

**MAP LEGEND**

- Set Iron Rod w/ TPS Cap
- Found Survey Monument
- Calculated Corner
- ⊙ Found Fence Corner Post
- Overhead Power Line
- ⊙ Power Pole
- ⊠ Water Meter

RICHARD CATARINO CARDOSO AND  
JUAN M. MADERA  
CALLED 7.53 ACRES  
C.F. No. 20219552  
O.P.R.S.J.C.T.

S. DENYSE CLAYTOR, ET AL  
"FIRST TRACT"  
CALLED 3.02 ACRES  
VOL. 315, PG. 228  
O.P.R.S.J.C.T.

ORSON SHAW SURVEY  
ABSTRACT No. 274

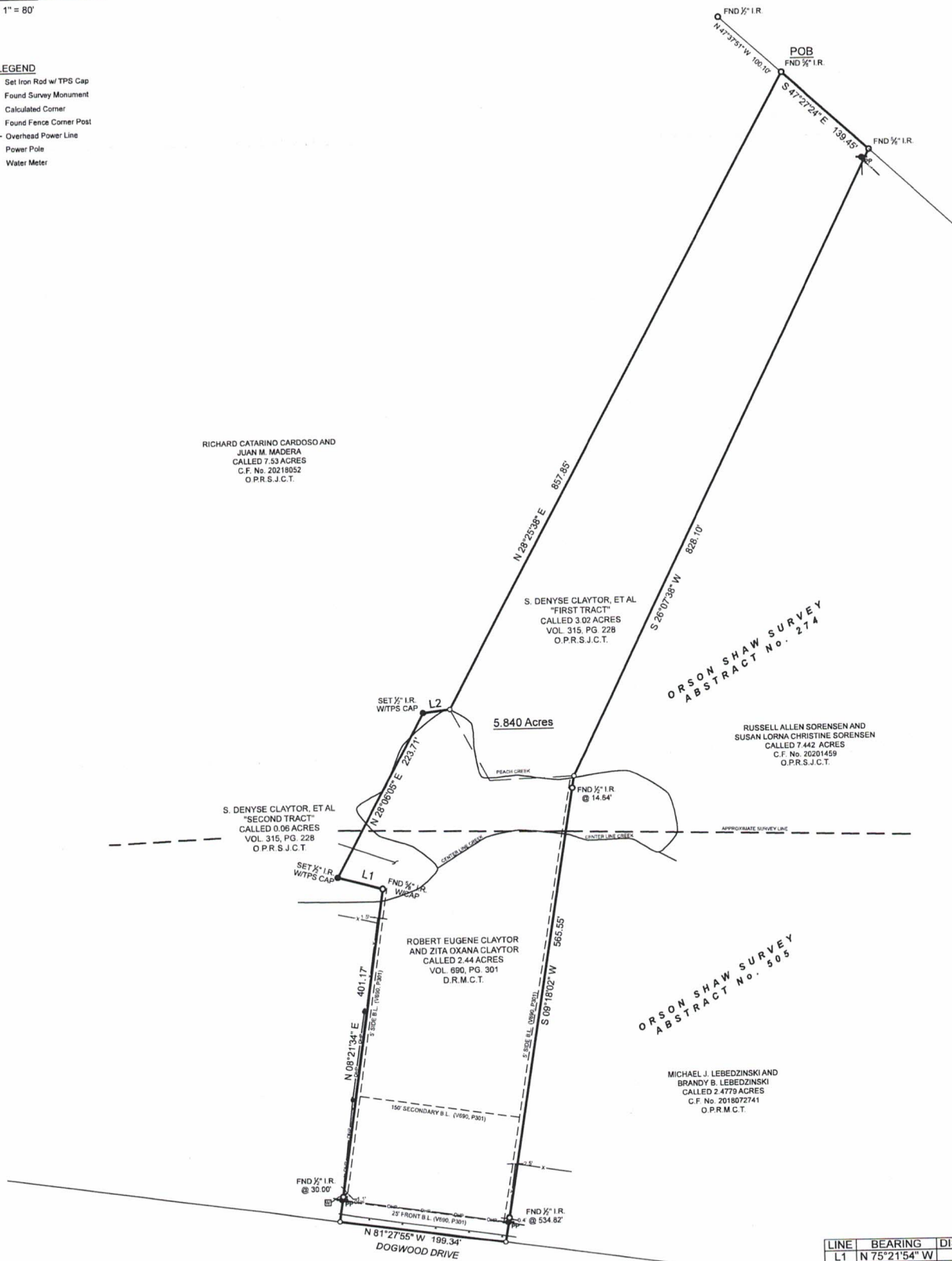
RUSSELL ALLEN SORESENSEN AND  
SUSAN LORNA CHRISTINE SORESENSEN  
CALLED 7.442 ACRES  
C.F. No. 20201459  
O.P.R.S.J.C.T.

