

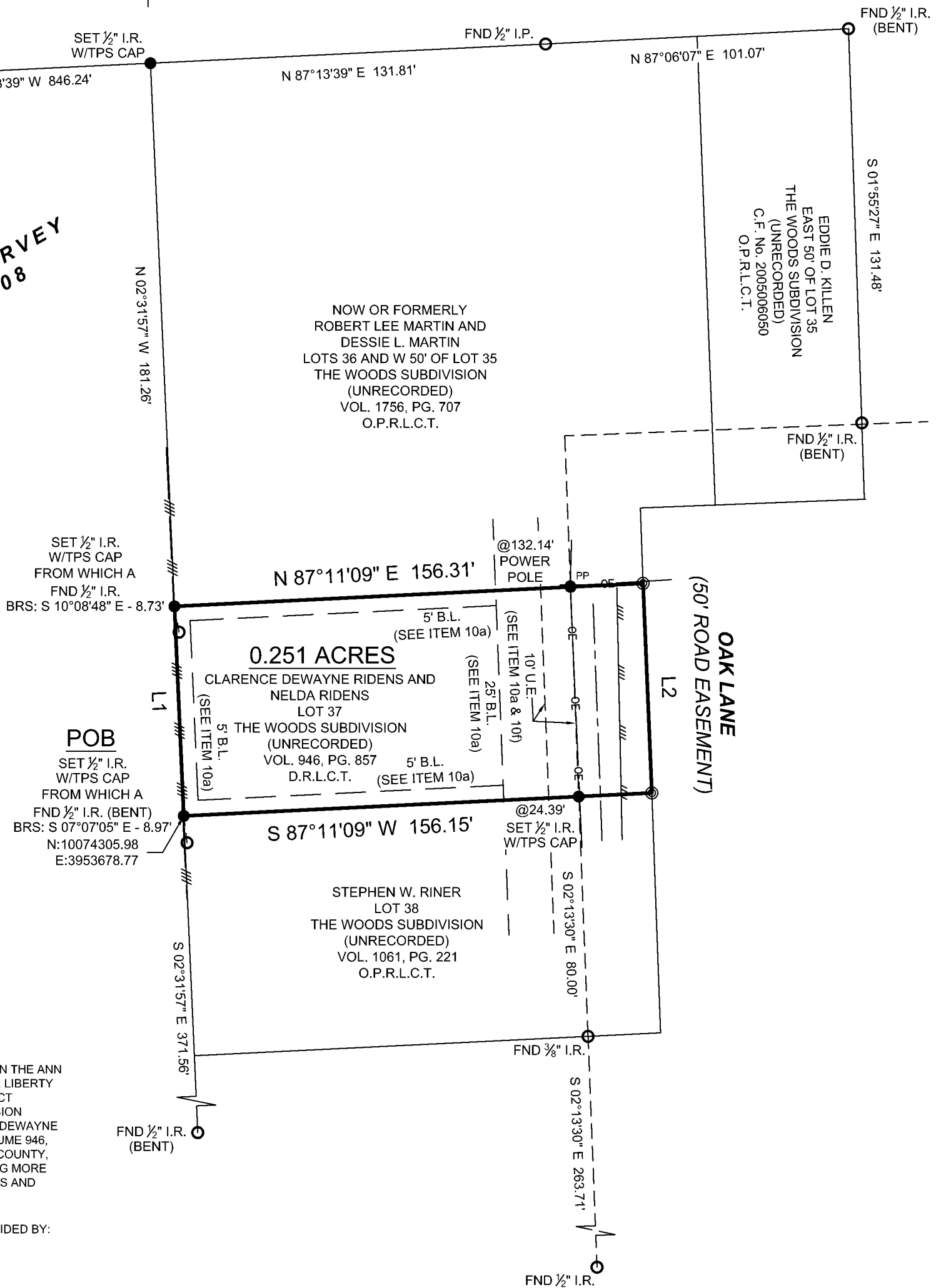
**SYMBOL LEGEND**

- EDGE OF ASPHALT
- FLOWLINE
- OVERHEAD ELECTRIC
- RAIL FENCE
- CALCULATED CORNER
- FOUND SURVEY MONUMENT
- POWER POLE (PP)
- SET SURVEY MONUMENT

| LINE | BEARING       | DISTANCE |
|------|---------------|----------|
| L1   | N 02°31'57" W | 69.94'   |
| L2   | S 02°24'03" E | 69.94'   |

