

SYMBOL LEGEND

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



PATRICIA CAROL EARHART-BUETHE
CALLED 0.601 ACRES
LOT 151
WHISPERING PINES, SEC. 3
(UNRECORDED)
C.F. No. 2018017908
O.P.R.M.C.T.

TRAVIS A. SCAIFE AND
PATSY L. SCAIFE
CALLED 1.10 ACRES
LOTS 134 AND 135
WHISPERING PINES
(UNRECORDED)
VOL. 982, PG. 476
D.R.M.C.T.

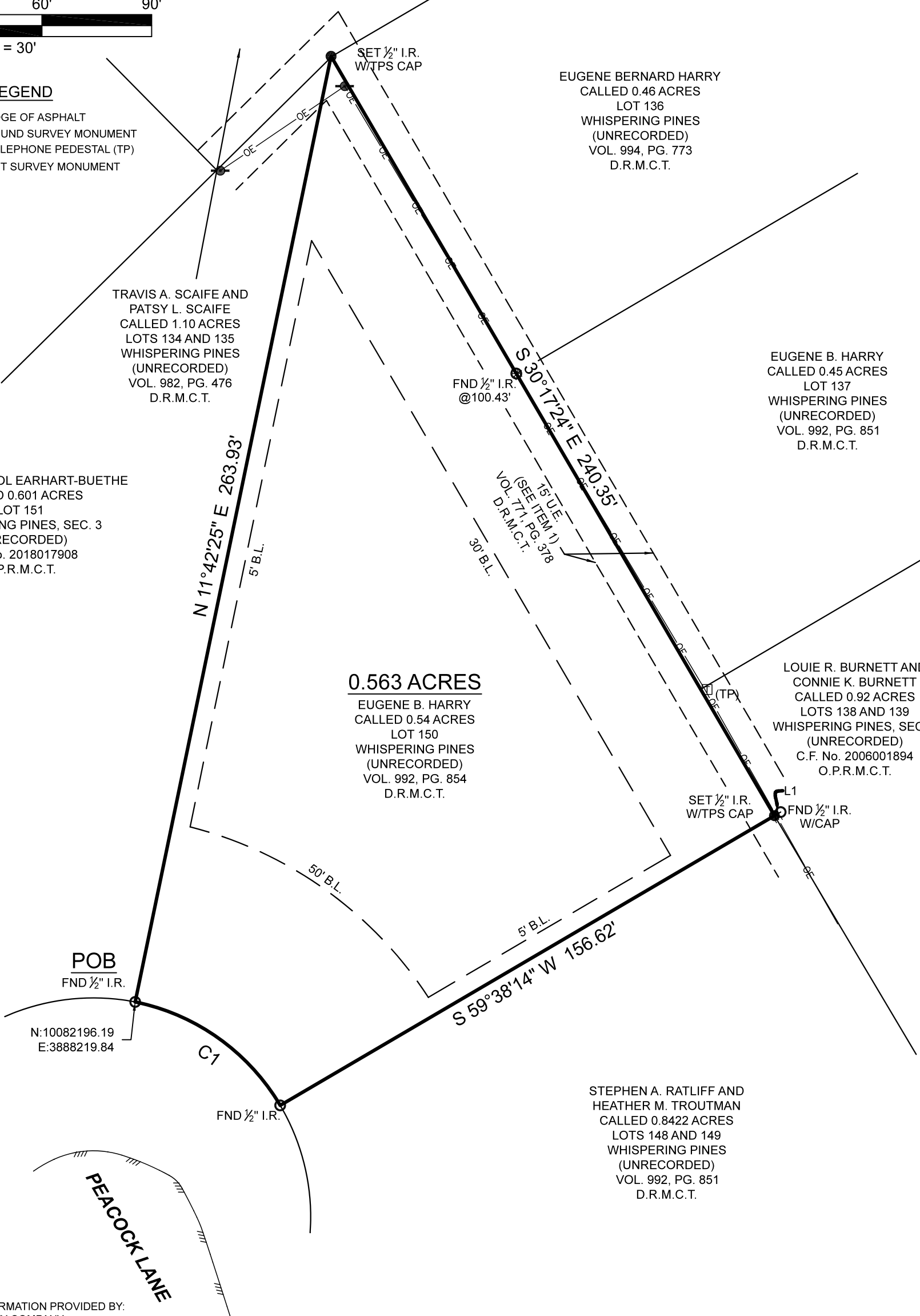
EUGENE BERNARD HARRY
CALLED 0.46 ACRES
LOT 136
WHISPERING PINES
(UNRECORDED)
VOL. 994, PG. 773
D.R.M.C.T.

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

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

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.

