

**SYMBOL LEGEND**

- EDGE OF ASPHALT
- OVERHEAD ELECTRIC
- 1/2" IRON ROD W/CAP STAMPED "TPS 100834-00"
- FOUND SURVEY MONUMENT
- POWER POLE (PP)

**BEASLEY PRUITT SURVEY  
ABSTRACT NO. 420**

VICTOR TAPIA AND  
FAUSTINO TAPIA  
CALLED 1.041 ACRES  
LOT 354, OAK GROVE SOUTH  
(UNRECORDED SUBDIVISION)  
C.F. NO. 2014100191  
O.P.R.M.C.T.

N 87°38'18" E 378.07'

**1.041 ACRES**

LUPE MENDEZ  
CALLED 1.041 ACRES  
LOT 355, OAK GROVE SOUTH  
(UNRECORDED SUBDIVISION)  
C.F. NO. 8623712  
R.P.R.M.C.T.

S 87°38'18" W 378.07'

JIMMY MORENO  
CALLED 1.041 ACRES  
LOT 356, OAK GROVE SOUTH  
(UNRECORDED SUBDIVISION)  
C.F. NO. 2006052817  
O.P.R.M.C.T.

SURVEYOR HAS RELIED ON INFORMATION PROVIDED BY:  
FIRST AMERICAN TITLE GUARANTY COMPANY  
G.F. NO. 2769176-HO43  
EFFECTIVE DATE: AUGUST 25, 2022

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 1, SCHEDULE B, OF SAID TITLE COMMITMENT.
2. EASEMENT RECORDED IN C.F. NO. 8141676, O.P.R.M.C.T. (DOES NOT AFFECT)
3. EASEMENT: PUBLIC ROADWAY RECORDED IN VOL. 1170, PG. 41, D.R.M.C.T. (DOES NOT AFFECT)
4. EASEMENT RECORDED IN VOL. 511, PG. 5, OF THE D.R.M.C.T. (DOES NOT AFFECT)
5. EASEMENT RECORDED IN COUNTY C.F. NO. 8030636, O.P.R.M.C.T. (DOES NOT AFFECT)
6. EASEMENT RECORDED IN C.F. NO. 8030636, O.P.R.M.C.T. (DOES NOT AFFECT)

**BOUNDARY SURVEY**

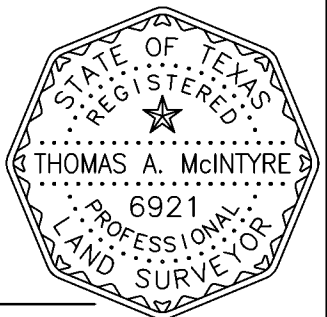
BEING A 1.041 ACRE TRACT OF LAND SITUATED IN THE BEASLEY PRUITT SURVEY, ABSTRACT NUMBER 420, MONTGOMERY COUNTY, TEXAS, BEING ALL OF THAT SAME CALLED 1.041 ACRE TRACT DESCRIBED AS LOT 355 OF OAK GROVE SOUTH (UNRECORDED) IN INSTRUMENT TO LUPE MENDEZ, RECORDED UNDER CLERK'S FILE NUMBER 8623712 OF THE REAL PROPERTY RECORDS OF MONTGOMERY COUNTY, TEXAS (R.P.R.M.C.T.), SAID 1.041 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

NO PORTION OF THIS PROPERTY APPEARS TO LIE WITHIN THE 100 YEAR FLOODPLAIN PER GRAPHIC SCALING OF COMMUNITY PANEL NO. 48339C0575G HAVING AN EFFECTIVE DATE OF 08/18/2022.

**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.

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.

Thomas A. McIntyre  
Registered Professional Land Surveyor No. 6921



40' WIDE DRAINAGE ESMT

N 02°15'49" W 119.75'

SET 1/2" I.R.  
W/TPS CAP

FND 5/8" I.R.

N 87°38'18" E 378.07'

75' B.L.

POB  
FND 1/2" I.R.

FND 1/2" I.R.

FND 1/2" I.R.  
(BENT)

FND 1/2" I.R.

