



SIG-VALLEY RANCH, LTD
 CALLED 286.388 ACRES
 C.F. No. 2005094964
 O.P.R.M.C.T.

SYMBOL LEGEND

- WIRE FENCE
- FOUND SURVEY MONUMENT
- WATER METER
- TELEPHONE PEDESTAL
- POWER POLE



ERASTUS S. PERKINS SURVEY
 ABSTRACT No. 425

MAX E. NEELLY AND
 JULIA A. NEELY
 CALLED 8.9903 ACRES
 C.F. No. 9513884
 R.P.R.M.C.T.

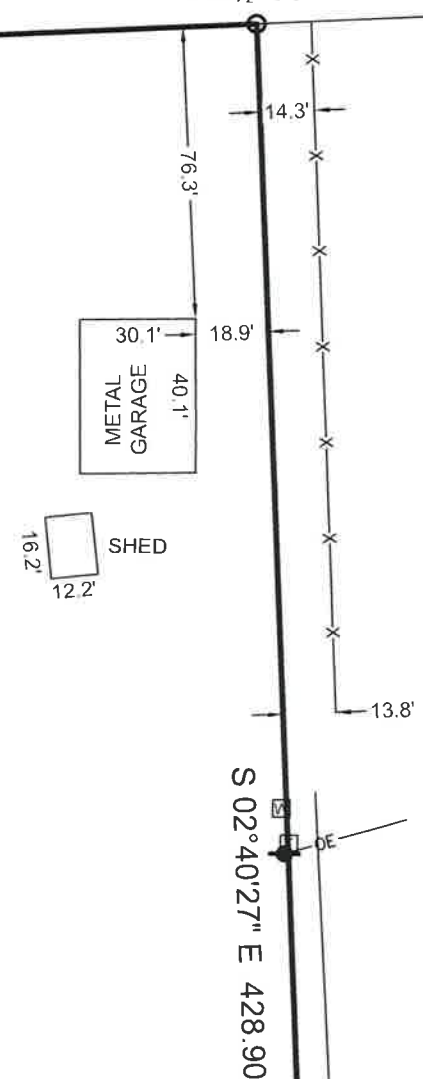
3.007 ACRES

THE ESTATES OF
 SAMMIE D. ROACH
 FIRST TRACT
 CALLED 3 ACRES
 C.F. No. 2008056613
 O.P.R.M.C.T.

N 02°01'52" W 427.01'

N 86°59'55" E 303.65'

POB
 FND 1/2" I.P.



MAYER ROAD

S 87°21'36" W 308.44'

S 01°58'30" E 121.29'

FND 1" I.P.

S 02°19'04" E 297.11'

FND 1/2" I.P.

FND 3/4" I.R.
 (BENT)

SURVEYOR HAS RELIED ON INFORMATION PROVIDED BY:
 FIRST AMERICAN TITLE GUARANTY COMPANY
 G.F. NO. 2732145-H043
 EFFECTIVE DATE: APRIL 05, 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.
2. EASEMENT PER VOL. 211, PG. 633, D.R.T.C.T. (DOES NOT AFFECT)
3. TERMS, CONDITIONS, EASEMENTS, PROVISIONS, PER VOL. 443, PG. 596, D.R.T.C.T., (DOES NOT AFFECT)

BEING A 3.007 ACRE TRACT SITUATED IN THE ERASTUS S. PERKINS SURVEY, ABSTRACT NUMBER 425, MONTGOMERY COUNTY, TEXAS, BEING ALL OF THAT CERTAIN CALLED 3 ACRE TRACT DESCRIBED AS "FIRST TRACT" IN INSTRUMENT TO THE ESTATES OF SAMMIE D. ROACH, RECORDED UNDER CLERK'S FILE NUMBER 2008056613 OF THE OFFICIAL PUBLIC RECORDS OF MONTGOMERY COUNTY, TEXAS (O.P.R.M.C.T.), SAID 3.007 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. 48339C0750H 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	25431
DATE	06-07-2022
DRAWN BY	MGG
CHECKED BY	-
FIELD CREW	TC
REVISION 1	-
REVISION 2	-
REVISION 3	-
REVISION 4	-

