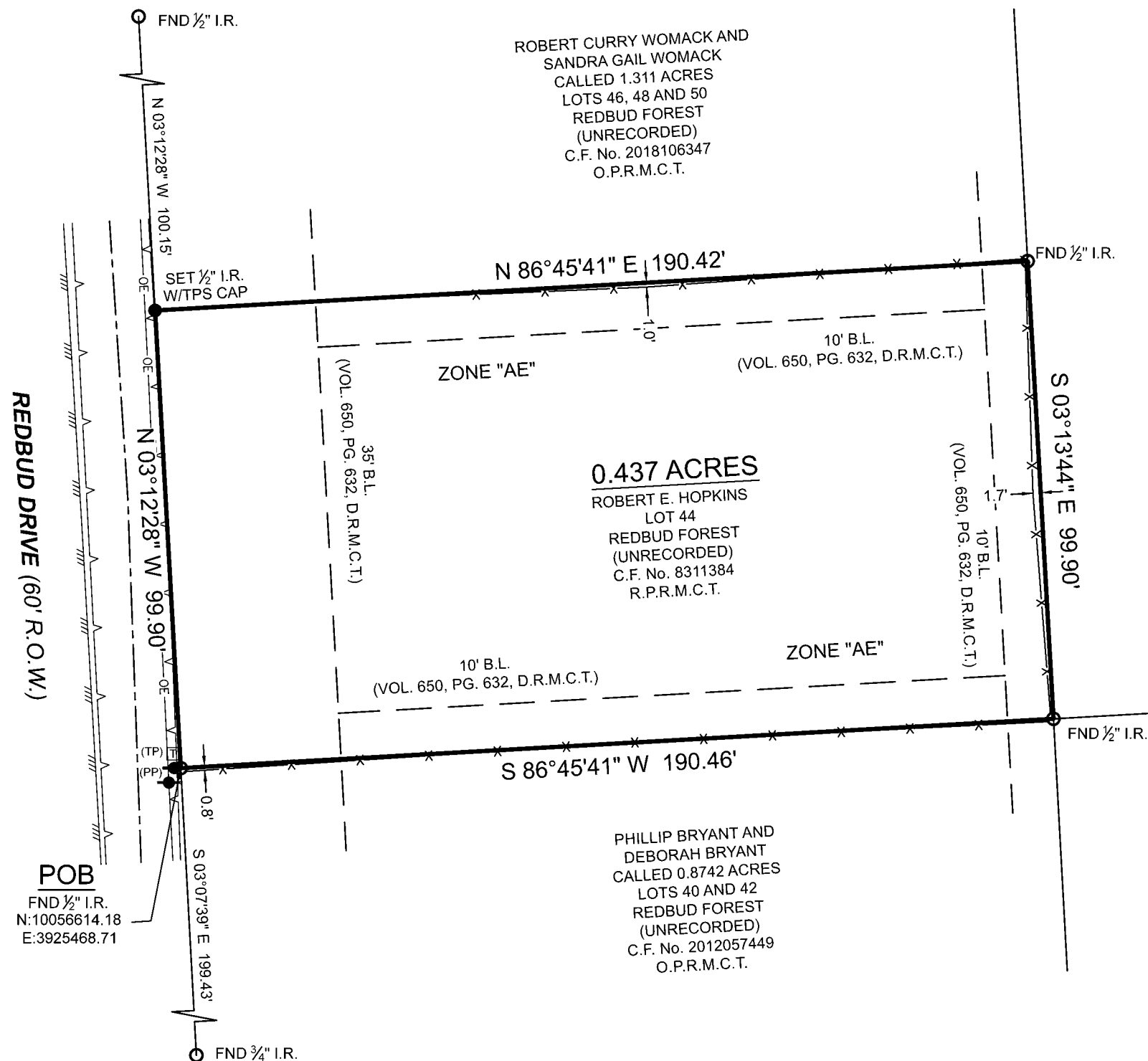


**SYMBOL LEGEND**

- EDGE OF WATER
- FLOWLINE
- OVERHEAD ELECTRIC
- TOP OF BANK
- WIRE FENCE
- FOUND SURVEY MONUMENT
- SET SURVEY MONUMENT
- POWER POLE (PP)
- TELEPHONE PEDESTAL (TP)



**MARSHALL H. SHORT SURVEY**  
**ABSTRACT NO. 509**

DEVERY S. FARRELL AND  
 RICKEY D. FARRELL  
 CALLED 1.3774 ACRES  
 LOTS 45, 47 AND 49  
 REDBUD FOREST  
 (UNRECORDED)  
 C.F. No. 9450248  
 R.P.R.M.C.T.

