

0' 40' 80' 120'

Scale: 1" = 40'

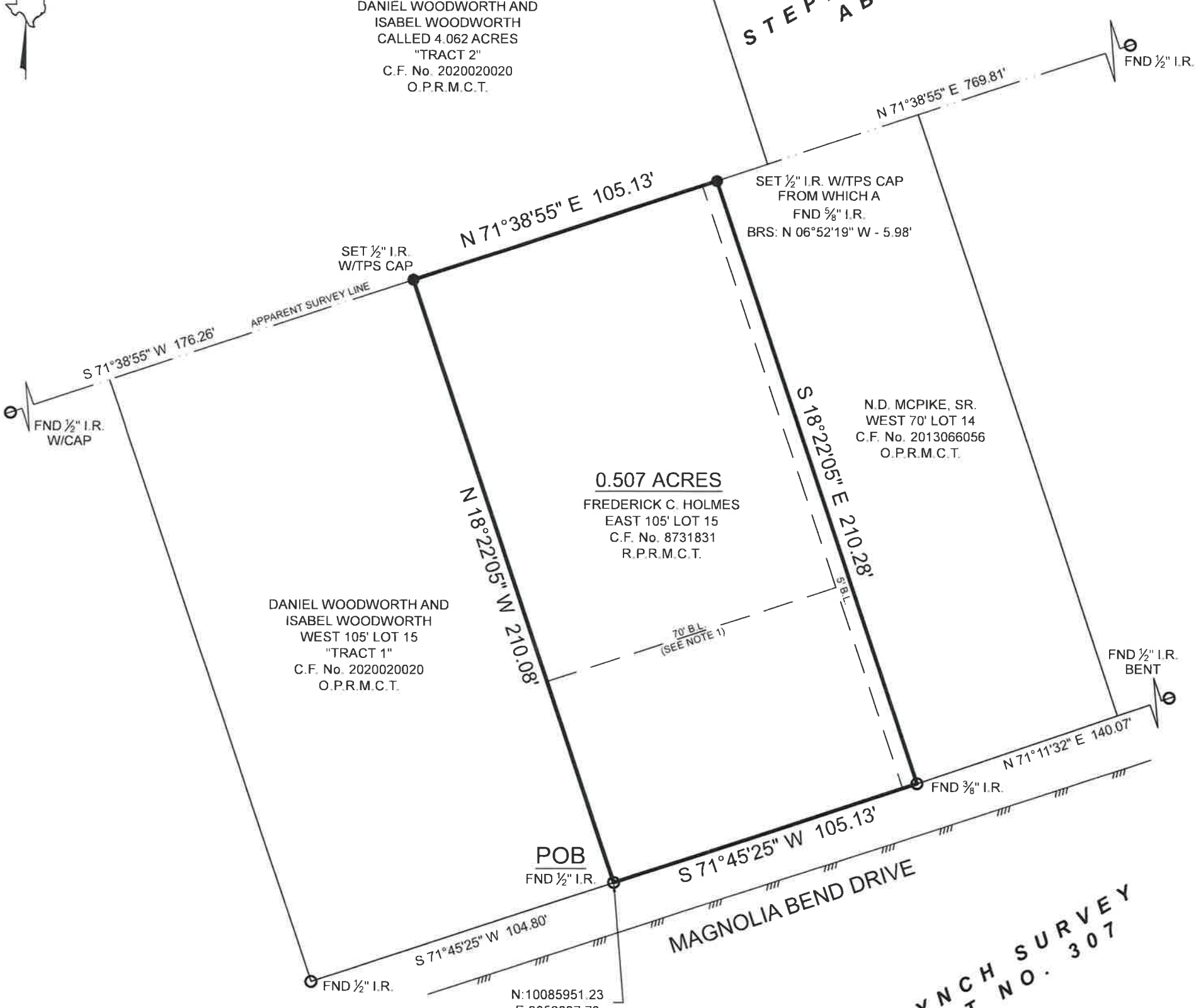
SYMBOL LEGEND

- FOUND SURVEY MONUMENT
- SET SURVEY MONUMENT
- //// EDGE OF ASPHALT



DANIEL WOODWORTH AND  
ISABEL WOODWORTH  
CALLED 4.062 ACRES  
"TRACT 2"  
C.F. No. 2020020020  
O.P.R.M.C.T.

