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1-800-LANDSURVEY www.precisionsurveyors.com FAY 281_A06_1867 210-829-4941	THIS PROPERTY IS AFFECTED BY THE TOO YEAR FLOOD FLAIN & GROA'S PER FIRM PANEL NO. 4833G COOL DECK BASED ONLY ON VISUAL EXAMINATION OF MAPS. INACCURACIES OF FEMA MAPS PREVENT EXACT DECEMINATION WITHOUT DETAILED FIELD STUDY. A SUBSURFACE INVESTIGATION WAS BEYOND THE SCOPE OF THIS SURVEY D.C.L. = DIRECTIONAL CONTROL LINE RECORD BEARING: CF. NO. 2008085104 I HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS THE FACTS FOUND AT THE GROUND, THAT THIS SURVEY INS DECERTIFUE OF THIS THAT CORRECTLY CERTIFIED FOR THIS TRANSACTION ONLY AND BEERACTING PROVIDED IN THE ABOVE REPERENCED TITLE COMMITMENT WAS RELIED UPON IN PREDARATION OF THIS SURVEY. JAMES E. MOSELEY PROFESSIONAL LAND SURVEYOR NO. 39312 JOB NO. 22–05847 AUGUST 22, 2022	NOTE: UNLOCATED PIPELINE EASEMENT PER VOL. 307, PG. NOTE: UTILITY EASEMENT PER VOL. 740, PG. 705.	GF NO. 2761913-H043 FIRST AMERICAN ADDRESS: 22120 CANEY DRIVE NEW CANEY, TEXAS 77357 BORROWER: TEXAS LIBERTY HOLDINGS, I O.7174 ACH LOTS 6 AND 7, E CANEY COLONY SUB AN UNRECORDED SUBDIVISION SI IRA MILLIMAN SURVEY, A MONTGOMERY COUNTY, T (SEE ATTACHED METES AND BOUND
210–829–4941 FAX 210–829–1555	DRAWN BY: RE	6. 440	AMERICAN TITLE 77357 LDINGS, LLC <b>I. ACRE 7, BLOCK 3</b> <b>SUBDIVISION</b> VISION SITUATED IN THE URVEY, A-340 OUNTY, TEXAS D BOUNDS DESCRIPTION)

## COUNTY OF MONTGOMERY

A TRACT OR PARCEL OF LAND CONTAINING 0.7174 ACRES, (31,251 SQUARE FEET), BEING LOTS 6 AND 7, BLOCK 3, CANEY COLONY, AN UNRECORDED SUBDIVISION SITUATED IN THE IRA MILLIMAN SURVEY, ABSTRACT NUMBER 340, MONTGOMERY COUNTY, TEXAS, BEING OUT OF AND A PART OF THAT CERTAIN CALLED 64.25 ACRE TRACT OF LAND AS DESCRIBED BY INSTRUMENT RECORDED IN VOLUME 830, PAGE 270, OF THE DEED RECORDS OF MONTGOMERY COUNTY, TEXAS, SAID 0.7174 ACRE TRACT OF LAND BEING THAT CERTAIN CALLED 0.717 ACRE TRACT OF LAND AS CONVEYED TO FLOYD S. LUKER BY INSTRUMENT RECORDED IN DOCUMENT NO. 2008085104 OF THE OFFICIAL PUBLIC RECORDS OF MONTGOMERY COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: (BEARING BASIS: DOCUMENT NO. 2008085104 OF THE OFFICIAL PUBLIC RECORDS OF MONTGOMERY COUNTY, TEXAS).

BEGINNING at a capped, (Precision Surveyors), iron rod set on the south right-of-way line of Caney Drive, (60.00 Foot Right-of-Way), for the north common corner of said Lot 7 and that certain called 0.380 acre tract of land being Lot 8, Block 3, of said Caney Colony, as conveyed to Marion Carl and Wife, Debra K. McWhirter by instrument recorded in Document No. 9883992 of the Official Public Records of Montgomery County, Texas, same being the northeast corner and the POINT OF BEGINNING of the herein described tract;

Thence, S 08°26'34" E, along the common line of said Lots 7 and 8, a distance of 188.89 feet to a 1/2" iron rod found on the common line of that certain called 0.74 acre tract of land being Lots 19 and 20, Block 2, of said Caney Colony, as conveyed to Marion Carl and Wife, Debra K. McWhirter by instrument recorded in Document No. 9883994 of the Official Public Records of Montgomery County, Texas, for the south common corner of said Lots 7 and 8, same being the southeast corner of the herein described tract;

Thence, S 84°57'59" W, in part along the common line of said 0.74 Acre Tract and that certain called 0.70 acre tract of land being Lots 21 and 22, Block 2, of said Caney Colony, as conveyed to Carl McWhirter and Wife, Debra McWhirter by instrument recorded in Document No. 2018037857 of the Official Public Records of Montgomery County, Texas, same being the common line of said Lots 7 and 6, a distance of 170.30 feet to a point for the south common corner of said Lot 6 and that certain called 0.344 acre tract of land being Lot 5, Block 3, of said Caney Colony, as conveyed to Carla Dubrena Rutowski by instrument recorded in Document No. 2010000428 of the Official Public Records of Montgomery County, Texas, same being the southwest corner of the herein described tract, from which a <sup>1</sup>/<sub>2</sub>" iron rod found for reference bears, S 44°01'05" W, a distance of 3.32 feet;

Thence, N  $08^{\circ}26'36''$  W, along the common line of said Lots 5 and 6, a distance of 178.76 feet, (Call 178.95 feet), to a point on the south right-of-way line of Caney Drive for the north common corner of said Lots 5 and 6, same being the northwest corner of the herein described tract, from which a  $\frac{1}{2}''$  iron rod found for reference bears, S 78°45'12'' E, a distance of 2.20 feet;

Thence, N 81°33'26" E, along the south right-of-way line of Caney Drive, same being the common line of said Lots 6 and 7, a distance of 170.00 feet to the POINT OF BEGINNING and containing 0.7174 acres or 31,251 square feet of land, more or less.



See Drawing Attached

James E. Moseley Registered Professional Land Surveyor, No. 5912 Job No. 22-05847 August 23, 2022