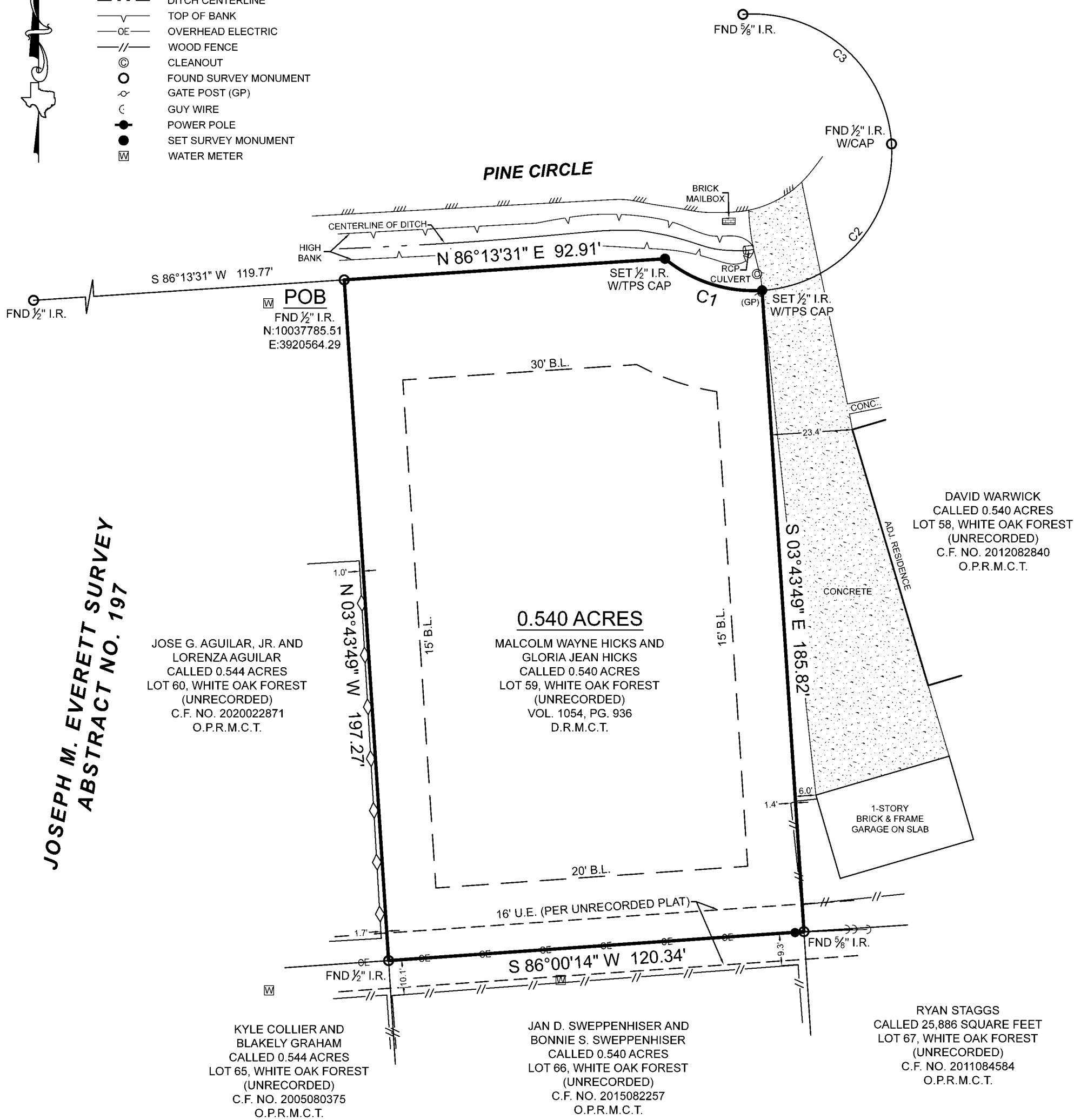


CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	40.00'	30.24'	29.53'	S 71°56'43" E	43°19'21"
C2	40.00'	62.75'	56.51'	N 41°26'58" E	89°53'17"
C3	40.00'	63.44'	56.99'	N 48°55'37" W	90°51'52"

**SYMBOL LEGEND**

- CHAINLINK FENCE
- EDGE OF ASPHALT
- DITCH CENTERLINE
- TOP OF BANK
- OVERHEAD ELECTRIC
- WOOD FENCE
- CLEANOUT
- FOUND SURVEY MONUMENT
- GATE POST (GP)
- GUY WIRE
- POWER POLE
- SET SURVEY MONUMENT
- WATER METER



**JOSEPH M. EVERETT SURVEY  
ABSTRACT NO. 197**

JOSE G. AGUILAR, JR. AND  
LORENZA AGUILAR  
CALLED 0.544 ACRES  
LOT 60, WHITE OAK FOREST  
(UNRECORDED)  
C.F. NO. 2020022871  
O.P.R.M.C.T.

