

0' 80' 160' 240'



Scale: 1" = 80'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	2814.79'	392.25'	391.93'	N 39°38'37" W	7°59'03"

LINE	BEARING	DISTANCE
L1	N 35°37'54" W	284.48'

SYMBOL LEGEND

- COM— COMMUNICATION LINE
- //// EDGE OF ASPHALT
- |— IRON FENCE
- OE— OVERHEAD ELECTRIC
- X— WIRE FENCE
- //— WOOD FENCE
- ⊕ FIBER OPTIC CABLE MARKER
- FOUND SURVEY MONUMENT
- POWER POLE
- ⊞ TELEPHONE PEDESTAL (TP)
- ⊠ VAULT



REMAINDER OF
FAYE GATES ESTATES
CALLED 4.1 ACRES
VOL. 1148, PG. 210
D.R.M.C.T.

ELLIS A. OUALLINE, JR. ET AL
CALLED 1.000 ACRES
C.F. NO. 8633984
R.P.R.M.C.T.

3.610 ACRES

ELLIS A. OUALLINE, JR. ET AL
CALLED 2.76 ACRES
VOL. 684, PG. 551
D.R.M.C.T.

CREEKSIDE ACRES
BLOCK 2, SECTION 1
CAB. P, SHEET 159
M.R.M.C.T.

**WILLIAM HOBDAV SURVEY
ABSTRACT NO. 285**

FARM TO MARKET ROAD 2432 (100' R.O.W)
(SEE ITEMS 2, 3, & 4)

SURVEYOR HAS RELIED ON INFORMATION PROVIDED BY:
FIRST AMERICAN TITLE GUARANTY COMPANY
G.F. NO. 2779302-HO43
EFFECTIVE DATE: OCTOBER 19, 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 10(A), SCHEDULE B, OF SAID TITLE COMMITMENT.
- EASEMENT PER VOL. 460, PG. 571, D.R.M.C.T. (DOES AFFECT / SHOWN HEREON)
- EASEMENT PER VOL. 448, PG. 211, D.R.M.C.T. (DOES AFFECT / SHOWN HEREON)
- EASEMENT PER VOL. 448, PG. 214, D.R.M.C.T. (DOES AFFECT / SHOWN HEREON)
- 30' R.O.W. ALONG THE WEST BOUNDARY LINE PER VOL. 764, PG. 493, D.R.M.C.T. (DOES NOT AFFECT)
- BOUNDARY LINE AGREEMENT PER VOL. 667, PG. 503, D.R.M.C.T. (DOES NOT AFFECT)

NO PORTION OF THIS PROPERTY APPEARS TO LIE WITHIN THE 100
YEAR FLOODPLAIN PER GRAPHIC SCALING OF COMMUNITY PANEL
NO. 48339C0250G 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.....11395 FARM TO MARKET ROAD 2432, CONROE, TX 77378
SURVEY.....WILLIAM HOBDAV, A - 285
SUBJECT.....3.610 ACRES
COUNTY.....MONTGOMERY

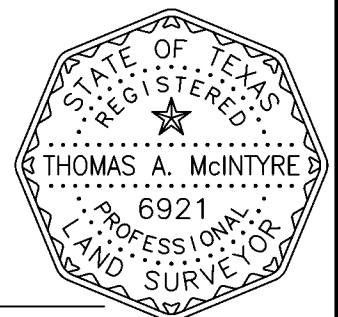
BOUNDARY SURVEY
BEING A 3.610 ACRE TRACT OF LAND SITUATED IN THE WILLIAM HOBDAV SURVEY,
ABSTRACT NUMBER 285, MONTGOMERY COUNTY, TEXAS, BEING COMPRISED OF THAT
CERTAIN CALLED 1.000 ACRE TRACT DESCRIBED IN INSTRUMENT TO ELLIS A.
OUALLINE, JR. ET AL., RECORDED UNDER CLERK'S FILE NUMBER 8633984 OF THE REAL
PROPERTY RECORDS OF MONTGOMERY COUNTY, TEXAS (R.P.R.M.C.T.), AND THAT
CERTAIN CALLED 2.76 ACRE TRACT DESCRIBED IN INSTRUMENT TO ELLIS A. OUALLINE,
JR. ET AL., RECORDED UNDER CLERK'S FILE NUMBER 231121 OF THE OFFICIAL PUBLIC
RECORDS OF MONTGOMERY COUNTY, TEXAS (O.P.R.M.C.T.), SAID 3.610 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.

