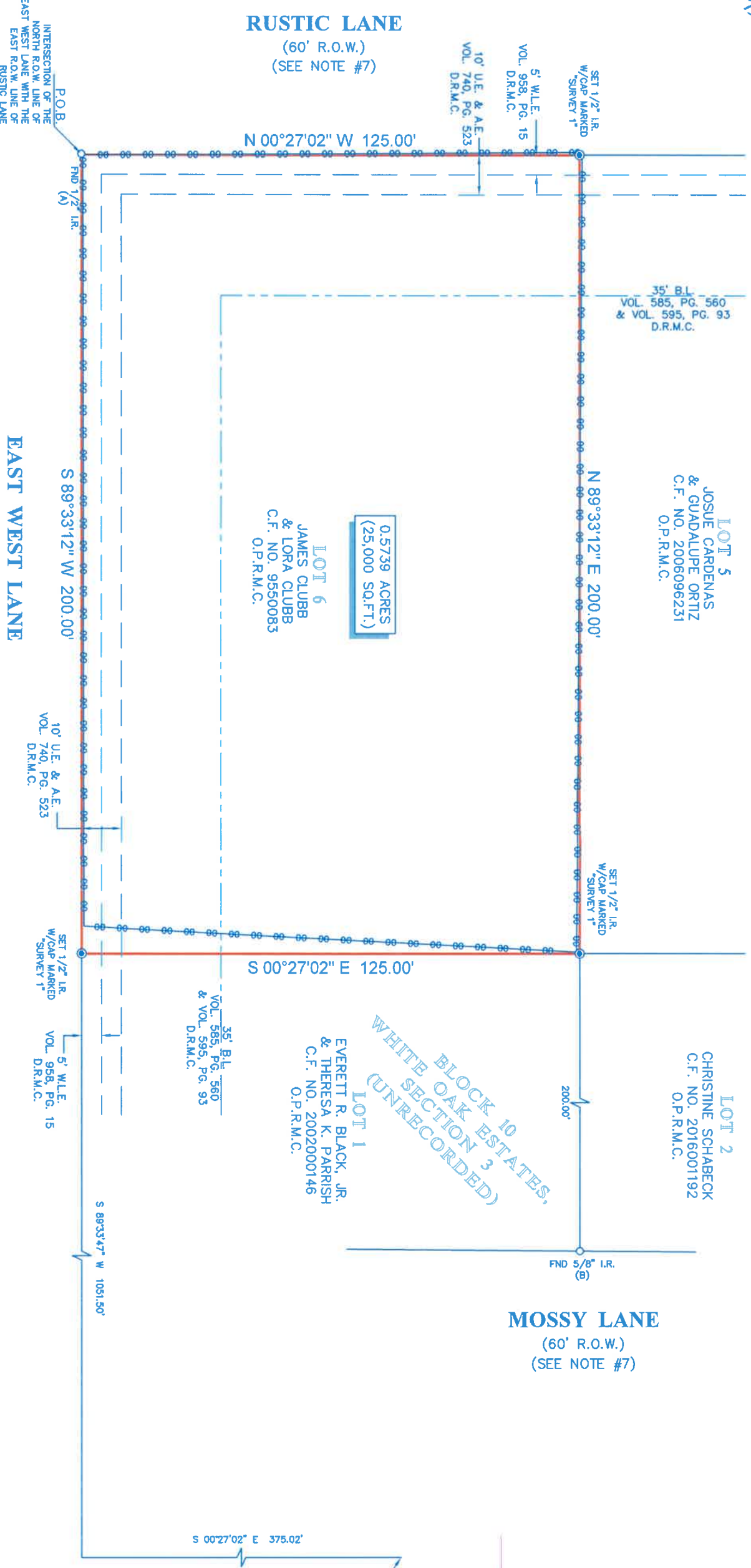


**CLARK BEACH
SURVEY
ABSTRACT 79**



LOT 5
JOSUE GARDENAS
& GUADALUPE ORTIZ
C.F. NO. 2006096231
O.P.R.M.C.

