



SYMBOL LEGEND

- EDGE OF ASPHALT
- FOUND SURVEY MONUMENT
- SET SURVEY MONUMENT



**H.T. & B. RR. CO SURVEY
ABSTRACT No. 699**

TIMBERLANE ACRES
SECTION 7
VOL. 5, PG. 543
M.R.M.C.T.

BOUNDARY SURVEY

BEING a 0.295 acre tract of land situated in the H.T. & B.R.R. Co. Survey, Abstract Number 699, Montgomery County, Texas, and being all of that same called 0.25 acre tract described as Lot 21 of Adams Oaks, Section 3 (Unrecorded), in instrument to Stanley Construction Company, recorded under Clerk's File Number 8128262 of the Real Property Records of Montgomery County, Texas (R.P.R.M.C.T.), said 0.295 acre tract being more particularly described by attached metes and bounds description.

SURVEYOR HAS RELIED ON INFORMATION PROVIDED BY:
FIRST AMERICAN TITLE GUARANTY COMPANY
G.F. NO. 2770658-H043
EFFECTIVE DATE: SEPTEMBER 13, 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. 858, PG. 127, D.R.M.C.T. (DOES AFFECT / SHOWN HEREON)
3. TERMS, CONDITIONS AND STIPULATIONS PER C.F. No's 8045040 AND 8404528, O.P.R.M.C.T. (BLANKET)

PROJECT NUMBER	27612
DATE	10/04/2022
DRAWN BY	DVB
CHECKED BY	MJW
FIELD CREW	EL / DK
REVISION 1	
REVISION 2	
REVISION 3	
REVISION 4	

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

JOSE B. LEAL AND
M.A. DELSOCORRO LEAL
CALLED 0.38 ACRES
LOT 1, ADAMS OAKS
SECTION 3 (UNRECORDED)
C.F. No. 2002069366
O.P.R.M.C.T.

0.295 ACRES
STANLEY CONSTRUCTION COMPANY
CALLED 0.25 ACRES
LOT 21, ADAMS OAKS
SECTION 3 (UNRECORDED)
C.F. No. 8128262
R.P.R.M.C.T.

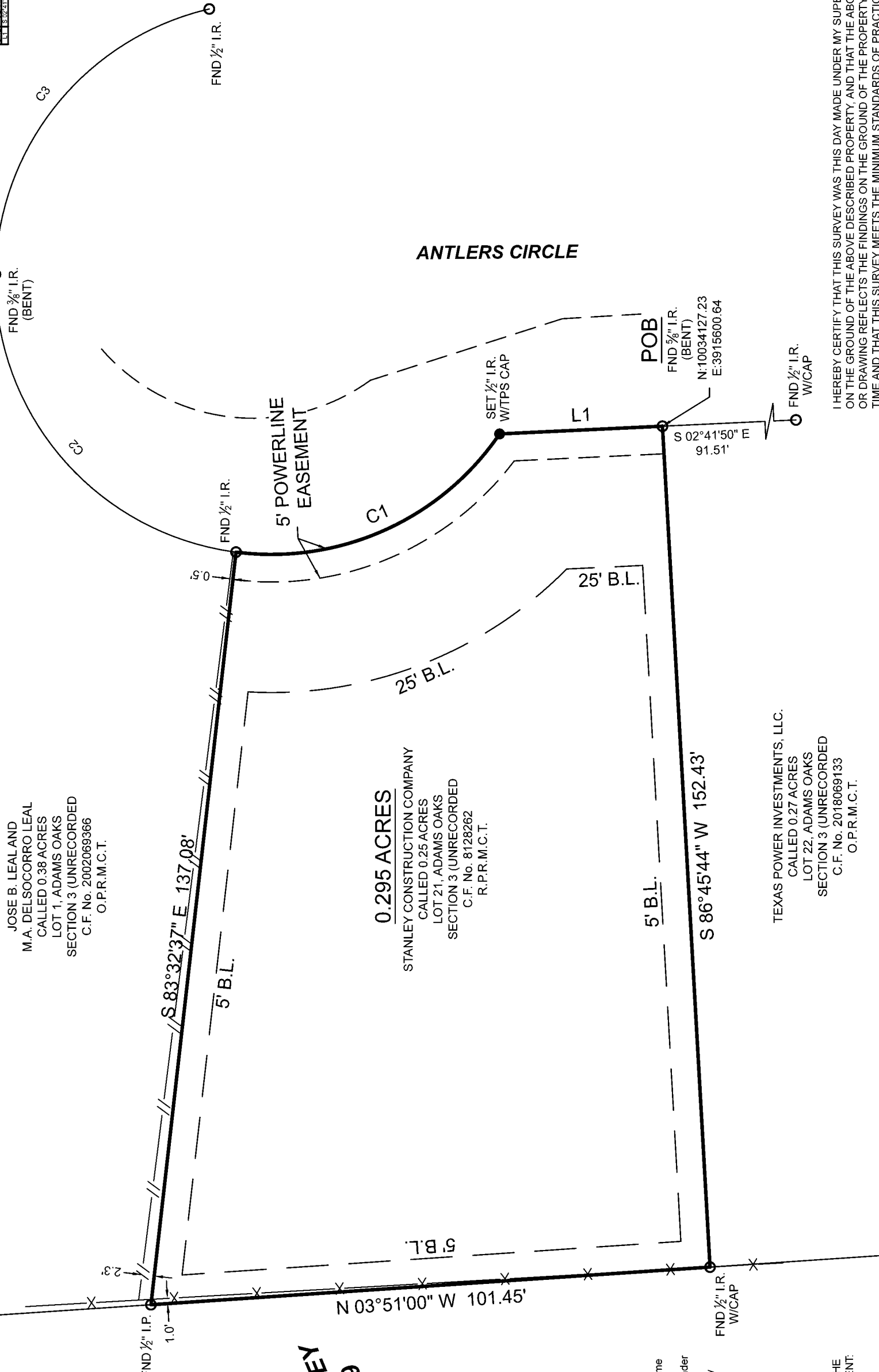
TEXAS POWER INVESTMENTS, LLC.
CALLED 0.27 ACRES
LOT 22, ADAMS OAKS
SECTION 3 (UNRECORDED)
C.F. No. 2018069133
O.P.R.M.C.T.