S 02°15'49" E 119.75'

S 02°13'40" E 119.98'

N 02°29'17" W 120.52'

GROVE LANE (60' R.O.W.)  
(AKA SPARKS LANE)

EDGE OF ASPHALT

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

PROJECT NUMBER	27688
DATE	10/15/2022
DRAWN BY	ADV
CHECKED BY	JS
FIELD CREW	VL
REVISION 1	---
REVISION 2	---
REVISION 3	---
REVISION 4	---

PURCHASER.....TEXAS LIBERTY HOLDINGS, LLC  
ADDRESS.....GROVE LANE, NEW CANEY, TX, 77357  
SURVEY.....BEASLEY PRUITT, A - 420  
SUBJECT.....1.041 ACRES  
SUBDIVISION.....OAK GROVE SOUTH (UNRECORDED)  
COUNTY.....MONTGOMERY



# 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 1.041 ACRES IN THE BEASLEY PRUITT SURVEY, ABSTRACT NUMBER 420, MONTGOMERY COUNTY, TEXAS

BEING a 1.041 acre tract of land situated in the Beasley Pruitt Survey, Abstract Number 420, Montgomery County, Texas, being all of that same called 1.041 acre tract described as Lot 355 of Oak Grove South (Unrecorded) in instrument to Lupe Mendez, recorded under Clerk's File Number 8623712 of the Real Property Records of Montgomery County, Texas (R.P.R.M.C.T.), said 1.041 acre tract being more particularly described by metes and bounds as follows:

**BEGINNING** at a 1/2 inch iron rod found in the westerly right-of-way of Sparks Lane (60 feet wide) for the common easterly corner of said Lot 355 and that certain called 1.041 acre tract described as Lot 356 of said Oak Grove South in instrument to Jimmy Moreno, recorded under Clerks' File Number 2006052817 of the Official Public Records of Montgomery County, Texas (O.P.R.M.C.T.), being the southeasterly corner of the herein described 1.041 acre tract, from which a 1/2 inch iron rod found for reference bears South 02°13'40" East 119.98 feet;

THENCE South 87°38'18" West, 378.07 feet, with the common line between said Lot 355 and said Lot 356 to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set in the easterly line of a 40 feet wide drainage easement for the common westerly corner of said Lot 355 and said Lot 356, being the southwestly corner of the herein described 1.041 acre tract;

THENCE North 02°15'49" West, 119.75 feet, with the easterly line of said drainage easement common to the westerly line of said Lot 356 to a 5/8 inch iron rod found for the common westerly corner of said Lot 355 and that certain called 1.041 acre tract described as Lot 354 of said Oak Grove South in instrument to Victor Tapia and Faustino Tapia, recorded under Clerk's File Number 2014100191 (O.P.R.M.C.T.), being the northwestly corner of the herein described 1.041 acre tract;

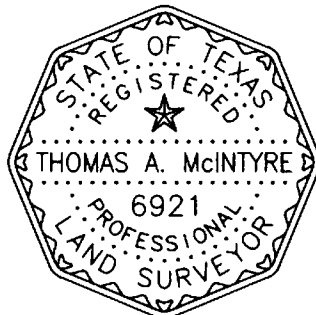
THENCE North 87°38'18" East, 378.07 feet, with the common line between said Lot 355 and said Lot 354 to a 1/2 inch iron rod found, bent, in the westerly right-of-way of said Sparks Lane for the common easterly corner of said Lot 355 and said Lot 354, being the northeasterly corner of the herein described 1.041 acre tract, from which a 1/2 inch iron rod found for reference bears North 02°29'17" West, 120.52 feet;

THENCE South 02°15'49" East, 119.75 feet, with the westerly right-of-way of said Sparks Lane the easterly line of said Lot 355 to the **POINT OF BEGINNING** and containing a computed area of 1.039 acres of land within this Field Note Description.

This Field Note Description was prepared from a survey performed on the ground on October 15, 2022 by Texas Professional Surveying, LLC., Registered Professional Land Surveyors and is referenced to Survey Drawing Project Number 27688.

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.

October 17, 2022  
Date



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