S. DENYSE CLAYTOR, ET AL  
"SECOND TRACT"  
CALLED 0.06 ACRES  
VOL. 315, PG. 228  
O.P.R.S.J.C.T.

ROBERT EUGENE CLAYTOR  
AND ZITA OXANA CLAYTOR  
CALLED 2.44 ACRES  
VOL. 690, PG. 301  
D.R.M.C.T.

ORSON SHAW SURVEY  
ABSTRACT No. 505

MICHAEL J. LEBEDZINSKI AND  
BRANDY B. LEBEDZINSKI  
CALLED 2.4779 ACRES  
C.F. No. 2018072741  
O.P.R.M.C.T.



LINE	BEARING	DISTANCE
L1	N 75°21'54\" W	55.27'
L2	N 83°24'05\" E	32.06'

Purchaser: Texas Liberty Holdings  
Address: Dogwood Drive  
Conroe, Texas 77303  
Survey: Orson Shaw Survey A-505  
Area: 5.840 Acres  
Montgomery County, Texas

Job No.: 21636  
Scale: 1" = 80'  
Date: 12/09/2021  
Drawn By: LG  
Field Crew: GR  
Checked By: AJD  
Revised: /-/-

A portion of this property appears to lie within the 100 Year Floodplain and the Regulatory Floodway per graphic scaling of Community Panel No. 48339C0275G having an effective date of 08/18/2014.

**Basis of Bearings**  
Bearings shown hereon are based on GPS observations and are referenced to the NAD83, Texas State Plane Coordinate System, Central Zone (4203).

**General Notes**

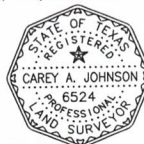
- This survey was performed without benefit of a current title report. Surveyor did not abstract title and does not certify to easements or restrictions not shown. Check with your local governing agencies for any additional easements, building lines or other restrictions not reflected on survey.

**BOUNDARY & IMPROVEMENT SURVEY**

BEING a 5.840 acre tract situated in the Orson Shaw Survey, Abstract Number 505, Montgomery County, Texas, and the Orson Shaw Survey, Abstract Number 274, San Jacinto County, Texas, being that certain called 2.44 acre tract of land described in instrument to Robert Eugene Claytor and Zita Oxana Claytor, recorded in Volume 590, Page 301, of the Deed Records of Montgomery County, Texas (D.R.M.C.T.), and those certain called 3.02 and 0.06 acre tracts described as "First Tract" and "Second Tract" in instrument to S. Denyse Claytor et al., recorded in Volume 315, Page 228, of the Deed Records of San Jacinto County, Texas (D.R.S.J.C.T.), said 5.840 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 meets the minimum standards of practice as approved by the Texas Board of Professional Land Surveying.

*Carey A. Johnson*  
Carey A. Johnson  
Registered Professional Land Surveyor No. 6524



**TEXAS**  
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FIRM REGISTRATION NO. 19069A-00



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(936)756-7447 FAX (936)756-7448  
FIRM REGISTRATION No. 100834-00

## FIELD NOTE DESCRIPTION

5.840 ACRES

### IN THE ORSON SHAW SURVEY, ABSTRACT NUMBER 505 MONTGOMERY COUNTY, TEXAS AND THE ORSON SHAW SURVEY, ABSTRACT NUMBER 274 SAN JACINTO COUNTY, TEXAS

