

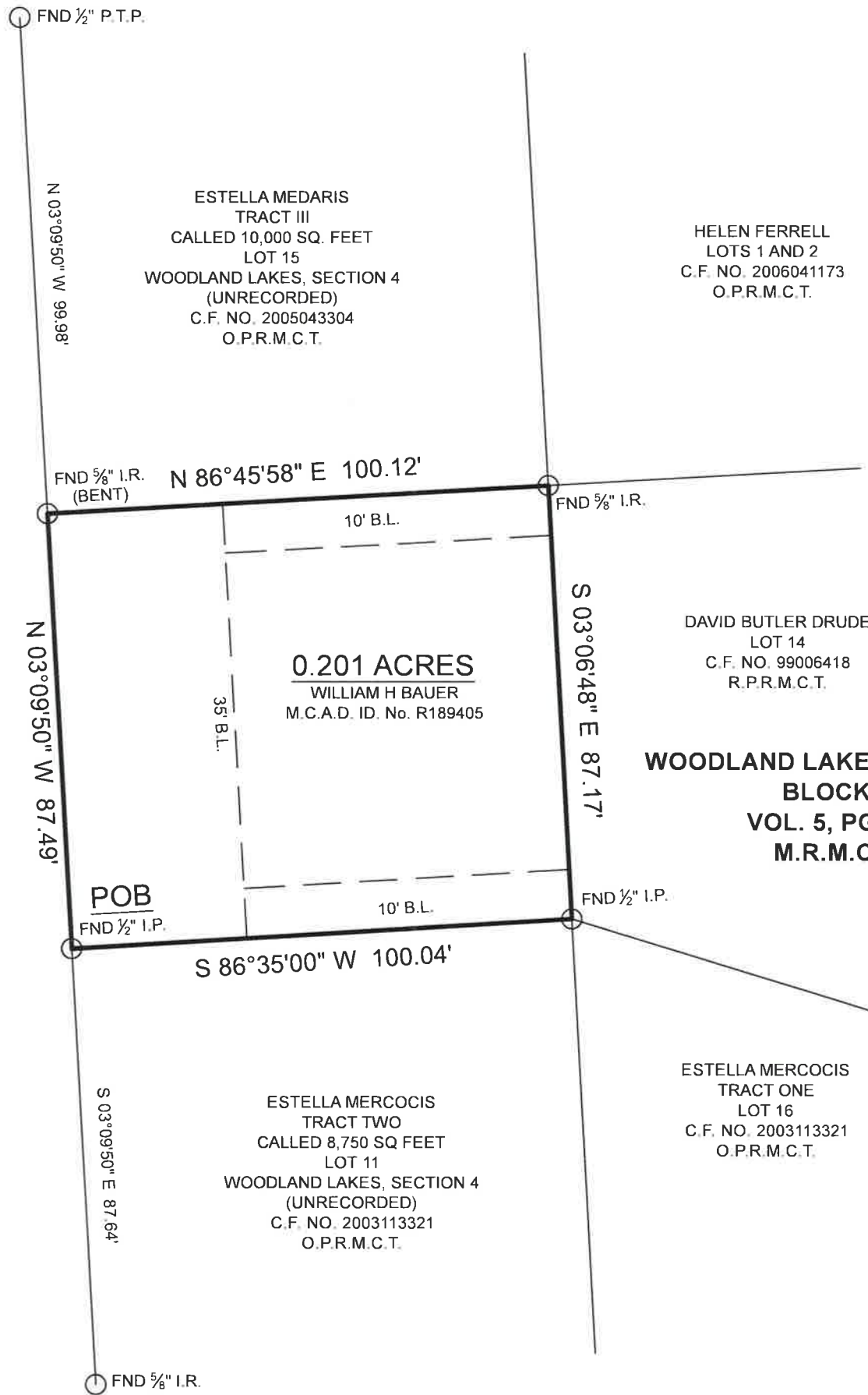


SYMBOL LEGEND

- - Set Iron Rod w/TPS Cap
- - Fnd Iron Rod

DAVID C. DICKSON SURVEY
ABSTRACT NUMBER 180

LOAFERS LANE
(60' R.O.W.)



Surveyor has relied on information provided by:
First American Title Guaranty Company
G.F. No. 2738656-HO43
Effective date: May 13, 2022

BOUNDARY & IMPROVEMENT
SURVEY

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.

This Property Lies in Zone X outside the 100 Year Flood Plain Per Graphic Scaling according to Community Panel No. 48339C0475G having an effective date of 08/18/2014.

