

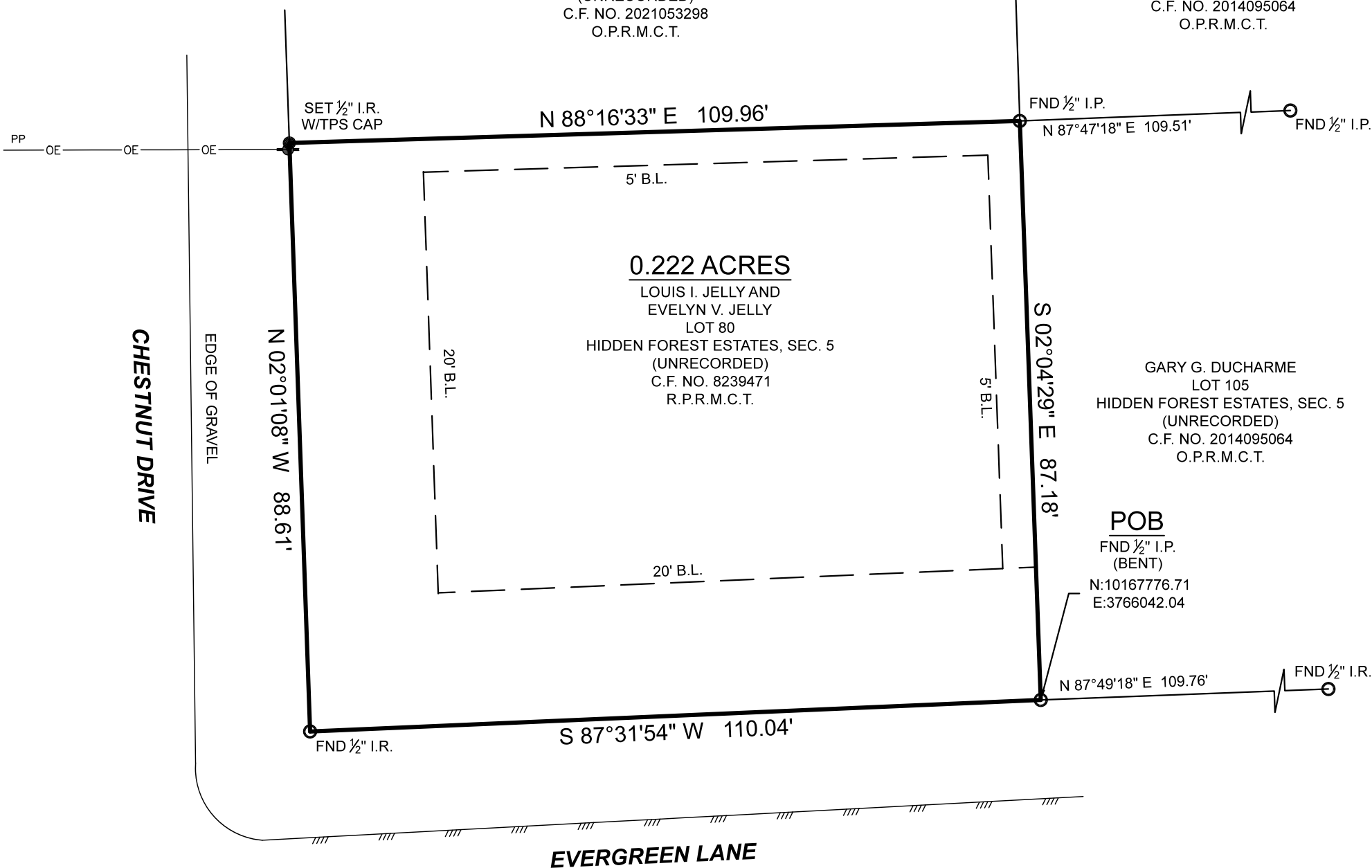
**SYMBOL LEGEND**

- FOUND SURVEY MONUMENT
- SET SURVEY MONUMENT
- POWER POLE
- OE— OVERHEAD ELECTRIC

**JAMES J. FOSTER SURVEY  
ABSTRACT NO. 204**

EURIEL GUTIERREZ AND  
JESSICA RODRIGUEZ  
LOT 79  
HIDDEN FOREST ESTATES, SEC. 5  
(UNRECORDED)  
C.F. NO. 2021053298  
O.P.R.M.C.T.

GARY G. DUCHARME  
LOT 106  
HIDDEN FOREST ESTATES, SEC 5  
(UNRECORDED)  
C.F. NO. 2014095064  
O.P.R.M.C.T.



GARY G. DUCHARME  
LOT 105  
HIDDEN FOREST ESTATES, SEC. 5  
(UNRECORDED)  
C.F. NO. 2014095064  
O.P.R.M.C.T.

**POB**  
FND 1/2" I.P.  
(BENT)  
N:10167776.71  
E:3766042.04

BOUNDARY SURVEY

SURVEYOR HAS RELIED ON INFORMATION PROVIDED BY:  
FIRST AMERICAN TITLE GUARANTY COMPANY  
G.F. NO. 2767957-HO43  
EFFECTIVE DATE: AUGUST 17, 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 10 (a), SCHEDULE B, OF SAID TITLE COMMITMENT.

