

0' 30' 60' 90'

Scale: 1" = 30'

SYMBOL LEGEND

- FOUND SURVEY MONUMENT
- ⊙ CALCULATED CORNER
- ◇— CHAINLINK FENCE
- /—/— EDGE OF ASPHALT



WOODRIDGE ESTATES UNRECORDED SUBDIVISION

MARK W. KELLEY, JR.
CALLED 20,000 SQ. FT.
LOT 27
C.F. NO. 2021025208
O.P.R.M.C.T.

ESAU CHAVEZ
CALLED 0.50 ACRE
LOT 12
C.F. No. 9052211
R.P.R.M.C.T.

POB
SET 1/2" I.R.
W/TPS CAP
N:10063334.92
E:3880453.05

FND 2" I.P. S 86°44'59" W 200.16'

N 86°44'59" E 200.02'

S 03°08'16" E 100.06'

WOODRIDGE DRIVE

0.459 ACRES

KENT LOWERY AND
BENNIE LOWERY
CALLED 0.5 ACRES
LOT 26
VOL. 1168, PG. 682
D.R.M.C.T.

MIGUEL CARILLO GOMEZ AND
VILMA C. CASTRO
CALLED 0.50 ACRE
LOT 13
C.F. No. 2006089265
O.P.R.M.C.T.

N 03°19'41" W 99.93'

FND 2" I.P. S 86°47'12" W 201.61'

S 86°47'12" W 199.68'

SET 1/2" I.R.
W/TPS CAP

MIGUEL GOMEZ AND
VILMA C. CASTRO
CALLED 0.9197 ACRE
LOT 14 & LOT 15
C.F. No. 2005144387
R.P.R.M.C.T.

P.R. CLARK SURVEY
ABSTRACT No. 692

ELIZABETH J. FRANK
CALLED 0.50 ACRE
LOT 25
C.F. NO. 2014039712
O.P.R.M.C.T.

S 03°08'16" E 101.37'

FND 5/8" I.R.

SURVEYOR HAS RELIED ON INFORMATION PROVIDED BY:
FIRST AMERICAN TITLE GUARANTY COMPANY
G F. NO. 2761933-HO43
EFFECTIVE DATE: JULY 19, 2022

BOUNDARY SURVEY

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

BEING A 0.459 ACRE TRACT OF LAND SITUATED IN THE P. R. CLARK SURVEY, ABSTRACT NUMBER 692, MONTGOMERY COUNTY, TEXAS, BEING THAT SAME CALLED 0.5 ACRE TRACT DESCRIBED AS LOT 26 OF WOODRIDGE ESTATES (UNRECORDED SUBDIVISION), DESCRIBED IN INSTRUMENT TO KENT LOWERY AND BENNIE LOWERY, RECORDED IN VOLUME 1168, PAGE 682 OF THE DEED RECORDS OF MONTGOMERY COUNTY, TEXAS (D.R.M.C.T.), SAID 0.459 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY ATTACHED METES AND BOUNDS DESCRIPTION.

- EASEMENT PER VOL. 772, PG. 553, D.R.M.C.T. (DOES AFFECT / SHOWN HEREON)
- EASEMENT PER VOL. 288, PG. 465, D.R.M.C.T. (DOES NOT AFFECT)
- EASEMENT PER VOL. 402, PG. 148, D.R.M.C.T. (DOES NOT AFFECT)
- EASEMENT / RIGHT-OF-WAY PER VOL. 725, PG. 562, D.R.M.C.T. (DOES NOT AFFECT)
- EASEMENT PER C.F. No. 8509856, O.P.R.M.C.T. (DOES NOT AFFECT)
- TERMS, CONDITIONS AND STIPULATIONS PER 716, PG. 908 AND VOL. 719, PG. 156, D.R.M.C.T. (DOES NOT AFFECT)

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 MEETS THE MINIMUM STANDARDS OF PRACTICE AS APPROVED BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING.

| | |
|----------------|------------|
| PROJECT NUMBER | 26875 |
| DATE | 08/22/2022 |
| DRAWN BY | ACN |
| CHECKED BY | DVB |
| FIELD CREW | RH |
| REVISION 1 | |
| REVISION 2 | |
| REVISION 3 | |
| REVISION 4 | |

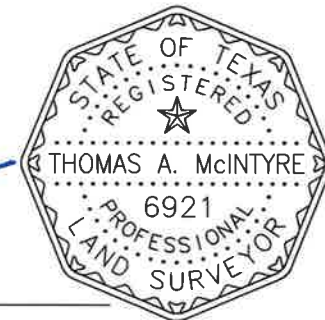
NO PORTION OF THIS PROPERTY APPEARS TO LIE WITHIN THE 100 YEAR FLOODPLAIN PER GRAPHIC SCALING OF COMMUNITY PANEL NO. 48339C0575G HAVING AN EFFECTIVE DATE OF 08/18/2014.

