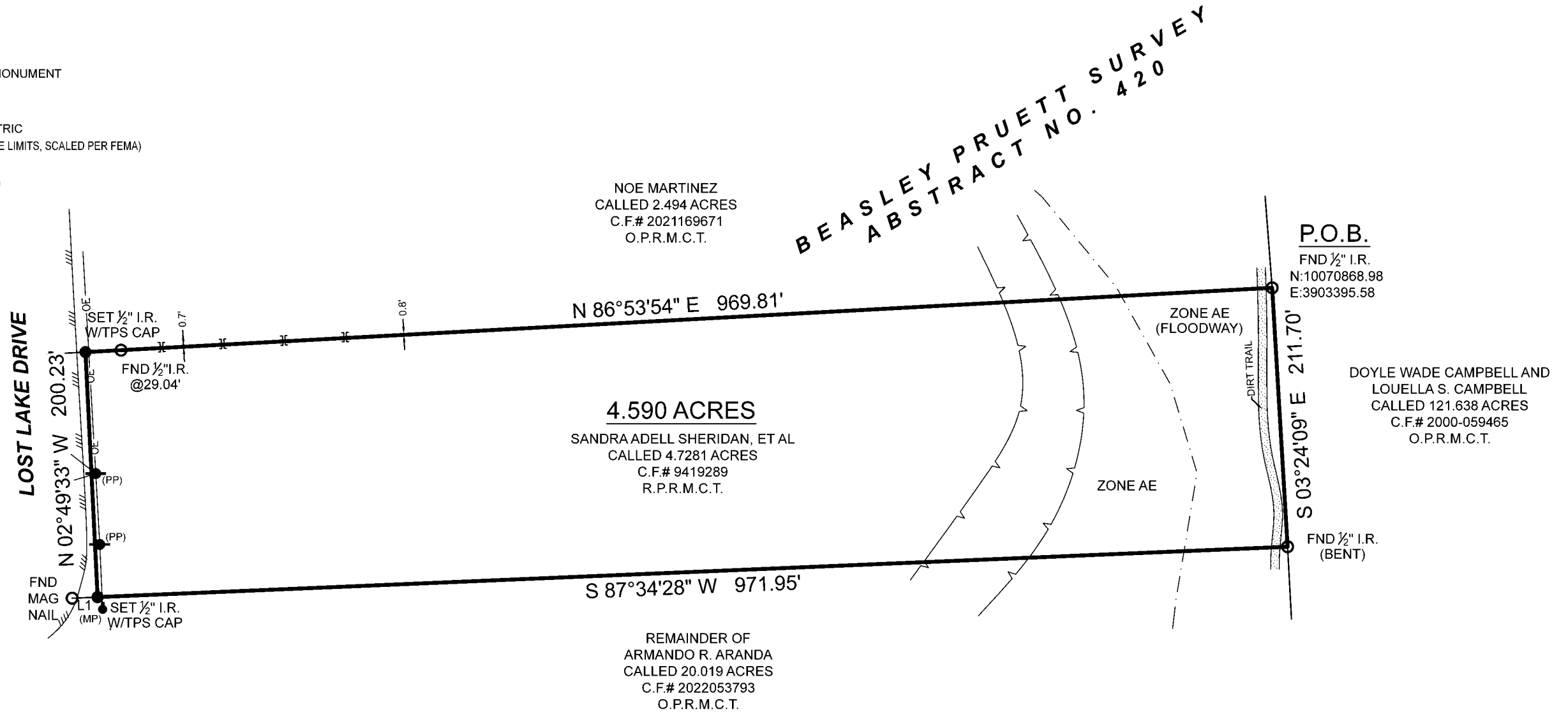


LINE	BEARING	DISTANCE
L1	S 87°34'28" W	20.77'

SYMBOL LEGEND

- FOUND SURVEY MONUMENT
- |— METAL TIN FENCE
- ∨— TOP OF BANK
- OE— OVERHEAD ELECTRIC
- - - FEMA (APPROXIMATE LIMITS, SCALED PER FEMA)
- METER POLE (MP)
- POWER POLE (PP)



BOUNDARY SURVEY

SURVEYOR HAS RELIED ON INFORMATION PROVIDED BY:
 FIRST AMERICAN TITLE GUARANTY COMPANY
 G.F. NO. 2774942-HO43
 EFFECTIVE DATE: SEPTEMBER 21, 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 1, SCHEDULE B, OF SAID TITLE COMMITMENT.
- EASEMENT PER VOL. 248, PG. 433, D.R.M.C.T. (BLANKET)
- EASEMENT PER VOL. 258, PG. 462, D.R.M.C.T. (MAY OR MAY NOT AFFECT)
- EASEMENT PER VOL. 241, PG. 324, D.R.M.C.T. (BLANKET)
- EASEMENT PER VOL. 262, PG. 447, D.R.M.C.T. (MAY OR MAY NOT AFFECT)
- EASEMENT PER VOL. 278, PG. 597, D.R.M.C.T. (BLANKET)

BEING A 4.590 ACRE TRACT OF LAND SITUATED IN THE BEASLEY PRUETT SURVEY, ABSTRACT NUMBER 420, MONTGOMERY COUNTY, TEXAS, BEING ALL OF THAT CERTAIN CALLED 4.7281 ACRE TRACT DESCRIBED IN INSTRUMENT TO SANDRA ADELL SHERIDAN, ET AL., RECORDED UNDER CLERK'S FILE NUMBER 9419289 OF THE REAL PROPERTY RECORDS OF MONTGOMERY COUNTY, TEXAS (R.P.R.M.C.T.), SAID 4.590 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS ATTACHED HERETO.