JAMES W. ADAMS AND  
 MARIA ADAMS  
 LOTS 37, 39, 41 AND 43  
 REDBUD FOREST  
 (UNRECORDED)  
 C.F. No. 9732209  
 R.P.R.M.C.T.

SURVEYOR HAS RELIED ON INFORMATION PROVIDED BY:  
 FIRST AMERICAN TITLE GUARANTY COMPANY  
 G.F. NO. 2796641-HO43  
 EFFECTIVE DATE: FEBRUARY 06, 2023

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

- 10e. EASEMENT PER VOL. 267 PG. 525, O.P.R.M.C.T. (MAY OR MAY NOT AFFECT, UNABLE TO PLACE)
- 10h. CONTRACT PER C.F. NO. 2012028317, O.P.R.M.C.T. (SUBJECT TO, THIS CONTRACT ALSO REFLECTS THE INCORRECT ABSTRACT NUMBER)

ALL OF THIS PROPERTY APPEARS TO LIE WITHIN THE 100 YEAR  
 FLOODPLAIN PER GRAPHIC SCALING OF COMMUNITY PANEL NO.  
 48339C0600G 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.

LAND TITLE SURVEY

BEING A 0.437 ACRE TRACT OF LAND SITUATED IN THE MARSHALL H. SHORT  
 SURVEY, ABSTRACT NUMBER 509, MONTGOMERY COUNTY, TEXAS, BEING  
 ALL OF THAT CERTAIN TRACT DESCRIBED AS LOT 44, REDBUD FOREST  
 (UNRECORDED SUBDIVISION), IN INSTRUMENT TO ROBERT E. HOPKINS,  
 RECORDED UNDER CLERK'S FILE NUMBER 8311384, OF THE REAL PROPERTY  
 RECORDS OF MONTGOMERY COUNTY, TEXAS (R.P.R.M.C.T.), SAID 0.437 ACRE  
 TRACT BEING MORE PARTICULARLY DESCRIBED BY ATTACHED METES AND  
 BOUNDS DESCRIPTION.

**SURVEYOR'S NOTE:**

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

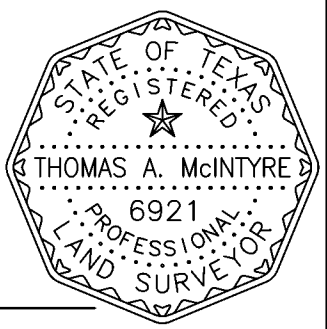
I HEREBY CERTIFY THAT THIS SURVEY WAS THIS DAY MADE UNDER MY SUPERVISION  
 ON THE GROUND OF THE ABOVE DESCRIBED PROPERTY, AND THAT THE ABOVE PLAT  
 OR DRAWING REFLECTS THE FINDINGS ON THE GROUND OF THE PROPERTY AT THIS  
 TIME AND THAT THIS SURVEY SUBSTANTIALLY CONFORMS TO THE CURRENT TEXAS  
 SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATION FOR A  
 CATEGORY 1A, CONDITION III SURVEY.