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

PURCHASER
 ADDRESS
 SURVEY
 SUBJECT
 COUNTY

TEXAS LIBERTY HOLDING, LLC
 23418 MAYER ROAD, PORTER, TX, 77365
 ERASTUS S. PERKINS SURVEY, A - 425
 3.007 ACRES
 MONTGOMERY COUNTY

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
3.007 ACRES
FIRST TRACT
IN THE ERASTUS S. PERKINS SURVEY, ABSTRACT NUMBER 425
MONTGOMERY COUNTY, TEXAS

BEING a 3.007 acre tract situated in the Erastus S. Perkins Survey, Abstract Number 425, Montgomery County, Texas, being all of that certain called 3 acre tract described as "First Tract" in instrument to The Estates of Sammie D. Roach, recorded under Clerk's File Number 2008056613 of the Official Public Records of Montgomery County, Texas (O.P.R.M.C.T.), said 3.007 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a ½ inch iron pipe found in the southerly line of that certain called 286.388 acre tract described in instrument to Sig-Valley Ranch, LTD., recorded under Clerk's File Number 2005094964 O.P.R.M.C.T., for the common northerly corner of said First Tract and the westerly margin of Mayer Road, being the northeasterly corner of herein described 3.007 acre tract.

THENCE South 02°40'27" East, 428.90 feet, with the easterly line of said First Tract and the westerly margin of said Mayer Road, to a 1 inch iron pipe found for the common easterly corner of said First Tract and that certain called 1.0248 acre tract described in instrument to Konstantin Nikolaidis, recorded under Clerk's File Number 8842693, of the Real Property Records of Montgomery County, Texas (R.P.R.M.C.T.), being the southeasterly corner of herein described 3.007 acre tract, from which a ½ inch iron rod found for reference bears South 02°19'04" East, 297.11 feet;

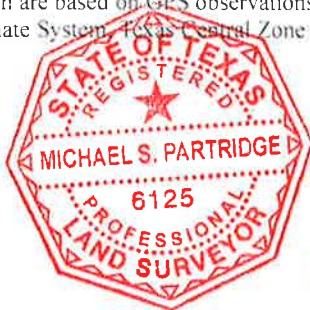
THENCE South 87°21'36" West, 308.44 feet, with the common line between said First Tract and said 1.0248 acre tract, to a ¾ inch iron rod found in the easterly line of that certain called 8.9903 acre tract described in instrument to Max E. Neely and Julia A. Neely, recorded under Clerk's File Number 9513884, R.P.R.M.C.T., for the common westerly corner of said First Tract, and said 1.0248 acre tract, being the southwesterly corner of herein described 3.007 acre tract, from which a ¾ inch iron rod, bent, found for reference bears South 01°58'30" East, 121.29 feet;

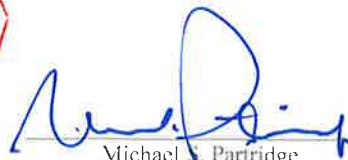
THENCE North 02°01'52" West, 427.01 feet, with the common line between said First Tract and said 8.9903 acre tract, to a ½ inch iron rod found in the southerly line of said 286.388 acre tract, for the common northerly corner of said First Tract and said 8.9903 acre tract, being the northwesterly corner of herein described 3.007 acre tract;

THENCE North 86°59'55" East, 303.65 feet, with the common line between said First Tract and said 286.388 acre tract, to **POINT OF BEGINNING**, containing a computed area of 3.007 acres of land within this Field Note Description.

This Field Note Description was prepared from a survey performed on the ground on June 7th, 2022, by Texas Professional Surveying, LLC., Registered Professional Land Surveyors and is referenced to Survey Drawing Project Number 25431.

Bearings and Distances recited hereon 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.




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

June 13, 2022
Date