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.

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

PURCHASER.....TEXAS LIBERTY HOLDINGS, LLC
 ADDRESS.....WOODRIDGE DRIVE, CONROE, TEXAS 77302
 SURVEY.....P.R. CLARK, A-692
 SUBJECT.....0.459 ACRES
 SUBDIVISION.....WOODRIDGE ESTATES, 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 0.459 ACRES IN THE P. R. CLARK SURVEY, ABSTRACT NUMBER 692 MONTGOMERY COUNTY, TEXAS

BEING a 0.459 acre tract of land situated in the P. R. Clark Survey, Abstract Number 692, Montgomery County, Texas, being that same called 0.5 acre tract described as Lot 26 of Woodridge Estates (unrecorded subdivision), described in instrument to Kent Lowery and Bennie Lowery, recorded in Volume 1168, Page 682 of the Deed Records of Montgomery County, Texas (D.R.M.C.T.), said 0.459 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a ½ inch iron rod with cap stamped "TPS 100834-00" set in the westerly margin of Woodridge Drive, for the common easterly corner of said Lot 26 and that certain called 20,000 square feet tract described as Lot 27 of said Woodridge Estates, in instrument to Mark W. Kelley, Jr., recorded under Clerk's File Number 2021025208 of the Official Public Records of Montgomery County, Texas (O.P.R.M.C.T.), for the northeasterly corner of the herein described 0.459 acre tract, from which a 5/8 inch iron rod (bent) found for the northeasterly corner of said Lot 27 bears, North 03°08'16" West, 99.17 feet, said **POINT OF BEGINNING** having a Texas State Plane Coordinate value of **N: 10,063,334.92, E:3,880,453.05**, Texas Central Zone, (4203), grid measurements;

THENCE South 03°08'16" East, 100.06 feet, with the easterly margin of said Woodridge Drive, to a ½ inch iron rod with cap stamped "TPS 100834-00" set for the common easterly corner of said Lot 26 and that certain called 0.50 acre tract described as Lot 25 of said Woodridge Estates, in instrument to Elizabeth J. Frank recorded under Clerk's File Number 2014039712, O.P.R.M.C.T., for the southeasterly corner of the herein described 0.459 acre tract, from which a 5/8 inch iron rod found for the southeasterly corner of said Lot 25 bears, South 03°08'16" East, 101.37 feet;

THENCE South 86°47'12" West, 199.68 feet, with the common line between said Lot 26 and said Lot 25, to a ½ inch iron rod found for the common corner of said Lot 26, said Lot 25, that certain called 0.9197 acre tract described as Lot 14 and Lot 15 of said Woodridge Estates, in instrument to Miguel Gomez and Vilma C. Castro, recorded under Clerk's File Number 2005144387 O.P.R.M.C.T., and that certain called 0.50 acre tract described as Lot 13 of said Woodridge Estates, in instrument to Miguel Carilo Gomez and Vilma C. Castro, recorded under Clerk's File Number 2006089265, O.P.R.M.C.T., for the southwesterly corner of the herein described 0.459 acre tract, from which a 2 inch iron pipe found for reference bears, South 86°47'12" West, 201.61 feet;

THENCE North 03°19'41" West, 99.93 feet, with the common line between said Lot 26 and said Lot 13, to a ½ inch iron rod found for the common corner of said Lot 26, said Lot 13, that certain called 0.50 acre tract described as Lot 12 of said Woodridge Estates, in instrument to Esau Chavez, recorded under Clerk's File Number 9052211 of the Real Property Records of Montgomery County, Texas (R.P.R.M.C.T.), and said Lot 27, being the northwesterly corner of the herein described 0.459 acre tract, from which a 2 inch iron pipe found for reference bears, South 86°44'59" West, 200.16 feet;

THENCE North 86°44'59" East, 200.02 feet, with the common line between said Lot 26 and said Lot 27 to the **POINT OF BEGINNING** and containing a computed area of 0.459 acres of land within this Field Note Description.

This Field Note Description was prepared from a survey performed on the ground on August 22, 2022 by Texas Professional Surveying, LLC., Registered Professional Land Surveyors and is referenced to Survey Drawing Project Number 26875.

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.

September 6, 2022
Date



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