Job No.: 25546
Scale: 1"=30'
Date: 06/08/2022
Drawn By: MGG
Field Crew: NG
Revised:

Purchaser Texas Liberty Holdings, LLC
Address 19525 Loafers Lane, Magnolia, Tx, 77355
Survey David C. Dickson, A 180
Area 0.201 Acres
Montgomery County, Texas

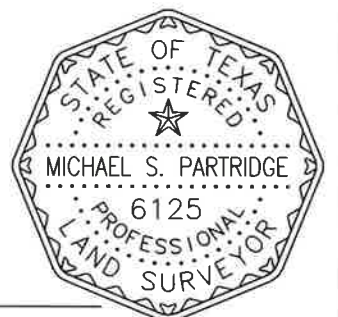
BEING a 0.201 acre tract situated in the David C. Dickson Survey, Abstract Number 180, Montgomery County, Texas, being all of that certain tract shown to be owned by William H. Bauer (Bauer tract), per Montgomery County Appraisal District (MCAD) ID Number R189405, said 0.201 being more particularly described 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 SUBSTANTIALLY CONFORMS TO THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATION FOR A CATEGORY 1A, CONDITION III SURVEY.

3032 N. FRAZIER STREET - CONROE, TX 77303
PH (936)756-7447 - FAX (936)756-7448
www.surveyingtexas.com
FIRM REGISTRATION No. 100834-00

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

Michael S. Partridge
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 0.201 ACRES IN THE DAVID C. DICKSON SURVEY, ABSTRACT NUMBER 180 MONTGOMER COUNTY, TEXAS

BEING a 0.201 acre tract situated in the David C. Dickson Survey, Abstract Number 180, Montgomery County, Texas, being all of that certain tract shown to be owned by William H. Bauer (Bauer tract), per Montgomery County Appraisal District (MCAD) ID Number R189405, said 0.201 being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron pipe found in the easterly right-of-way of Loafers Lane (60 feet wide), for the common westerly corner of said Bauer tract and that certain called 8,750 square foot tract locally known as Lot 11 of the Woodland Lakes, Section 4 (unrecorded subdivision), described as "Tract Two" in instrument to Estella Mercocis, recorded under Clerk's File Number 2003113321 of the Official Public Records of Montgomery County, Texas (O.P.R.M.C.T.), being the southwesterly corner of herein described 0.201 acre tract, from which a 5/8 inch iron rod found for reference bears South 03°09'50" East, 87.64 feet;

THENCE North 03°09'50" West, 87.49 feet, with the easterly right-of-way of said Loafers Lane and the westerly line of said Bauer tract, to a 5/8 inch iron rod found, bent, for the common westerly corner of said Bauer Tract and that certain called 10,000 square foot tract locally known as Lot 15 of said Section 4, described as "Tract III" in instrument to Estella Medaris, Trustee, recorded under Clerk's File Number 2005043304, O.P.R.M.C.T., being the northwesterly corner of herein described 0.201 acre tract, from which a 1/2 inch pinch top pipe found for reference bears North 03°09'50" West, 99.98 feet;

THENCE North 86°45'58" East, 100.12 feet, with the common line between said Bauer Tract and said Tract III, to a 5/8 inch iron rod found for the common corner of said Bauer Tract, said Tract III, Lots 1 and 2, Block 9 of the Woodland Lakes, Section 1, as shown on the map or plat thereof, recorded in Volume 5, Page 251 of the Map Records of Montgomery County, Texas (M.R.M.C.T.), described in instrument to Helen Ferrell, recorded under Clerk's File Number 2006041173, O.P.R.M.C.T., and Lot 14 of said Block 9, described in instrument to David Butler Drude, recorded under Clerk's File Number 99006418 of the Real Property Records of Montgomery County, Texas (R.P.R.M.C.T.), being the northeasterly corner of herein described 0.201 acre tract;

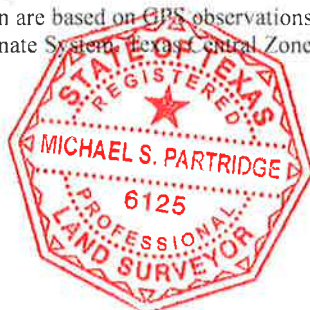
THENCE South 03°06'48" East, 87.17 feet, with the common line between said Bauer tract and said Lot 14, to a 1/2 iron pipe found for the common corner of said Bauer Tract, said Lot 14, Lot 16 of said Block 9, described as "Tract One" in instrument to Estella Mercocis, recorded under Clerk's File Number 2003113321, O.P.R.M.C.T., and said Tract Two, being the southeasterly corner of herein described 0.201 acre tract:

Thence South 86°35'00" West, 100.04 feet, with the common line between said Bauer Tract and said Tract Two, to the **POINT OF BEGINNING** containing a computed area of 0.201 acres of land within this Field Note Description.

This Field Note Description was prepared from a survey performed on the ground on June 8th, 2022, by Texas Professional Surveying, LLC., Registered Professional Land Surveyors and is referenced to Survey Drawing Project Number 25546.

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 14, 2022
Date




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