**0.5739 ACRES
(25,000 SQ.FT.)**

LOT 6
JAMES CLUBB
& LORA CLUBB
C.F. NO. 9550083
O.P.R.M.C.

LOT 2
CHRISTINE SCHABECK
C.F. NO. 2016001192
O.P.R.M.C.

LOT 1
EVERETT R. BLACK, JR.
& THERESA K. PARRISH
C.F. NO. 2002000146
O.P.R.M.C.

**WHITE BLOCK 10
SECTION 3
(UNRECORDED)**

MOSSY LANE
(60' R.O.W.)
(SEE NOTE #7)

EAST WEST LANE
(60' R.O.W. - A.K.A. EAST WEST DRIVE)
(SEE NOTE #7)

RUSTIC LANE
(60' R.O.W.)
(SEE NOTE #7)

SCALE 1"=30'



MOST NORTHERLY NE CORNER
OF A CALLED 160 ACRE TRACT
VOL. 297, PG. 319, D.R.M.C.

NOTES:

1. ALL BEARINGS SHOWN HEREON ARE REFERENCED TO A PRIOR DEED CONVEYED UNTO JAMES CLUBB AND LORA CLUBB IN COUNTY CLERK'S FILE NO. 9550083 OF THE OFFICIAL PUBLIC RECORDS OF MONTGOMERY COUNTY, TEXAS. POINTS (A) AND (B) WERE HELD FOR HORIZONTAL CONTROL.
2. ABSTRACT INFORMATION FOR THE SUBJECT TRACT WAS PROVIDED BY THE TITLE INSURANCE COMPANY LISTED BELOW. SURVEYOR HAS NOT INDEPENDENTLY ABSTRACTED SUBJECT PROPERTY.
3. THIS SURVEY IS CERTIFIED TO THE TITLE INSURANCE COMPANY LISTED BELOW FOR THIS TRANSACTION ONLY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
4. ALL EASEMENTS AND BUILDING LINES SHOWN ARE PER THE RECORDED PLAT UNLESS OTHERWISE NOTED.
5. THERE ARE NO NATURAL DRAINAGE COURSES ON SUBJECT PROPERTY.
6. SUBJECT TO THE RESTRICTIVE COVENANTS AS LISTED IN SCHEDULE B OF THE TITLE COMMITMENT ISSUED ON JANUARY 6, 2023, UNDER G.F. NO. 2370004SP.
7. A 70' WIDE X 20' HIGH AERIAL EASEMENT CENTERED ON THE CENTERLINE OF ALL ROADS AS RECORDED IN VOL. 164, PG. 584, D.R.M.C.
8. A RIGHT-OF-WAY GRANTED TO STATE OF TEXAS AS RECORDED IN VOL. 297, PG. 325, D.R.M.C. (DOES NOT APPLY TO SUBJECT PROPERTY).
9. A RIGHT-OF-WAY GRANTED TO COUNTY OF MONTGOMERY AS RECORDED IN VOL. 334, PG. 61, D.R.M.C. (DOES NOT APPLY TO SUBJECT PROPERTY).
10. A RIGHT-OF-WAY GRANTED TO COUNTY OF MONTGOMERY AS RECORDED IN VOL. 358, PG. 637, D.R.M.C. (DOES NOT APPLY TO SUBJECT PROPERTY).
11. A WATER LINE EASEMENT AS RECORDED IN VOL. 753, PG. 931, D.R.M.C. (DOES NOT APPLY TO SUBJECT PROPERTY).
12. AN AGREEMENT FOR HUMBLE OIL & REFINING COMPANY AS RECORDED IN VOL. 145, PG. 601, D.R.M.C. (GENERAL IN NATURE/NOT LOCATABLE BY DEED).