BEING A 0.222 ACRE TRACT OF LAND SITUATED IN THE JAMES J. FOSTER SURVEY, ABSTRACT NUMBER 204, MONTGOMERY COUNTY, TEXAS, BEING ALL OF THAT SAME TRACT OF LAND KNOWN LOCALLY AS LOT 80, OF HIDDEN FOREST ESTATES, SECTION 5 (UNRECORDED SUBDIVISION) DESCRIBED IN INSTRUMENT TO LOUIS I. JELLY AND EVELYN V. JELLY, RECORDED UNDER CLERK'S FILE NUMBER 8239471 OF THE REAL PROPERTY RECORDS OF MONTGOMERY COUNTY, TEXAS (R.P.R.M.C.T.), SAID 0.222 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY ATTACHED METES AND BOUNDS DESCRIPTION.

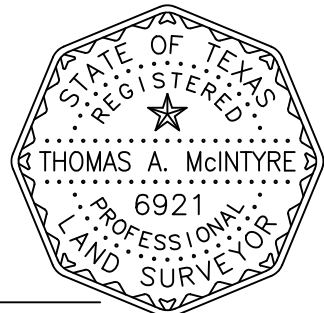
I HEREBY CERTIFY THAT THIS SURVEY WAS THIS DAY MADE UNDER MY SUPERVISION ON THE GROUND OF THE ABOVE DESCRIBED PROPERTY, AND THAT THE ABOVE PLAT OR DRAWING REFLECTS THE FINDINGS ON THE GROUND OF THE PROPERTY AT THIS TIME AND THAT THIS SURVEY MEETS THE MINIMUM STANDARDS OF PRACTICE AS APPROVED BY THE TEXAS 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. 48339C0200G HAVING AN EFFECTIVE DATE OF 8/18/2014.

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: ..... EVERGREEN LANE AND CHESTNUT DRIVE MONTGOMERY, TX 77356  
SURVEY: ..... JAMES J. FOSTER, A - 204  
SUBJECT: ..... 0.222 ACRES  
COUNTY: ..... MONTGOMERY

Thomas A. McIntyre  
Registered Professional Land Surveyor No. 6921



PROJECT NUMBER	27213
DATE	09/10/2022
DRAWN BY	IM
CHECKED BY	TNK / MJW
FIELD CREW	JL
REVISION 1	---
REVISION 2	---
REVISION 3	---
REVISION 4	---

**TEXAS PROFESSIONAL SURVEYING**  
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Firm No. 10083400



# 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**  
**0.222 ACRES**  
**IN THE JAMES J. FOSTER SURVEY, ABSTRACT NUMBER 204**  
**MONTGOMERY COUNTY, TEXAS**

BEING a 0.222 acre tract of land situated in the James J. Foster Survey, Abstract Number 204, Montgomery County, Texas, being all of that same tract of land known locally as Lot 80, of Hidden Forest Estates, Section 5 (unrecorded subdivision) described in instrument to Louis I. Jelly and Evelyn V. Jelly, recorded under Clerk's File Number 8239471 of the Real Property Records of Montgomery County, Texas (R.P.R.M.C.T.), said 0.222 acre tract being more particularly described by metes and bounds as follows:

**BEGINNING** at a 1/2 inch bent iron pipe found in the northerly margin of Evergreen Lane, for the common southerly corner of said Lot 80 and that certain tract known locally as Lot 105, of said Section 5, described in instrument to Gary G. Ducharme, recorded under Clerk's File Number 2014095064 of the Official Public Records of Montgomery County, Texas (O.P.R.M.C.T.), being the southeasterly corner of the herein described 0.222 acre tract, from which a 1/2 inch iron rod found for reference bears North 87°49'18" East 109.76 feet, said **POINT OF BEGINNING** having a Texas State Plane coordinate value of **N: 10,167,776.71, E: 3,766,042.04**, Central Zone (4203), grid measurements;

THENCE South 87°31'54" West, 110.04 feet, with the northerly margin of said Evergreen Lane, the southerly line of said Lot 80, to a 1/2 inch iron rod found at the intersection of the northerly margin of said Evergreen Lane, with the easterly margin of Chestnut Drive, being the southwesterly corner of the herein described 0.222 acre tract;

THENCE North 02°01'08" West, 88.61 feet, with the easterly margin of said Chestnut Drive, the westerly line of said Lot 80, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set for the common westerly corner of said Lot 80 and that certain tract known locally as Lot 79, of said Section 5, described in instrument to Euriel Gutierrez and Jessica Rodriguez, recorded under Clerk's File Number 2021053298, O.P.R.M.C.T., being the northwesterly corner of the herein described 0.222 acre tract;


THENCE North 88°16'33" East, 109.96 feet, with the common line between said Lot 80 and said Lot 79, to a 1/2 inch iron pipe found for the common corner of said Lot 80, said Lot 79, said Lot 105 and that certain tract known locally as Lot 106, of said Section 5, described in instrument to Gary G. Ducharme, recorded under Clerk's File Number 2014095064, O.P.R.M.C.T., being the northeasterly corner of the herein described 0.222 acre tract, from which a 1/2 inch iron pipe found for reference bears North 87°47'18" East 109.51 feet;

THENCE South 02°04'29" East, 87.18 feet, with the common line between said Lot 80 and said Lot 105, to the **POINT OF BEGINNING** and containing a computed area of 0.222 acres of land within this Field Note Description.

This Field Note Description was prepared from a survey performed on the ground on September 10, 2022 by Texas Professional Surveying, LLC., Registered Professional Land Surveyors and is referenced to Survey Drawing Project Number 27213.

Bearings recited hereon are based on GPS observations and are referenced to the North American Datum (NAD) 1983, Texas State Plane Coordinate System, Central Zone (4203), grid measurements.

September 16, 2022  
Date



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