4941
 1777 NE LOOP 410 SUITE 600 SAN ANTONIO, TEXAS 78217
 FIRM NO. 10063700 FAX 210-829-1555

STATE OF TEXAS

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COUNTY OF MONTGOMERY

A TRACT OR PARCEL OF LAND CONTAINING 0.7519 ACRES, (32,751 SQUARE FEET), BEING OUT OF AND A PART OF LOT 9, TOMBALL NORTH, AN UNRECORDED SUBDIVISION SITUATED IN THE DICKINSON GARRETT SURVEY, ABSTRACT NUMBER 226, MONTGOMERY COUNTY, TEXAS, SAID 0.7519 ACRE TRACT OF LAND BEING THAT CERTAIN CALLED 0.75 ACRE TRACT OF LAND AS CONVEYED TO MICHAEL BAKER BY INSTRUMENT RECORDED IN DOCUMENT NO. 9411171 OF THE OFFICIAL PUBLIC RECORDS OF MONTGOMERY COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: (BEARING BASIS: DOCUMENT NO. 9411171 OF THE OFFICIAL PUBLIC RECORDS OF MONTGOMERY COUNTY, TEXAS).

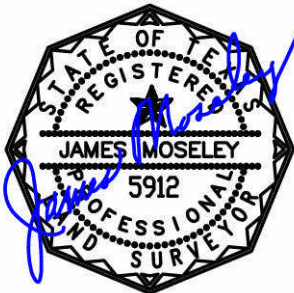
BEGINNING at a 1/2" iron rod found for the intersection of the southeasterly right-of-way line of Roy Lane, (60.00 Foot Right-of-Way), with the southwesterly right-of-way line of Miller Road, (60.00 Foot Right-of-Way), same being the north corner and the POINT OF BEGINNING of the herein described tract;

Thence, S 28°36'55" E, along the southwesterly right-of-way line of Miller Road, a distance of 153.12 feet to a point for the north corner of that certain called 1.437 acre tract of land as conveyed to Electrical Power Specialists, Inc. by instrument recorded in Document No. 8612123 of the Official Public Records of Montgomery County, Texas, same being the east corner of the herein described tract, from which a 1/2" iron rod found for reference bears, N 33°25'59" E, a distance of 0.83 feet;

Thence, S 36°59'40" W, along the common line of said 1.437 Acre Tract, a distance of 191.77 feet to a capped, (Precision Surveyors), iron rod set for the east corner of that certain called 0.752 acre tract of land as conveyed to LMI Realty by instrument recorded in Document No. 2013135266 of the Official Public Records of Montgomery County, Texas, same being the south corner of the herein described tract;

Thence, N 48°23'19" W, along the common line of said 0.752 Acre Tract, a distance of 159.53 feet to a 1/2" iron rod found on the southeasterly right-of-way line of Roy Lane for the north corner of said 0.752 Acre Tract, same being the west corner of the herein described tract;

Thence, N 41°36'41" E, along the southeasterly right-of-way line of Roy Lane, a distance of 242.95 feet to the POINT OF BEGINNING and containing 0.7519 acres or 32,751 square feet of land, more or less.



James E. Moseley
Registered Professional Land Surveyor,
No. 5912
Job No. 22-03834
June 7, 2022

See Drawing Attached