**0.540 ACRES**  
MALCOLM WAYNE HICKS AND  
GLORIA JEAN HICKS  
CALLED 0.540 ACRES  
LOT 59, WHITE OAK FOREST  
(UNRECORDED)  
VOL. 1054, PG. 936  
D.R.M.C.T.

DAVID WARWICK  
CALLED 0.540 ACRES  
LOT 58, WHITE OAK FOREST  
(UNRECORDED)  
C.F. NO. 2012082840  
O.P.R.M.C.T.

KYLE COLLIER AND  
BLAKELY GRAHAM  
CALLED 0.544 ACRES  
LOT 65, WHITE OAK FOREST  
(UNRECORDED)  
C.F. NO. 2005080375  
O.P.R.M.C.T.

JAN D. SWEPENHISER AND  
BONNIE S. SWEPENHISER  
CALLED 0.540 ACRES  
LOT 66, WHITE OAK FOREST  
(UNRECORDED)  
C.F. NO. 2015082257  
O.P.R.M.C.T.

RYAN STAGGS  
CALLED 25,886 SQUARE FEET  
LOT 67, WHITE OAK FOREST  
(UNRECORDED)  
C.F. NO. 2011084584  
O.P.R.M.C.T.

SURVEYOR HAS RELIED ON INFORMATION PROVIDED BY:  
FIRST AMERICAN TITLE GUARANTY COMPANY  
G.F. NO. 2782006-HO43  
EFFECTIVE DATE: NOVEMBER 07, 2022

THE SUBJECT TRACT(S) AS SHOWN HEREON MAY BE SUBJECT TO THE  
FOLLOWING ITEM LISTED IN SCHEDULE B, OF SAID TITLE COMMITMENT:

- THOSE AS PER ITEM 10A, SCHEDULE B, OF SAID TITLE COMMITMENT.
- EASEMENT PER VOL. 273, PG. 293, D.R.M.C.T. (DOES NOT AFFECT)

PROJECT NUMBER	29871
DATE	12/07/2022
DRAWN BY	ACN
CHECKED BY	DVB
FIELD CREW	DM
REVISION 1	---
REVISION 2	---
REVISION 3	---
REVISION 4	---

NO PORTION OF THIS PROPERTY APPEARS TO LIE WITHIN THE 100  
YEAR FLOODPLAIN PER GRAPHIC SCALING OF COMMUNITY PANEL  
NO. 48339C0750H HAVING AN EFFECTIVE DATE OF 08/18/2014.

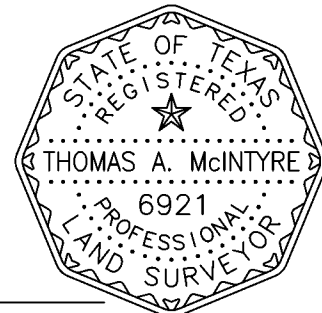
ALL COORDINATES, BEARINGS AND DISTANCES ARE REFERENCED TO THE  
TEXAS COORDINATE SYSTEM OF 1983 (2011 ADJUSTMENT), CENTRAL ZONE  
(TXC-4203), U.S. SURVEY FEET, AND ARE BASED ON GPS OBSERVATIONS MADE  
BY TEXAS PROFESSIONAL SURVEYING, LLC.

PURCHASER.....TEXAS LIBERTY HOLDINGS, LLC  
ADDRESS.....24290 PINE CIR, PORTER, TX, 77365  
SURVEY.....JOSEPH M. EVERETT, A - 197  
SUBJECT.....0.540 ACRES  
COUNTY.....MONTGOMERY

**BOUNDARY & IMPROVEMENT  
SURVEY**

BEING A 0.540 ACRE TRACT OF LAND SITUATED IN THE JOSEPH M. EVERETT SURVEY,  
ABSTRACT NUMBER 197, MONTGOMERY COUNTY, TEXAS, BEING ALL OF THAT SAME  
CALLED 0.540 ACRE TRACT DESCRIBED AS LOT 59 OF WHITE OAK FOREST  
(UNRECORDED SUBDIVISION) IN INSTRUMENT TO MALCOLM WAYNE HICKS AND  
GLORIA JEAN HICKS, RECORDED IN VOLUME 1054, PAGE 936 OF THE DEED RECORDS  
OF MONTGOMERY COUNTY, TEXAS (D.R.M.C.T.), SAID 0.540 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 SUBSTANTIALLY CONFORMS TO THE CURRENT TEXAS  
SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATION FOR A  
CATEGORY 1A, CONDITION III SURVEY.