STEPHEN H. BRYAN SURVEY  
ABSTRACT NO. 70



DANIEL WOODWORTH AND  
ISABEL WOODWORTH  
WEST 105' LOT 15  
"TRACT 1"  
C.F. No. 2020020020  
O.P.R.M.C.T.

0.507 ACRES  
FREDERICK C. HOLMES  
EAST 105' LOT 15  
C.F. No. 8731831  
R.P.R.M.C.T.

N.D. MCPIKE, SR.  
WEST 70' LOT 14  
C.F. No. 2013066056  
O.P.R.M.C.T.

SURVEYOR HAS RELIED ON INFORMATION PROVIDED BY:  
FIRST AMERICAN TITLE COMPANY  
G F NO. 2730596-HO43  
EFFECTIVE DATE: MARCH 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 (PER RESTRICTIONS RECORDED IN VOL. 524, PG. 597, D.R.M.C.T. / THE MAIN RESIDENCE SHALL BE PLACED ON THE FRONT 70 FEET OF THE LOT)
- EASEMENT R.O.W. PER VOL. 293, PG. 109, D.R.M.C.T. (DOES NOT AFFECT)
- EASEMENT R.O.W. PER VOL. 328, PG. 210, D.R.M.C.T. (DOES NOT AFFECT)
- EASEMENT R.O.W. PER VOL. 436, PG. 85, D.R.M.C.T. (DOES NOT AFFECT)
- EASEMENT R.O.W. PER VOL. 513, PG. 610, D.R.M.C.T. (DOES NOT AFFECT)
- EASEMENT R.O.W. PER VOL. 328, PG. 519, D.R.M.C.T. (DOES NOT AFFECT)
- EASEMENT R.O.W. PER VOL. 381, PG. 430, D.R.M.C.T. (DOES NOT AFFECT)
- EASEMENT R.O.W. PER VOL. 394, PG. 567, D.R.M.C.T. (DOES NOT AFFECT)
- EASEMENT R.O.W. PER VOL. 436, PG. 78, D.R.M.C.T. (DOES NOT AFFECT)

BOUNDARY SURVEY

BEING a 0.507 acre tract situated in the W. C. C. Lynch Survey, Abstract Number 307, Montgomery County, Texas, being all that same tract described as East 105' of Lot 15, Block 4, Magnolia Bend Subdivision Section 1 as shown on the map or plat thereof in Volume 5, Page 591 of the Map Records of Montgomery County, Texas (M.R.M.C.T.), described in instrument to Frederick C. Holmes, recorded under Clerk's File Number 8731831, of the Real Property Records of Montgomery County Texas, R.P.R.M.C.T., said 0.507 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.

PROJECT NUMBER	25244
DATE	05-27-2022
DRAWN BY	AJD
CHECKED BY	MJW
FIELD CREW	GR
REVISION 1	
REVISION 2	
REVISION 3	
REVISION 4	

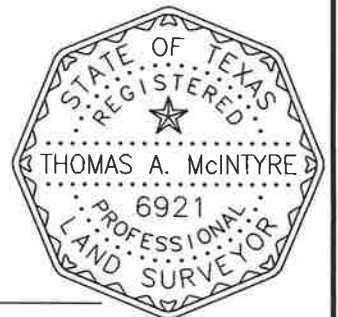
NO PORTION OF THIS PROPERTY APPEARS TO LIE WITHIN THE 100 YEAR FLOODPLAIN PER GRAPHIC SCALING OF COMMUNITY PANEL NO. 48339C0535G HAVING AN EFFECTIVE DATE OF 08/18/2014.

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.