NO PORTION OF THIS PROPERTY APPEARS TO LIE WITHIN THE 100 YEAR FLOODPLAIN PER GRAPHIC SCALING OF FEMA FIRM PANEL NO. 48339C0750H 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.

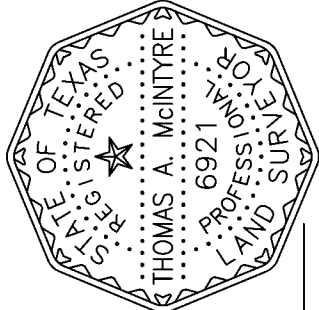
PURCHASER..... TEXAS LIBERTY HOLDINGS, LLC
ADDRESS..... 24482 ANTLERS CIRCLE, PORTER, TX 77365
SURVEY..... H.T. & B. RR. CO. A - 699
SUBJECT..... 0.295 ACRES, LOT 21
SUBDIVISION..... ADAMS OAKS (UNRECORDED), SECTION 3
COUNTY..... MONTGOMERY

CURVE	STATUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	AREA
C1	FOUND	23.31	23.31	S 24.18° 24' 18" E	88.9485
C2	FOUND	27.28	27.28	N 28° 45' 58" E	88.9485
C3	FOUND	81.59	81.59	S 10° 02' 10" E	29.31
		132.18	132.18	S 18° 26' 19" E	29.31



ANTLERS CIRCLE

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.



Thomas A. McIntyre

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
0.295 ACRES
IN THE H.T. & B. RR. Co. SURVEY, ABSTRACT NUMBER 699,
MONTGOMERY COUNTY, TEXAS

BEING a 0.295 acre tract of land situated in the H.T. & B R.R. Co. Survey, Abstract Number 699, Montgomery County, Texas, and being all of that same called 0.25 acre tract described as Lot 21 of Adams Oaks, Section 3 (Unrecorded), in instrument to Stanley Construction Company, recorded under Clerk's File Number 8128262 of the Real Property Records of Montgomery County, Texas (R.P.R.M.C.T.), said 0.295 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8 inch iron rod found in the westerly margin of Antlers Circle for the common easterly corner of said Lot 21 and that certain called 0.27 acre tract described as Lot 23 of said Section 3, in instrument to Texas Power Investments, LLC., recorded under Clerk's File Number 2018069133 of the Official Public Records of Montgomery County, Texas (O.P.R.M.C.T.), being the southeasterly corner of the herein described 0.295 acre tract, from which a 1/2 inch iron rod with cap found for reference bears South 02°41'50" East, 91.51 feet, said **POINT OF BEGINNING** having a Texas State Plane Coordinate value of **N: 10,034,127.23 E: 3,915,600.64**, Texas Central Zone (4203), grid measurements;

THENCE South 86°45'44" West, 152.43 feet, with the common line between said Lot 21 and said Lot 23, to a 1/2 inch iron rod with cap found in the easterly line of Timberlane Acres, Section 7, according to Map or Plat thereof recorded in Volume 5, Page 543 of the Map Records of Montgomery County, Texas (M.R.M.C.T.) for the common westerly corner of said Lot 21 and said Lot 23, being the southwesterly corner of the herein described 0.295 acre tract;

THENCE North 03°51'00" West, 101.45 feet, with the common line between said Lot 21 and said Section 7, to a 1/2 inch iron pipe found for the common westerly corner of said Lot 21 and that certain called 0.38 acre tract described as Lot 1 of said Section 3 in instrument to Jose B. Leal and M.A. Delsocorro Leal, recorded under Clerk's File Number 2002069366, O.P.R.M.C.T., being the northwesterly corner of the herein described 0.295 acre tract;

THENCE South 83°32'37" East, 137.08 feet, with the common line between said Lot 21 and said Lot 1, to a 1/2 inch iron rod found in the arc of a curve to the left, the westerly margin of said Antlers Circle for the common easterly corner of said Lot 21 and said Lot 1, being the northeasterly corner of the herein described 0.295 acre tract;

THENCE in a southeasterly direction 55.03 feet, with the arc of said curve to the left with the westerly margin of said Antlers Circle, the easterly line of said Lot 21 having a radius of 50.00 feet, a central angle of 63°03'48", and a chord that bears South 24°08'54" East, 52.30 feet, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set for end of said curve, being an angle point of the herein described 0.295 acre tract;

THENCE South 02°41'50" East, 29.51 feet, continuing with the westerly margin of said Antlers Circle, the easterly line of said Lot 21, to the **POINT OF BEGINNING**, and containing a computed area of 0.295 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 27612.

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 14, 2022
Date



A handwritten signature in black ink, consisting of a large loop followed by a vertical stroke and a horizontal stroke.

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