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 II SURVEY.



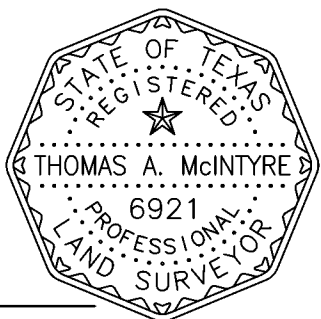
PROJECT NUMBER	29533
DATE	11/12/2022
DRAWN BY	PCP
CHECKED BY	BWK
FIELD CREW	NG
REVISION 1	---
REVISION 2	---
REVISION 3	---
REVISION 4	---

PURCHASER.....TEXAS LIBERTY HOLDINGS, LLC
 ADDRESS.....LOST LAKE DRIVE, NEW CANEY, TX 77357
 SURVEY.....BEASLEY PRUETT, A - 420
 SUBJECT.....4.590 ACRES
 COUNTY.....MONTGOMERY

ALL OF THIS PROPERTY APPEARS TO LIE WITHIN THE 100 YEAR FLOODPLAIN, AND A PORTION APPEARS TO LIE WITHIN THE REGULATORY FLOODWAY PER GRAPHIC SCALING OF COMMUNITY PANEL NO. 48339C0600G HAVING AN EFFECTIVE DATE OF 08/18/2014.

BASIS OF BEARINGS: BEARINGS AND DISTANCES SHOWN HEREON ARE BASED ON GPS OBSERVATIONS AND ARE REFERENCED TO THE NORTH AMERICAN DATUM OF 1983 (NAD83), TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE (TXC-4203), GRID MEASUREMENTS.

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
4.590 ACRES
IN THE BEASLEY PRUETT SURVEY, ABSTRACT NUMBER 420,
MONTGOMERY COUNTY, TEXAS

BEING a 4.590 acre tract of land situated in the Beasley Pruett Survey, Abstract Number 420, Montgomery County, Texas, being all of that certain called 4.7281 acre tract described in instrument to Sandra Adell Sheridan, et al., recorded under Clerk's File Number 9419289 of the Real Property Records of Montgomery County, Texas (R.P.R.M.C.T.), said 4.590 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a ½ inch iron rod found in the westerly line of that certain called 121.638 acre tract described in instrument to Doyle Wade Campbell and Louella S. Campbell, for the common easterly corner between said 4.7281 acre tract, and that certain called 2.494 acre tract described in instrument to Noe Martinez, recorded under Clerk's File Number 2021169671 of the Official Public Records of Montgomery County, Texas (O.P.R.M.C.T.), being the northeasterly corner of the herein described 4.590 acre tract, said **POINT OF BEGINNING** having a Texas State Plane Coordinate value of **N: 10,070,868.98, E: 3,903,395.58**, Texas Central Zone, (4203), grid measurements;

THENCE South 03°24'09" East, 211.70 feet, with the common line between said 4.7281 acre tract and said 121.638 acre tract, to a ½ inch iron rod, found, ((bent), for the common easterly corner of said 4.7281 acre tract and the remainder of that certain called 20.019 acre tract described in instrument to Armando R. Aranda, recorded under Clerk's File Number 2022053793, O.P.R.M.C.T., being the southeasterly corner of the herein described 4.590 acre tract;

THENCE South 87°34'28" West, 971.95 feet, with the common line between said 4.7281 acre tract and the remainder of said 20.019 acre tract, to a ½ inch iron rod with cap stamped "TPS 100834-00" set in the easterly margin of Lost Lake Drive, for the southwesterly corner of said 4.7281 acre tract, being the southwesterly corner of the herein described 4.590 acre tract, from which a mag nail found in the approximate centerline of said Lost Lake Drive, bears South 87°34'28" West, 20.77 feet;

THENCE North 02°49'33" West, 200.23 feet, with the easterly margin of said Lost Lake Drive, and the westerly line of said 4.7281 acre tract, to a ½ inch iron rod with cap stamped "TPS 100834-00" set for the common westerly corner of said 4.7281 acre tract and said 2.494 acre tract, being the northwesterly corner of the herein described 4.590 acre tract;

THENCE North 86°53'54" East, with the common line between said 4.7281 acre tract and said 2.494 acre tract, at a distance of 29.04 feet, pass a ½ inch iron rod found for reference, in all, a total distance of 969.81 feet, to the **POINT OF BEGINNING** and containing a computed area of 4.590 acres of land within this Field Note Description.

This Field Note Description was prepared from a survey performed on the ground on November 12, 2022 by Texas Professional Surveying, LLC., Registered Professional Land Surveyors and is referenced to Survey Drawing Project Number 29533.

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.

November 14, 2022
Date



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

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