*Thomas A. McIntyre*  
Registered Professional Land Surveyor No. 6921

**TPS TEXAS PROFESSIONAL SURVEYING**  
3032 N. Frazier, Conroe, Texas 77303  
Ph: 936.756.7447 Fax: 936.756.7448  
www.surveyingtexas.com  
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**  
**0.540 ACRES**  
**IN THE JOSEPH M. EVERETT SURVEY, ABSTRACT NUMBER 197,**  
**MONTGOMERY COUNTY, TEXAS**

BEING a 0.540 acre tract of land situated in the Joseph M. Everett Survey, Abstract Number 197, Montgomery County, Texas, being all of that same called 0.540 acre tract described as Lot 59 of White Oak Forest (unrecorded subdivision) in instrument to Malcolm Wayne Hicks and Gloria Jean Hicks, recorded in Volume 1054, Page 936 of the Deed Records of Montgomery County, Texas (D.R.M.C.T.), said 0.540 acre tract being more particularly described by metes and bounds as follows:

**BEGINNING** at a ½ inch iron rod found in the southerly margin of Pine Circle, for the common northerly corner of said Lot 59 and that certain called 0.544 acre tract described as Lot 60 of said White Oak Forest in instrument to Jose G. Aguilar, Jr. and Lorenza Aguilar, recorded under Clerk's File Number 2020022871, Official Public Records of Montgomery County, Texas (O.P.R.M.C.T.), being the northwesterly corner and **POINT OF BEGINNING** of the herein described 0.540 acre tract, having a Texas State Plane Coordinate value of **N: 10,037,785.51, E: 3,920,564.29**, Texas Central Zone, (4203), grid measurements, from which a ½ inch iron rod found for reference bears South 86°13'31" West, 119.77 feet;

THENCE North 86°13'31" East, 92.91 feet, with the southerly margin of said Pine Circle, the northerly line of said Lot 59, to a ½ inch iron rod with cap stamped "TPS 100834-00" set for a point of curvature and beginning of a cul-de-sac of said Pine Circle, same being a point of curvature of the herein described 0.540 acre tract and beginning of a curve to the left;

THENCE Southeasterly, 30.24 feet, with the cul-de-sac of said Pine Circle, the northerly arc of said Lot 59 and said curve to the left, having a radius of 40.00 feet, a central angle of 43°19'21", and a chord that bears South 71°56'43" East, 29.53 feet, to a ½ inch iron rod with cap stamped "TPS 100834-00" set for the common northerly corner of said Lot 59 and that certain called 0.540 acre tract described as Lot 58 of said White Oak Forest, in instrument to David Warwick, recorded under Clerk's File Number 2012082840, O.P.R.M.C.T., being the northeasterly corner of the herein described 0.540 acre tract, from which a 1/2 inch iron rod with cap found for reference in the east quadrant of said cul-de-sac bears with a curve to the left, having an arc length of 62.75 feet, a radius of 40.00 feet, a central angle of 89°53'17", and a chord bearing North 41°26'58" East, 56.51 feet and from this point a 5/8 inch iron rod found for reference in the north quadrant of said cul-de-sac bears with a curve to the left, having an arc length of 63.44 feet, a radius of 40.00 feet, a central angle of 90°51'52", and a chord bearing North 48°55'37" West, 56.99 feet;

THENCE South 03°43'49" East, 185.82 feet, with the common line between said Lot 59 and said Lot 58, to a 5/8 inch iron rod found for the common corner of said Lot 59, said Lot 58, that certain called 25,886 square feet tract described as Lot 67 of said White Oak Forest, in instrument to Ryan Staggs, recorded under Clerk's File Number 2011084584, O.P.R.M.C.T., and that certain called 0.540 acre tract described as Lot 66 of said White Oak Forest, in instrument to Jan D. Sweppenhiser and Bonnie S. Sweppenhiser, recorded under Clerk's File Number 2015082257, O.P.R.M.C.T., being the southeasterly corner of the herein described 0.540 acre tract;

THENCE South 86°00'14" West, 120.34 feet, with the common line between said Lot 59 and said Lot 66, to a ½ inch iron rod found for the common corner of said Lot 59, said Lot 66, that certain called 0.544 acre tract described as Lot 65 of said White Oak Forest, in instrument to Kyle Collier and Blakely Graham, recorded under Clerk's File Number 2005080375, O.P.R.M.C.T., and said Lot 60, being the southwesterly corner of the herein described 0.540 acre tract;


THENCE North 03°43'49" West, 197.27 feet, with the common line between said Lot 59 and said Lot 60, to the **POINT OF BEGINNING** and containing a computed area of 0.540 acres of land within this Field Note Description.

This Field Note Description was prepared from a survey performed on the ground on December 7, 2022 by Texas Professional Surveying, LLC., Registered Professional Land Surveyors and is referenced to Survey Drawing Project Number 29871.

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.

December 12, 2022  
Date



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