**ANN HOLSHOUSEN SURVEY  
ABSTRACT NO. 208**

FROILAN ORTIZ  
CALLED 10.000 ACRES  
"TRACT 1"  
C.F. No. 2015009004  
O.P.R.L.C.T.



**LAND TITLE SURVEY**

BEING A 0.251 ACRE TRACT OF LAND SITUATED IN THE ANN HOLSHOUSEN SURVEY, ABSTRACT NUMBER 208, LIBERTY COUNTY, TEXAS, BEING ALL OF THAT SAME TRACT DESCRIBED AS LOT 37 OF THE WOODS SUBDIVISION (UNRECORDED), IN INSTRUMENT TO CLARENCE DEWAYNE RIDENS AND NELDA RIDENS, RECORDED IN VOLUME 946, PAGE 857, OF THE DEED RECORDS OF LIBERTY COUNTY, TEXAS (D.R.L.C.T.), SAID 0.251 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. 2825465-HO43  
EFFECTIVE DATE: JULY 14, 2023

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

- 10a. THOSE AS PER ITEM 10a, SCHEDULE B, OF SAID TITLE COMMITMENT.
- 10e. EASEMENT PER VOL. 309, PG. 58, D.R.L.C.T. (DOES NOT AFFECT)
- 10f. EASEMENT PER VOL. 719, PG. 696, D.R.L.C.T. (DOES AFFECT / SHOWN HEREON)

**SURVEYOR'S NOTE:**

NO BUILDINGS WERE OBSERVED ON SUBJECT PROPERTY AT THE TIME OF THIS SURVEY.

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 COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS MANUAL OF PRACTICE REQUIREMENTS FOR A CATEGORY 1A, CONDITION III, LAND TITLE SURVEY.

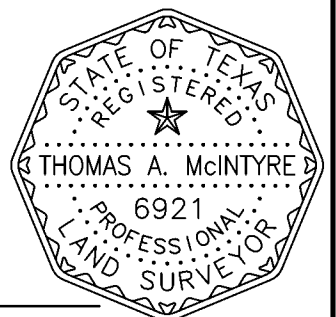
I HEREBY CERTIFY TO: FIRST AMERICAN TITLE INSURANCE COMPANY,  
FIRST AMERICAN TITLE GUARANTY COMPANY, AND TEXAS LIBERTY HOLDINGS, LLC.

NO PORTION OF THIS PROPERTY APPEARS TO LIE WITHIN THE 100 YEAR FLOODPLAIN, PER GRAPHIC SCALING OF FEMA FIRM PANEL NO. 48291C0275C, HAVING AN EFFECTIVE DATE OF 05/02/2008.

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 BASED ON GPS OBSERVATIONS MADE BY TEXAS PROFESSIONAL SURVEYING, LLC.

PURCHASER.....TEXAS LIBERTY HOLDINGS, LLC.  
ADDRESS.....COUNTY ROAD 3473, CLEVELAND, TX, 77327  
SURVEY.....ANN HOLSHOUSEN, A - 208  
SUBJECT.....0.251 ACRES  
COUNTY.....LIBERTY

Thomas A. McIntyre  
Registered Professional Land Surveyor No. 6921



|                |            |
|----------------|------------|
| <b>PROJECT</b> | 33759      |
| FIELD DATE     | 08/14/2023 |
| DRAWN BY       | TNK        |
| CHECKED BY     | MJW        |
| FIELD CREW     | DK         |
| REV 1          | ---        |
| REV 2          | ---        |
| REV 3          | ---        |
| REV 4          | ---        |

