




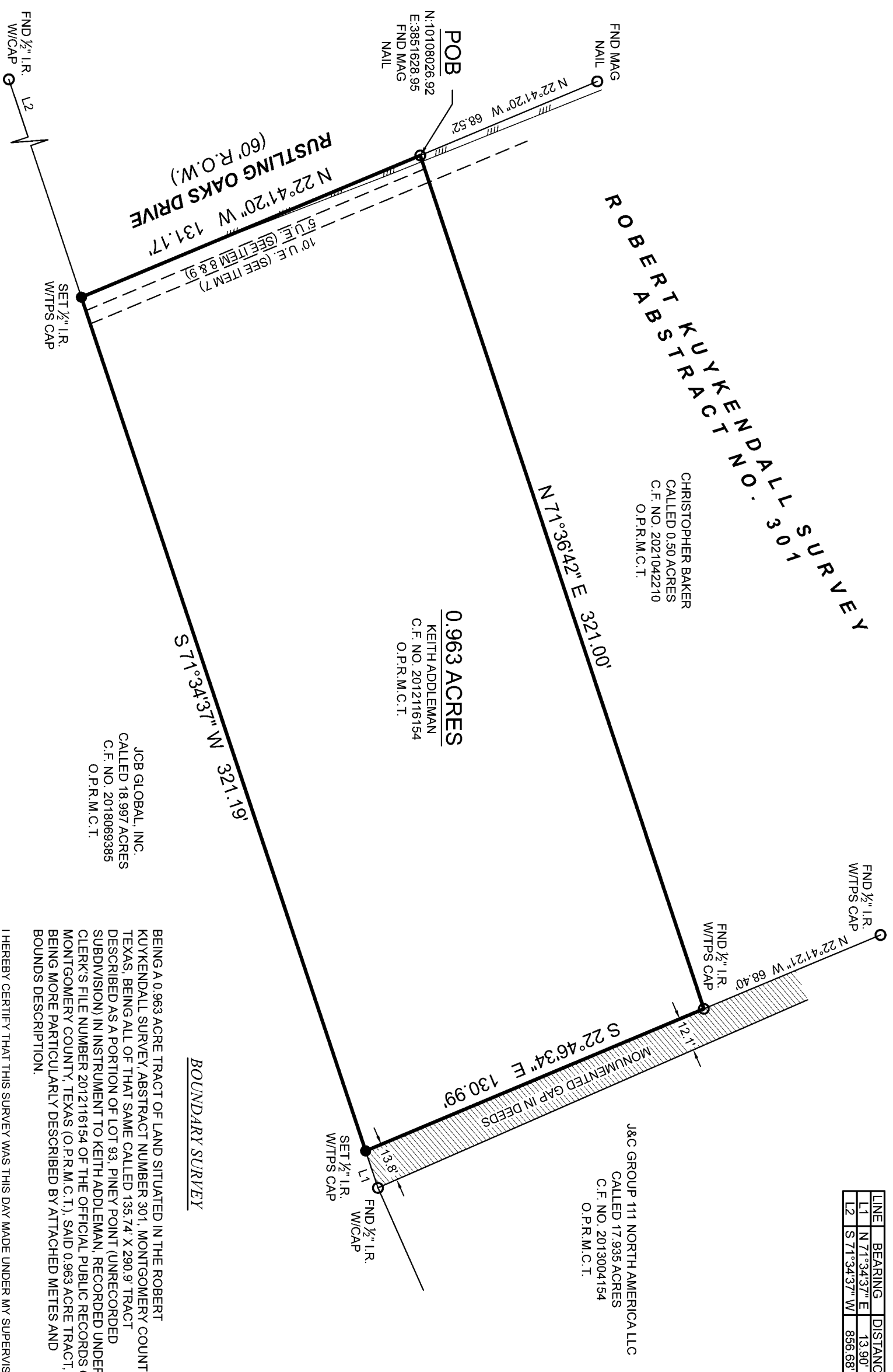


**SYMBOL LEGEND**

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



LINE	BEARING	DISTANCE
L1	N 71°34'37" E	13.90'
L2	S 71°34'37" W	856.68'



SURVEYOR HAS RELIED ON INFORMATION PROVIDED BY:  
 FIRST AMERICAN TITLE GUARANTY COMPANY  
 G.F. NO. 2785705-H043  
 EFFECTIVE DATE: DECEMBER 01, 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 10(A), SCHEDULE B, OF SAID TITLE COMMITMENT
2. RIGHT OF WAY EASEMENT PER VOL. 142, PG. 322, D.R.M.C.T. (DOES NOT AFFECT)
3. UTILITY EASEMENT PER C.F. NO. 8751863, O.P.R.M.C.T. (DOES NOT AFFECT)
4. UTILITY EASEMENT PER VOL. 462, PG. 521, O.P.R.M.C.T. (DOES NOT AFFECT)
5. RIGHT OF WAY EASEMENT PER VOL. 513, PG. 631, D.R.M.C.T. (DOES NOT AFFECT)
6. RIGHT OF WAY EASEMENT PER VOL. 513, PAGE 629, D.R.M.C.T. (DOES NOT AFFECT)
7. UTILITY EASEMENT PER VOL. 752, PG. 811, D.R.M.C.T. (DOES AFFECT AS SHOWN HEREON)
8. WATER MAIN AND WATER SERVICE LINE EASEMENT PER VOL. 761, PG. 35, D.R.M.C.T. (DOES AFFECT / SHOWN HEREON)
9. UTILITY EASEMENT PER VOL. 767, PAGE 474, D.R.M.C.T. (DOES AFFECT / SHOWN HEREON)
10. RIGHT-OF-WAY AGREEMENT FOR SOUTH LOOP 336, PER VOL. 923, PG. 715, D.R.M.C.T. (DOES NOT AFFECT)
11. RIGHT-OF-WAY AGREEMENT, PER C.F. NO. 8817449, R.P.R.M.C.T. (DOES NOT AFFECT)

