

WILLIAM KIBBE SURVEY ABSTRACT No. 303

SYMBOL LEGEND

- EDGE OF ASPHALT
- IRON FENCE
- FOUND SURVEY MONUMENT
- TELEPHONE PEDESTAL (TP)
- SET SURVEY MONUMENT



EUGENE BERNARD HARRY
CALLED 0.46 ACRES
LOT 136
WHISPERING PINES
(UNRECORDED)
VOL. 994, PG. 773
D.R.M.C.T.

N:10082469.29
E:3888496.88

POB

FND 1/2" I.R.

CARDINAL TRAIL

N 59°36'20" E 200.36'

S 30°41'10" E 99.92'

0.460 ACRES

EUGENE B. HARRY
CALLED 0.45 ACRES
LOT 137
WHISPERING PINES
(UNRECORDED)
VOL. 992, PG. 851
D.R.M.C.T.

FND 1/2" I.R.

N 30°17'24" W 99.92'

S 59°36'20" W 201.05'

FND 1/2" I.R.

EUGENE B. HARRY
CALLED 0.54 ACRES
LOT 150
WHISPERING PINES
(UNRECORDED)
VOL. 992, PG. 854
D.R.M.C.T.

SET 1/2" I.R. (TP)
W/TPS CAP

LOUIE R. BURNETT AND
CONNIE K. BURNETT
CALLED 0.92 ACRES
LOTS 138 AND 139
WHISPERING PINES, SEC. 3
(UNRECORDED)
C.F. No. 2006001894
O.P.R.M.C.T.

SURVEYOR HAS RELIED ON INFORMATION PROVIDED BY:
FIRST AMERICAN TITLE GUARANTY COMPANY
G.F. NO. 2768761-HO40
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 10a, SCHEDULE B, OF SAID TITLE COMMITMENT.
2. EASEMENT PER VOL. 241, PG. 246, D.R.M.C.T. (DOES NOT AFFECT)
3. EASEMENT PER VOL. 283, PG. 459, D.R.M.C.T. (DOES NOT AFFECT)
4. EASEMENT PER VOL. 309, PG. 96, D.R.M.C.T. (DOES NOT AFFECT)
5. EASEMENT PER VOL. 279, PG. 605, D.R.M.C.T. (DOES NOT AFFECT)
6. EASEMENT PER VOL. 252, PG. 417, D.R.M.C.T. (DOES NOT AFFECT)

NO PORTION OF THIS PROPERTY APPEARS TO LIE WITHIN THE 100
YEAR FLOODPLAIN PER GRAPHIC SCALING OF FEMA FIRM PANEL
NO. 48339C0575G HAVING AN EFFECTIVE DATE OF 08/18/2014.

ALL COORDINATES, BEARINGS AND DISTANCES ARE REFERENCED TO THE
TEXAS COORDINATE SYSTEM OF 1983 (2011 ADJUSTMENT), CENTRAL ZONE
(TXC-4203), U.S. SURVEY FEET, AND ARE BASED ON GPS OBSERVATIONS MADE
BY TEXAS PROFESSIONAL SURVEYING, LLC.

PURCHASER.....TEXAS LIBERTY HOLDINGS, LLC
ADDRESS.....CARDINAL TRAIL, CONROE, TX 77302
SURVEY.....WILLIAM KIBBE, A - 303
SUBJECT.....0.460 ACRES, LOT 137
SUBDIVISION.....WHISPERING PINES (UNRECORDED)
COUNTY.....MONTGOMERY

BOUNDARY SURVEY

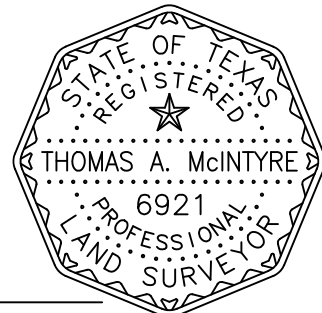
BEING a 0.460 acre tract situated in the William Kibbe Survey, Abstract
Number 303, Montgomery County, Texas, being all that same called 0.45 acre
tract described as Lot 137 of Whispering Pines (unrecorded), in instrument to
Eugene B. Harry, recorded in Volume 992, Page 851, of the Deed Records of
Montgomery County, Texas (D.R.M.C.T.), said 0.460 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	27488
DATE	10/04/2022
DRAWN BY	DVB
CHECKED BY	MJW
FIELD CREW	NG
REVISION 1	-- --
REVISION 2	-- --
REVISION 3	-- --
REVISION 4	-- --

TEXAS PROFESSIONAL SURVEYING
3032 N. Frazier, Conroe, Texas 77303
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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 0.460 ACRES IN THE WILLIAM KIBBE SURVEY, ABSTRACT NUMBER 303 MONTGOMERY COUNTY, TEXAS

BEING a 0.460 acre tract situated in the William Kibbe Survey, Abstract Number 303, Montgomery County, Texas, being all that same called 0.45 acre tract described as Lot 137 of Whispering Pines (unrecorded), in instrument to Eugene B. Harry, recorded in Volume 992, Page 851, of the Deed Records of Montgomery County, Texas (D.R.M.C.T.), said 0.460 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a ½ inch iron rod fund in the southwesterly margin of Cardinal Trail for the common easterly corner of said Lot 137 and that certain tract described as Lot 136 of said Whispering Pines, in instrument to Eugene Bernard Harry, recorded in Volume 994, Page 773, D.R.M.C.T., being the northerly corner of the herein described 0.460 acre tract, from which a ½ inch iron rod found for reference bears, North 30°30'16" West, 100.18 feet, said **POINT OF BEGINNING**, having a Texas State Plane Coordinate value of **N: 10,082,469.29, E: 3,888,496.88**, Texas Central Zone, (4203), grid measurements;

THENCE South 30°41'10" East, 99.92 feet, with the southwesterly margin of said Cardinal Trail, the northeasterly line of said Lot 137, to a ½ inch iron rod found for the common easterly corner of said Lot 137, and that certain called 0.92 acre tract described as Lots 138 and 139 of said Whispering Pines, in instrument to Louie R. Burnett and Connie K. Burnett, recorded under Clerk's File Number 2006001894 of the Official Public Records of Montgomery County, Texas (O.P.R.M.C.T.), being the easterly corner of the herein described 0.460 acre tract;

THENCE South 59°36'20" West, 201.05 feet, with the common line between said Lot 137 and said 0.92 acre tract, to a ½ inch iron rod with cap stamped "TPS 100834-00" set in the northeasterly line of that certain called 0.54 acre tract described as Lot 150 of said Whispering Pines, in instrument to Eugene B. Harry, recorded in Volume 992, Page 854, D.R.M.C.T., for the common westerly corner of said Lot 137 and said 0.92 acre tract, being the southerly corner of the herein described 0.460 acre tract;

THENCE North 30°17'24" West, 99.92 feet, with the common line between said Lot 137 and said Lot 150, to a ½ inch iron rod found for the common westerly corner of said Lot 137 and said Lot 136, being the westerly corner of the herein described 0.460 acre tract;

THENCE North 59°36'20" East, 200.36 feet, with the common line between said Lot 137 and said Lot 136, to the **POINT OF BEGINNING** and containing a computed area of 0.460 acres of land within this Field Note Description.

This Field Note Description was prepared from a survey performed on the ground on October 4, 2022 by Texas Professional Surveying, LLC., Registered Professional Land Surveyors and is referenced to Survey Drawing Project Number 27488.

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

October 5, 2022
Date

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