**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**  
**0.251 ACRES**  
**IN THE ANN HOLSHOUSEN SURVEY, ABSTRACT NUMBER 208**  
**LIBERTY COUNTY, TEXAS**

BEING a 0.251 acre tract of land situated in the Ann Holshousen Survey, Abstract Number 208, Liberty County, Texas, being all of that same tract described as Lot 37 of The Woods Subdivision (unrecorded), in instrument to Clarence Dewayne Ridens and Nelda Ridens, recorded in Volume 946, Page 857 of the Deed Records of Liberty County, Texas (D.R.L.C.T.), said 0.251 acre tract being more particularly described by metes and bounds as follows:

**BEGINNING** at a 1/2 inch iron rod with cap stamped "TPS 100834-00" set in the easterly line of that certain called 10.000 acre tract described as "Tract 1" in instrument to Froilan Ortiz, recorded under Clerk's File Number 2015009004 of the Official Public Records of Liberty County, Texas (O.P.R.L.C.T.), for the common westerly corner of said Lot 37 and that certain tract described as Lot 38 of said The Woods in instrument to Stepen W. Riner, recorded in Volume 1061, Page 221, O.P.R.L.C.T., being the southwesterly corner of the herein described 0.251 acre tract, from which a 1/2 inch iron rod (bent) found for reference bears, South 07°07'05" East, 8.97 feet, and another 1/2 inch iron rod (bent) found for reference bears, South 02°31'57" East, 371.56 feet, said **POINT OF BEGINNING** having a Texas State Plane Coordinate value of **N: 10,074,305.98, E: 3,953,678.77**, Central Zone, (4203), grid measurements;

THENCE North 02°31'57" West, 69.94 feet, with the common line between said Lot 37 and said 10.000 acre tract, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set for the common westerly corner of said Lot 37 and that certain tract described as Lot 36 and the West 50 feet of Lot 35 of said the Woods, now or formerly described in instrument to Robert Lee Martin and Dessie L. Martin (Martin Tract), recorded in Volume 1756, Page 707, O.P.R.L.C.T., being the northwesterly corner of the herein described 0.251 acre tract, from which a 1/2 inch iron rod found for reference bears, South 10°08'48" East, 8.73 feet;

THENCE North 87°11'09" East, with the common line between said Lot 37 and said Martin Tract, at a distance of 132.14 feet, pass a power pole found for reference, in the westerly margin of Oak Lane (50 foot road easement) in all, a total distance of 156.31 feet, to a calculated point in the approximate centerline of said Oak Lane, for the common easterly corner of said Lot 37 and said Martin Tract, being the northeasterly corner of the herein described 0.251 acre tract;

THENCE South 02°24'03" East, 69.94 feet, with the approximate centerline of said Oak Lane, the easterly line of said Lot 37 to a calculated point for the common easterly corner of said Lot 37 and said Lot 38, being the southeasterly corner of the herein described 0.251 acre tract;

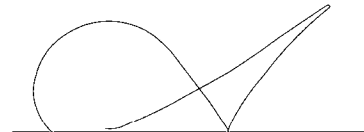
(INTENTIONALLY LEFT BLANK)

THENCE South 87°11'09" West, with the common line between said Lot 37 and said Lot 38, at a distance of 24.39 feet, pass a 1/2 inch iron rod with cap stamped "TPS 100834-00" set for reference, in the westerly margin of said Oak Lane, from which a 3/8 inch iron rod found for reference bears, South 02°13'30" East, 80.00 feet, in all, a total distance of 156.15 feet, to the **POINT OF BEGINNING** and containing a computed area of 0.251 acres of land within this Field Note Description.

This Field Note Description was prepared from a survey performed on the ground on August 14, 2023, by Texas Professional Surveying, LLC., Registered Professional Land Surveyors and is referenced to Survey Drawing Project 33759.

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.

August 17, 2023  
Date



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