PURCHASER.....TEXAS LIBERTY HOLDINGS, LLC  
ADDRESS.....MAGNOLIA BEND DR, CONROE, TX, 77302  
SURVEY.....W C C LYNCH, A - 307  
SUBJECT.....EAST 105, LOT 15, BLOCK 4  
SUBDIVISION.....MAGNOLIA BEND, SECTION 1  
RECORDING.....VOLUME 5, PAGE 591, MAP/PLAT RECORDS  
COUNTY.....MONTGOMERY

**TEXAS PROFESSIONAL SURVEYING**  
3032 N. Frazier, Conroe, Texas 77303  
Ph: 936.756.7447 Fax: 936.756.7448  
www.surveyingtexas.com  
Firm No. 10083400

Thomas A. McIntyre  
Registered Professional Land Surveyor No. 6921





# 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 0.507 ACRES IN THE W. C. C. LYNCH SURVEY, ABSTRACT NUMBER 307 MONTGOMERY COUNTY, TEXAS

BEING a 0.507 acre tract situated in the W. C. C. Lynch Survey, Abstract Number 307, Montgomery County, Texas, being all that same tract described as East 105' of Lot 15, Block 4, Magnolia Bend Subdivision Section 1 as shown on the map or plat thereof in Volume 5, Page 591 of the Map Records of Montgomery County, Texas (M.R.M.C.T.), described in instrument to Frederick C. Holmes, recorded under Clerk's File Number 8731831, of the Real Property Records of Montgomery County Texas, R.P.R.M.C.T., said 0.507 acre tract being more particularly described by metes and bounds as follows:

**BEGINNING** at a ½ inch iron rod found in the northwesterly margin of Magnolia Bend Drive for the common southerly corner of said East 105' Lot 15, and that certain tract described as the West 105' Lot 15 of said Block 4, described as "Tract 1" in instrument to Daniel Woodworth and Isabel Woodworth, recorded under Clerk's File Number 2020020020 of the Official Public Records of Montgomery County, Texas (O.P.R.M.C.T.), from which a ½ inch iron rod found for the southwesterly corner of said "Tract 1" bears South 71°45'25" West, 104.80 feet, said **POINT OF BEGINNING** having a Texas State Plane Coordinate value of **N: 10,085,951.23, E: 3,852,837.73**, Texas Central Zone (4203), grid measurements;

THENCE North 18°22'05" West, 210.08 feet, with the common line between said East 105' of Lot 15 and said "Tract 1", to a ½ inch iron rod with cap stamped "TPS 100834-00" set in the apparent common line between said Lynch Survey and the Stephen H. Bryan Survey, Abstract Number 70, the southerly line of that certain called 4.062 acre tract described as "Tract 2" in said instrument to Daniel Woodworth and Isabel Woodworth, for the common northerly corner of said East 105' of Lot 15 and said "Tract 1", being the northwesterly corner of the herein described 0.507 acre tract, from which a ½ inch iron rod with cap found for reference bears, South 71°38'55" West, 176.26 feet;

THENCE North 71°38'55" East, 105.13 feet, with the apparent common line between said Lynch Survey and said Bryan Survey, the common line between said East 105' of Lot 15 and said 4.082 acre tract, to a ½ inch iron rod with cap stamped "TPS 100834-00" set for the common northerly corner of said East 105' of Lot 15 and that certain tract described as the West 70' Lot 14 in instrument to N.D. McPike, SR., recorded under Clerk's File Number 2013066056, O.P.R.M.C.T., being the northeasterly corner of the herein described 0.507 acre tract, from which a ½ inch iron rod found for reference bears North 71°38'55" East, 769.81 feet, and a 5/8 inch iron rod found for reference bears North 06°52'19" West, 5.98 feet;

THENCE South 18°22'05" East, 210.28 feet, with the common line between said East 105' of Lot 15 and said West 70' Lot 14, to a 3/8 inch iron rod found in the northwesterly margin of said Magnolia Bend Drive for the common southerly corner of the same, being the southeasterly corner of the herein described 0.507 acre tract, from which a ½ inch iron rod found bent for reference bears North 71°45'25" East, 140.07 feet;

THENCE South 71°45'25" West, 105.13 feet, with the northwesterly margin of said Magnolia Bend Drive, the southerly line of said East 105 feet of Lot 15, to the **POINT OF BEGINNING** and containing a computed area of 26.720 acres of land within this Field Note Description.

This Field Note Description was prepared from a survey performed on the ground on May 27, 2022, by Texas Professional Surveying, LLC., Registered Professional Land Surveyors and is referenced to Survey Drawing Project Number 25244.

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

June 16, 2022  
Date



Thomas A. McIntyre  
R.P.L.S. No. 6921