STEPHEN A. RATLIFF AND
HEATHER M. TROUTMAN
CALLED 0.8422 ACRES
LOTS 148 AND 149
WHISPERING PINES
(UNRECORDED)
VOL. 992, PG. 851
D.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. AND VOL. 492, PG. 177 (DOES NOT AFFECT)
6. EASEMENT PER VOL. 252, PG. 417, D.R.M.C.T. (DOES NOT AFFECT)

PROJECT NUMBER	27489
DATE	10/04/2022
DRAWN BY	DVB
CHECKED BY	MJW
FIELD CREW	NG
REVISION 1	10/17/2022
REVISION 2	
REVISION 3	
REVISION 4	

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.....15060 CARDINAL TRAIL, CONROE, TX 77302
SURVEY.....WILLIAM KIBBE, A - 303
SUBJECT.....0.563 ACRES, LOT 150
SUBDIVISION.....WHISPERING PINES (UNRECORDED)
COUNTY.....MONTGOMERY

BOUNDARY SURVEY

BEING a 0.563 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 150 of Whispering Pines (unrecorded), in instrument to
Eugene B. Harry, recorded in Volume 992, Page 854, of the Deed Records of
Montgomery County, Texas (D.R.M.C.T.), said 0.563 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, ALL VISIBLE IMPROVEMENTS, EASEMENTS, BUILDING & SETBACK LINES
SHOWN, & EXCEPT AS SHOWN THERE ARE NO VISIBLE OR APPARENT
DISCREPANCIES, CONFLICTS, PROTRUSIONS, OR OVERLAPPING OF IMPROVEMENTS,
INCLUDING FENCES, OVER ANY BOUNDARY LINE OR SETBACK OR INTO ANY
EASEMENT; OR VISIBLE OR APPARENT EASEMENTS, ROADS OR RIGHTS-OF-WAY; IN,
ON, OVER OR ACROSS THE LAND. AND THAT THIS SURVEY MEETS THE MINIMUM
STANDARDS OF PRACTICE AS APPROVED BY THE TEXAS BOARD OF PROFESSIONAL
LAND SURVEYING.

3032 N. Frazier, Conroe, Texas 77303
Ph: 936.756.7447 Fax: 936.756.7448
www.surveyingtexas.com
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
0.563 ACRES
IN THE WILLIAM KIBBE SURVEY, ABSTRACT NUMBER 303
MONTGOMERY COUNTY, TEXAS

BEING a 0.563 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 150 of Whispering Pines (unrecorded), in instrument to Eugene B. Harry, recorded in Volume 992, Page 854, of the Deed Records of Montgomery County, Texas (D.R.M.C.T.), said 0.563 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a ½ inch iron rod found in an arc of a curve to the left in the northeasterly margin of Peacock Lane, for the common southerly corner of said Lot 150 and that certain called 0.601 acre tract described as Lot 151 of said Whispering Pines, in instrument to Patricia Carol Earhart-Bueth, recorded under Clerk's File Number 2018017908 of the Official Public Records of Montgomery County, Texas (O.P.R.M.C.T.), being the southwesterly corner of the herein described 0.563 acre tract, said **POINT OF BEGINNING**, having a Texas State Plane Coordinate value of **N: 10,082,196.19, E: 3,888,219.84**, Texas Central Zone, (4203), grid measurements;

THENCE North 11°42'25" East, 263.93 feet, with the common line between said Lot 150 and said Lot 151, to a ½ inch iron rod with cap stamped "TPS 100834-00" set for the common corner of said Lot 150, said Lot 151, that certain called 1.10 acre tract described as "Lot 134 and Lot 135 of said Whispering Pines, recorded in Volume 982, Page 476, D.R.M.C.T., and that certain called 0.46 acre 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 0.0.563 acre tract;

THENCE South 30°17'24" East, with the southwesterly line of said Lot 136, that certain called 0.45 acre tract described as Lot 137 of said Whispering Pines, in instrument to Eugene B. Harry, recorded in Volume 992, Page 851, D.R.M.C.T., and that certain called 0.92 acre tract described as Lot 138 and Lot 139 of said Whispering Pines, in instrument to Louie R. Barnett and Connie K. Barnett, recorded under Clerk's File Number 2006001894, O.P.R.M.C.T., common to the northeasterly line of said Lot 150, at a distance of 100.43 feet, pass a ½ inch iron rod found for the common westerly corner of said Lot Lot 136 and said Lot 137, in all, a total distance of 240.35 feet, to a ½ inch iron rod with cap stamped "TPS 100834-00" set for the common easterly corner of said Lot 150 and that certain called 0.8422 acre tract described as Lot 148 and Lot 149 of said Whispering Pines, in instrument to Stephen A. Ratliff and Heather M. Troutman, recorded in Volume 992, Page 851, D.R.M.C.T., being the easterly corner of the herein described 0.563 acre tract, from which a ½ inch iron rod with cap found for reference bears, North 59°38'14" East, 1.96 feet;

THENCE South 59°38'14" West, 156.62 feet, with the common line between said Lot 150 and said 0.8422 acre tract, to a ½ inch iron rod found in an arc of a curve to the left in the northeasterly margin of said Peacock Land for the southerly corner of the herein described 0.563 acre tract;

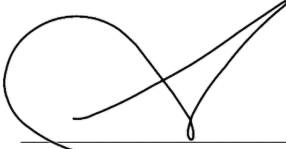
THENCE Northwesterly, 50.14 feet, with the arc of said curve in the northeasterly margin of said Peacock Land, the southwesterly line of said Lot 150 having a radius of 60.00 feet, a central angle of 47°52'33", and a chord that bears North 54°30'37" West, 48.69 feet, to the **POINT OF BEGINNING** and containing a computed area of 0.563 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 27489.

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