POB
FND 1/2" I.R.
(BENT)
N:10143677.54
E:3842944.85

PROJECT NUMBER	29926
DATE	12/13/2022
DRAWN BY	ADV
CHECKED BY	TNK
FIELD CREW	NG
REVISION 1	
REVISION 2	
REVISION 3	
REVISION 4	

TEXAS PROFESSIONAL SURVEYING
3032 N. Frazier, Conroe, Texas 77303
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Firm No. 10083400



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
3.610 ACRES
IN THE WILLIAM HOBDAI SURVEY, ABSTRACT NUMBER 285,
MONTGOMERY COUNTY, TEXAS

BEING a 3.610 acre tract of land situated in the William Hobday Survey, Abstract Number 285, Montgomery County, Texas, being comprised of that certain called 1.000 acre tract described in instrument to Ellis A. Oualline, Jr., Et Al, recorded under Clerk's File Number 8633984 of the Real Property Records of Montgomery County, Texas (R.P.R.M.C.T.), and that certain called 2.76 acre tract described in instrument to Ellis A. Oualline, Jr. Et Al, recorded under Volume 684, Page 551 of the Official Public Records of Montgomery County, Texas (O.P.R.M.C.T.), said 3.610 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a ½ inch iron rod (bent) found in the northeasterly margin of Farm-to-Market Road 2432 (FM 2432, 100 Feet Wide), for the common southerly corner of said 2.76 acre tract and Restricted Reserve B, Block 2, Section 1 of Creekside Acres according to map or plat thereof recorded under Cabinet P, Sheet 159, Map Records of Montgomery County, Texas (M.R.M.C.T.), being the southerly corner of the herein described 3.610 acre tract, said **POINT OF BEGINNING** having a Texas State Plane Coordinate value of **N: 10,143,677.54, E: 3,842,944.85**, Texas Central Zone, (4203), grid measurements;

THENCE Northwesterly, 392.25 feet, with the northeasterly margin of said FM 2432, the southwesterly line of said 2.76 acre tract, with the arc of a curve to the right, having a radius of 2814.79 feet, a central angle of 07°59'03", and a chord that bears North 39°38'37" West, 391.93 feet, to a concrete monument found for the end of said curve, being an angle point in the southwesterly line of the herein described 3.610 acre tract;

THENCE North 35°37'54" West, continuing with northeasterly margin of said FM 2432, the southwesterly line of said 2.76 acre tract and said 1.000 acre tract, at a distance of 179.89 feet pass a ½ inch iron rod (bent) found for the common westerly corner of said 2.76 acre tract and said 1.000 acre tract, in all, a total distance of 284.48 feet, to a 5/8 inch iron rod found for the common westerly corner of said 1.000 acre tract and the remainder of that certain called 4.1 acre tract described in instrument to Faye Gates Estates, recorded in Volume 1148, Page 210, O.P.R.M.C.T., being the westerly corner of the herein described 3.610 acre tract;

THENCE North 54°19'47" East, 449.04 feet, with the common line between said remainder of 4.1 acre tract and said 1.000 acre tract, to a 5/8 inch iron rod found in the westerly line of Lot 5 of said Creekside Acres, for the common easterly corner of said remainder of 4.1 acre tract and said 1.000 acre tract, being the northerly corner of the herein described 3.610 acre tract, from which a ½ inch iron rod with cap found for reference bears North 03°36'06" West, 362.44 feet;

THENCE South 03°35'11" East, 123.60 feet, with the easterly line of said 1.000 acre tract common to the westerly lines of said Lot 5 and Lot 4 of said Creekside Acres, to a ½ inch iron pipe found for the common easterly corner of said 1.000 acre tract and said 2.76 acre tract, being an angle point in the easterly line of the herein described 3.610 acre tract;

THENCE South 03°41'09" East, with the common line between said 2.76 acre tract and said Lot 4, at 143.22 feet passing the common corner of said Lot 4 and Lot 3, from which a ½ inch iron rod found for reference bears 0.36 feet Left, continuing with the common line between said 2.76 acre tract and Lot 3, Lot 1 and Restricted Reserve B, in all, a total distance of 672.89 feet, to the **POINT OF BEGINNING** and containing a computed area of 3.610 acres of land within this Field Note Description.

This Field Note Description was prepared from a survey performed on the ground on December 1, 2022 by Texas Professional Surveying, LLC., Registered Professional Land Surveyors and is referenced to Survey Drawing Project Number 29926.

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 15, 2022
Date



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

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