LEGEND

—	BL. = BUILDING LINE
—	U.E. = UTILITY EASEMENT
—	A.E. = AERIAL EASEMENT
—	W.L.E. = WATER LINE EASEMENT
—	FENCE
—	CHAIN LINK

LEGAL DESCRIPTION: A TRACT OF LAND CONTAINING 0.5739 ACRES (25,000 SQUARE FEET) SITUATED IN THE CLARK BEACH SURVEY, ABSTRACT 79, MONTGOMERY COUNTY, TEXAS. SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS ATTACHED.

CLIENT:
TEXAS LIBERTY HOLDINGS, LLC

ADDRESS:
14009 RUSTIC LANE

WWW.SURVEY1INC.COM
SURVEY1@SURVEY1INC.COM

Survey 1, Inc.
Your Land Survey Company

Firm Registration No. 100758-00
P.O. Box 2543 | Awn, TX 77512 | (281) 393-1382

TITLE COMPANY:



G.F. #: 2370004SP

ISSUE DATE:
JAN. 6, 2023



SURVEYOR'S CERTIFICATE:
IN MY PROFESSIONAL OPINION, THIS PLAT REPRESENTS THE FACTS FOUND ON THE GROUND DURING THE COURSE OF A SURVEY AND I HAVE NOT DETECTED ANY SUBSTANTIAL DISCREPANCIES WITH THE CURRENT STANDARDS AS ADOPTED BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING, AND THAT THERE ARE NO ENCUMBRANCES OR BROTROUSIONS EXCEPT AS SHOWN.

RICHARD FUSSELL
No. 4148

FIELD CREW:	CD	TECH:	ARH
DRAFTER:	MC	FINAL CHECK:	EF
DATE:	JAN. 10, 2023		
JOB#	1-119776-23		

**DESCRIPTION OF A TRACT OF LAND CONTAINING
0.5739 ACRES (25,000 SQUARE FEET) SITUATED
IN THE CLARK BEACH SURVEY, ABSTRACT 79
MONTGOMERY COUNTY, TEXAS**

Being a tract of land containing 0.5739 acres (25,000 square feet), situated in the Clark Beach Survey, Abstract 79, Montgomery County, Texas, being all of a tract of land conveyed by deed unto James Clubb and Lora Clubb in County Clerk's File No. 9550083 of the Official Public Records of Montgomery County, Texas, and being known as Lot 6, Block 10 of White Oak Valley Estates, Section 3, an unrecorded subdivision out of a called 160.00 acre tract as recorded in Volume 297, Page 319 of the Deed Records of Montgomery County, Texas. Said 0.5739-acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a found 1/2-inch iron rod at the intersection of the north right-of-way line of East West Lane (60.00 feet wide) (a.k.a. East West Drive) with the east right-of-way line of Rustic Lane (60.00 feet wide), for the southwest corner of the said tract herein described, said point being located South 89°33'47" West, a distance of 1251.50 feet and South 00°27'02" East, a distance of 375.02 feet from the most northerly northeast corner of said 160.00 acre tract;

THENCE North 00°27'02" West, along the east right-of-way line of said Rustic Lane, a distance of 125.00 feet to a set 1/2-inch iron rod with cap marked "Survey 1" for the northwest corner of the said tract herein described;

THENCE North 89°33'12" East, a distance of 200.00 feet to a set 1/2-inch iron rod with cap marked "Survey 1" for the northeast corner of the said tract herein described;

THENCE South 00°27'02" East, a distance of 125.00 feet to a set 1/2-inch iron rod with cap marked "Survey 1" in the north right-of-way line of said East West Lane for the southeast corner of the said tract herein described;

THENCE South 89°33'12" West, along said right-of-way line, a distance of 200.00 feet to the POINT OF BEGINNING and containing 0.5739 acres (25,000 square feet), more or less.

Note: This metes and bounds description is referenced to a survey drawing prepared by Survey 1, Inc. (Firm Registration No. 100758-00) dated Jan. 10, 2023, job number 1-119776-23.