**TEXAS PROFESSIONAL SURVEYING**  
 3032 N. Frazier, Conroe, Texas 77303  
 Ph: 936.756.7447 Fax: 936.756.7448  
 www.surveyingtexas.com  
 Firm No. 10083400

PROJECT NUMBER	31269
DATE	03/06/2023
DRAWN BY	ADV
CHECKED BY	MMS/CW
FIELD CREW	JN
REVISION 1	
REVISION 2	
REVISION 3	
REVISION 4	

PURCHASER:.....TEXAS LIBERTY HOLDINGS, LLC  
 ADDRESS:.....RED BUD LANE, NEW CANEY, TX, 77357  
 SURVEY:.....MARSHALL H. SHORT, A - 509  
 SUBJECT:.....0.437 ACRES, LOT 44  
 SUBDIVISION:.....REDBUD FOREST (UNRECORDED)  
 COUNTY:.....MONTGOMERY

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**  
**0.437 ACRES**  
**IN THE MARSHALL H. SHORT SURVEY, ABSTRACT NUMBER 509**  
**MONTGOMERY COUNTY, TEXAS**

BEING a 0.437 acre tract of land situated in the Marshall H. Short Survey, Abstract Number 509, Montgomery County, Texas, being all of that certain tract described as Lot 44, Redbud Forest (unrecorded subdivision), in instrument to Robert E. Hopkins, recorded under Clerk's File Number 8311384, of the Real Property Records of Montgomery County, Texas (R.P.R.M.C.T.), said 0.437 acre tract being more particularly described by metes and bounds as follows:

**BEGINNING** at a 1/2 inch iron rod found in the easterly margin of Redbud Drive, for the common westerly corner of said Lot 44 and that certain called 0.8742 acre tract described as Lots 40 and 42 of said Redbud Forest subdivision, in instrument to Phillip Bryant and Deborah Bryant, recorded under Clerk's File Number 2012057449, of the Official Public Records of Montgomery County, Texas (O.P.R.M.C.T.), being the southwesterly corner of the herein described 0.437 acre tract, from which a 3/4 inch iron rod found for reference bears, South 03°07'39" East, 199.43 feet, said **POINT OF BEGINNING** having a Texas State Plane Coordinate value of **N: 10,056,614.18, E: 3,925,468.71**, Central Zone (4203), grid measurements;

THENCE North 03°12'28" West, 99.90 feet, with the easterly margin of said Redbud Drive, the westerly line of said Lot 44, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set in the easterly margin of said Redbud Drive, for the common westerly corner of said Lot 44 and that certain called 1.311 acre tract described as Lots 46, 48 and 50 of said Redbud Forest subdivision, in instrument to Robert Curry Womack and Sandra Gail Womack, recorded under Clerk's File Number 2018106347, O.P.R.M.C.T., being the northwesterly corner of the herein described 0.437 acre tract, from which a 1/2 inch iron rod found for reference bears, North 03°12'28" West, 100.15 feet;

THENCE North 86°45'41" East, 190.42 feet, with the common line between said Lot 44 and said 1.311 acre tract, to a 1/2 inch iron rod found in the westerly line of that certain called 1.3774 acre tract described as Lots 45, 47 and 49 of said Redbud Forest subdivision, in instrument to Devery S. Farrell and Rickey D. Farrell, recorded under Clerk's File Number 9450248, R.P.R.M.C.T., for the common easterly corner of said Lot 44 and said 1.311 acre tract, being the northeasterly corner of the herein 0.437 acre tract;

THENCE South 03°13'44" East, 99.90 feet, with the common line between said Lot 44 and said 1.3774 acre tract, to a 1/2 inch iron rod found for the common corner of said Lot 44, said 1.3774 acre tract, that certain tract described as Lots 37, 39, 41 and 43 of said Redbud Forest Subdivision, in instrument to James W. Adams, Maria Adams, recorded under Clerk's File Number 9732209, R.P.R.M.C.T., and said 0.8742 acre tract, being the southeasterly corner of the herein described 0.437 acre tract;

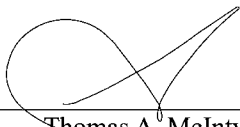
THENCE South 86°45'41" West, 190.46 feet, with the common line between said Lot 44 and said 0.8742 acre tract, to the **POINT OF BEGINNING** and containing a computed area of 0.437 acres of land within this Field Note Description.

This Field Note Description was prepared from a survey performed on the ground on March 6, 2023 by Texas Professional Surveying, LLC., Registered Professional Land Surveyors and is referenced to Survey Drawing Project 31269.

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).

March 16, 2023  
Date



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