BEING a 5.840 acre tract situated in the Orson Shaw Survey, Abstract Number 505, Montgomery County, Texas, and the Orson Shaw Survey, Abstract Number 274, San Jacinto County, Texas, being that certain called 2.44 acre tract of land described in instrument to Robert Eugene Claytor and Zita Oxana Claytor, recorded in Volume 690, Page 301, of the Deed Records of Montgomery County, Texas (D.R.M.C.T.), and those certain called 3.02 and 0.06 acre tracts described as "First Tract" and "Second Tract" in instrument to S. Denyse Claytor et al., recorded in Volume 315, Page 228, of the Deed Records of San Jacinto County, Texas (D.R.S.J.C.T.), said 5.840 acre tract being more particularly described by metes and bounds as follows:

**BEGINNING** at a 5/8 inch iron rod found in the approximate centerline of a 60 feet road easement, for the common northerly corner of said 3.02 acre tract and that certain called 7.53 acre tract described in instrument to Richard Catarino Cardoso and Juan M. Madera, recorded under Clerk's File Number 20218052, of the Official Public Records of San Jacinto County, Texas. (O.P.R.S.J.C.T.,) being the northwesterly corner of the herein described 5.840 acre tract, from which a 1/2 inch iron rod found for reference bears North  $47^{\circ}37'51''$  East, 100.10 feet;

THENCE South  $47^{\circ}27'24''$  East, 139.45 feet, with the approximate centerline of said 60 feet road easement and said 3.02 acre tract to a 5/8 inch iron rod found in the approximate centerline of said 60 feet roadway easement, for the common corner of said 3.02 acre tract and that certain called 7.442 acre tract described in Instrument to Russell Allen Sorensen and Susan Lorna Christine Sorensen, recorded under Clerk's File Number 20201459, O.P.R.S.J.C.T., being the northeasterly corner of the herein described 5.840 acre tract;

THENCE South  $26^{\circ}07'38''$  West, 828.10 feet, leaving said centerline of said 60 feet road easement and along the common line of said 3.02 acre tract and said 7.442 acre tract to a calculated point in the approximate centerline of Peach Creek, being an interior corner of the herein described 5.840 acre tract;

THENCE South  $09^{\circ}18'02''$  West, with the common line between said 2.44 acre tract and said 7.442 acre tract, at a distance of 14.64 feet, pass a 1/2 inch iron rod found for reference, a distance of 534.82 pass a 5/8 inch iron rod found in the northerly margin of Dogwood Drive, in all, a total distance of 565.55 feet, to a calculated point in the approximate centerline of said Dogwood Drive, for the southerly common corner of said 2.44 acre tract and said 7.442 acre tract, being the southeasterly corner of the herein described 5.840 acre tract;

THENCE North  $81^{\circ}27'55''$  West, 199.34 feet, along the centerline of said Dogwood Drive, to a calculated point in the approximate centerline of Dogwood Drive for the common corner of said 2.44 acre tract and said 7.53 acre tract, for the southwesterly corner of the herein described 5.840 acre tract;

THENCE along the common line of said 2.44 acre tract, said 0.06 acre tract, and said 7.53 acre tract the following four (4) courses and distances:

1. North 08°21'34" East, at a distance of 30.00 feet, pass a 1/2 inch iron rod found in the northerly margin of said Dogwood Drive, in all, a total distance of 401.17 feet, to a 5/8 inch iron rod with cap found for corner;
2. North 75°21'54" West, 55.27 feet to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set for corner;
3. North 28°06'05" East, 223.71 feet to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set for corner;
4. North 83°24'05" East, 32.06 feet to a calculated point in the approximate centerline of Peach Creek for corner;

THENCE North 28°25'38" East, 857.85 feet, with common line between said 3.02 acre tract and said 7.53 acre tract, to the **POINT OF BEGINNING**;

CONTAINING a computed area of 5.840 acres of land within this Field Note Description.

This Field Note Description was prepared from a survey performed on the ground on December 9, 2021, by Texas Professional Surveying, LLC., Registered Professional Land Surveyors and is referenced to Survey Drawing Project Number 21636.

Bearings recited hereon are based on GPS observations and are referenced to the NAD83, Texas State Plane Coordinate System, Central Zone (4203).

December 30, 2021  
Date



Carey A. Johnson  
R.P.L.S. No. 6524