<b>PROJECT NUMBER</b>	<b>30385</b>
DATE	12/27/2022
DRAWN BY	CSP
CHECKED BY	JAM/BWK
FIELD CREW	BG
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

PURCHASER.....TEXAS LIBERTY HOLDINGS, LLC  
 ADDRESS.....RUSTLING OAKS DRIVE, CONROE, TX, 77301  
 SURVEY.....ROBERT KUYKENDALL, A-301  
 SUBJECT.....0.963 ACRES  
 COUNTY.....MONTGOMERY

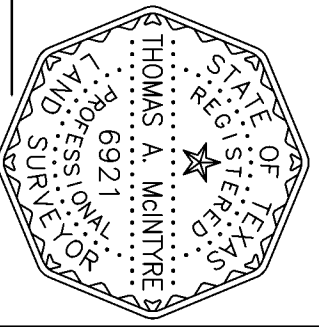
NO PORTION OF THIS PROPERTY APPEARS TO LIE WITHIN THE 100 YEAR FLOODPLAIN PER GRAPHIC SCALING OF COMMUNITY PANEL NO. 48339C0395G HAVING AN EFFECTIVE DATE OF 08/18/2014.

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.

BEING A 0.963 ACRE TRACT OF LAND SITUATED IN THE ROBERT KUYKENDALL SURVEY ABSTRACT NUMBER 301, MONTGOMERY COUNTY, TEXAS, BEING ALL OF THAT SAME CALLED 135.74 X 290.9' TRACT DESCRIBED AS A PORTION OF LOT 93, PINEY POINT (UNRECORDED SUBDIVISION) IN INSTRUMENT TO KEITH ADDELMAN, RECORDED UNDER CLERK'S FILE NUMBER 2012116154 OF THE OFFICIAL PUBLIC RECORDS OF MONTGOMERY COUNTY, TEXAS (O.P.R.M.C.T.), SAID 0.963 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.

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 0.963 ACRES IN THE ROBERT KUYKENDALL SURVEY, ABSTRACT NUMBER 301 MONTGOMERY COUNTY, TEXAS

BEING a 0.963 acre tract of land situated in the Robert Kuykendall Survey, Abstract Number 301, Montgomery County, Texas, being all of that same tract described in instrument to Keith Addleman (Addleman tract) recorded under Clerk's File Number 2012116154 of the Official Public Records of Montgomery County, Texas (O.P.R.M.C.T.), said 0.963 acre tract being more particularly described by metes and bounds as follows:

**BEGINNING** at a mag nail found in the northeasterly margin of Rustling Oaks Drive (60' right-of-way), for the common westerly corner between said Addleman tract and that certain called 0.50 acre tract described in instrument to Christopher Baker, recorded under Clerk's File Number 2021042210, O.P.R.M.C.T., being the northwesterly corner of the herein described 0.963 acre tract, from which a mag nail found for reference bears North 22°41'20" West, 68.52 feet, said **POINT OF BEGINNING** having a Texas State Plane Coordinate value of **N: 10,108,026.92, E: 3,851,628.95**, Texas Central Zone, (4203), grid measurements;

THENCE North 71°36'42" East, 321.00 feet, with the common line between said Addleman tract and said 0.50 acre tract, to a ½ inch iron rod with cap stamped "TPS 100834-00" found for the common easterly corner of the same, being the northeasterly corner of the herein described 0.963 acre tract, from which a ½ inch iron rod with cap stamped "TPS 100834-00" found for reference bears North 22°41'21" West, 68.40 feet;

THENCE South 22°46'34" East, 130.99 feet, with the northeasterly line of said Addleman tract, to a ½ inch iron rod with cap stamped "TPS 100834-00" set in the northwesterly line of that certain called 18.997 acre tract described in instrument to JCB Global, Inc. recorded under Clerk's File Number 2018069385, O.P.R.M.C.T., for the southeasterly corner of said Addleman tract and of the herein described 0.963 acre tract, from which a ½ inch iron rod with cap found for reference bears North 71°34'37" East, 13.90 feet;

THENCE South 71°34'37" West, 321.19 feet, with the common line between said Addleman tract and said 18.997 acre tract, to a ½ inch iron rod with cap stamped "TPS 100834-00" set for the southwesterly corner of said 135.74' x 290.9' tract and of the herein described 0.963 acre tract, from which a ½ inch iron rod with cap found for reference bears South 71°34'37" West, 856.68 feet;

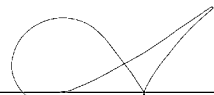
THENCE North 22°41'20" West, 131.17 feet, with the northeasterly margin of said Rustling Oaks Drive, and the southwesterly line of said Addleman tract, to the **POINT OF BEGINNING** and containing a computed area of 0.963 acres of land within this Field Note Description.

This Field Note Description was prepared from a survey performed on the ground on December 27, 2022 by Texas Professional Surveying, LLC., Registered Professional Land Surveyors and is referenced to Survey Drawing Project Number 30385.

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.

January 3, 2023  
Date



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