

ORDINANCE NO. 019-2023B

**ORDINANCE OF THE CITY OF PLUM GROVE, TEXAS
GIVING CONSENT TO THE ANNEXATION OF LAND INTO
A MUNICIPAL MANAGEMENT DISTRICT**

WHEREAS, Colony Ridge Development, LLC, a Texas limited liability company and Liberty County Municipal Management District No. 1, a political subdivision of the State of Texas, organized and existing under the Constitution and the laws of the State of Texas (the "District"), has petitioned the City of Plum Grove (the "City") requesting consent to the annexation of 255.886 acres of land (the "Property") into Liberty County Municipal Management District No. 1 (the "District"), a copy of such petition is attached hereto as Exhibit "A" and made a part hereof (the "Petition"); and

WHEREAS, the District was created pursuant to that certain House Bill 4341, 85th Legislature, 2017, Regular Session, codified as Chapter 3795, Texas Special Districts Local Laws Code, in accordance with the terms and provisions of Article XVI, Section 59, and Article III, Section 52, of the Texas Constitution, Chapter 49, Texas Water Code, and Chapter 375 of the Local Government Code, together with all amendments and additions thereto; and

WHEREAS, the Property lies wholly within the extraterritorial jurisdiction of the City; and

WHEREAS, Texas Local Government Code, Sections 42.042 and 375.043, and Texas Water Code, Section 54.016, provide that land within the extraterritorial jurisdiction of a city, town or village may not be included within the District, without the written consent of such city, town, or village; and

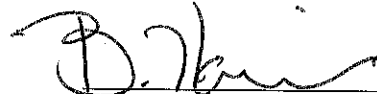
WHEREAS, the City Commission of the City desires to adopt this Ordinance No. for the purpose of consenting to the addition of the Property into the District; Now Therefore,

BE IT ORDAINED BY THE CITY COUNCIL OF PLUM GROVE, TEXAS:

1. That all of the matters and facts set out in the preamble hereof be true and correct.
2. That the City of Plum Grove, Texas, hereby specifically gives its written consent, as provided by Section 375.043, Texas Local Government Code, to the addition of land to Liberty County Municipal Management District No. 1, located within the extraterritorial jurisdiction of the City of Plum Grove, the boundaries of said land being described by metes and bounds in the petition in Exhibit "A" attached hereto and made a part hereof for all purposes.


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PASSED AND APPROVED on this 9 day of January,
2023.



Mayor, City of Plum Grove

ATTEST:



City Secretary, City of Plum Grove

(SEAL)

EXHIBIT "A"

PETITION FOR CONSENT TO ANNEXATION OF LAND
INTO LIBERTY COUNTY MUNICIPAL MANAGEMENT DISTRICT NO. 1

THE STATE OF TEXAS §

COUNTY OF LIBERTY §

TO THE HONORABLE MAYOR AND CITY COUNCIL OF THE CITY OF PLUM GROVE,
TEXAS:

The undersigned (collectively referred to herein as the "Owner"), being the owners of the land described on Exhibit "A" attached hereto, respectfully petitions the City of Plum Grove, Texas (the "City") for its consent to the annexation of land into Liberty County Municipal Management District No. 1 (the "District"). In support of this Petition, the Owner would show the following:

I.

The land sought to be added to the District (the "Property") is described by metes and bounds in Exhibit "A," attached hereto and made a part hereof for all purposes.

II.

The Property contains approximately 255.886 acres of land, made up of a 151.922-acre tract, 101.448-acre tract, 0.245-acre tract, 1.079-acre tract, and 1.192-acre tract. The Property is contiguous to the District and lies within Liberty County, Texas, and not within the corporate limits of any incorporated city or town. The Property lies wholly within the extraterritorial jurisdiction of the City, as such term is determined pursuant to Chapter 42 V.T.C.A. Local Government Code.

III.

The Owner is the holder of title to the Property as shown by the Liberty County Tax Rolls and conveyances of record.

IV.

The general nature of the work or services to be provided by the District is (i) the providing of supplemental law enforcement services; (ii) the providing of firefighting services; (iii) the providing of maintenance and improvement of the roads and/or drainage facilities serving the District; and (iv) encouraging economic development in the District, including the creation of commercial/retail development within the District (collectively, "Public Services and Economic Development").

VI.

There is a necessity for the improvements above described because the Property is located within an area that is experiencing substantial and sustained residential and commercial growth, is urban in nature and is not supplied with adequate water, sanitary sewer and drainage facilities and roads. The health and welfare of the future inhabitants of the Property require the Public Services and Economic Development. The purchase, construction, extension, improvement, maintenance and operation of such Public Services and Economic Development will conserve and preserve the natural resources of this State by promoting and protecting the purity and sanitary condition of the State's waters and will promote and protect the public health and welfare of the community; therefore, a public necessity exists for the inclusion of the Property within the District.

VII.

A preliminary investigation has been instituted to determine the cost of the project attributable to the Property, and it is now estimated by those filing this Petition, from such information as they have at this time, that the ultimate cost of the project contemplated will be approximately \$10,000,000.

WHEREFORE, the undersigned respectfully pray that this Petition be granted in all respects and that the City Council of the City adopt a resolution giving its written consent to the addition of the Property to the District.

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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
151.922 ACRES
IN THE JAMES HUMPHRIES SURVEY, ABSTRACT NO. 212
LIBERTY COUNTY, TEXAS

BEING a 151.922 acre tract of land situated in the James Humphries Survey, Abstract No. 212 being a portion of a called 398.248 acre "Tract 1" as recorded under Clerk's File No. 2020-027424 of the Official Public Records of Liberty County, Texas (O.P.R.L.C.T.), said 151.922 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a calculated point in the common line between said 398.248 acre tract and the remainder of that certain called 3,498.89 acre tract described in instrument to HCMB, LLC, recorded under Clerk's File Number 2017-010989, O.P.R.L.C.T., being northeasterly corner of the herein described 151.922 acre tract;

THENCE Southerly, with the common line between said 398.248 acre tract and said HCMB remainder tract, the following ten (10) courses and distances:

- 1) South 07°09'43" West, 275.78 feet, to a ½" iron rod with cap stamped TPS found for a corner;
- 2) South 14°16'52" West, 224.73 feet, to a ½" iron rod with cap stamped TPS found for a corner;
- 3) South 09°47'05" West, 185.38 feet, to a ½" iron rod with cap stamped TPS found for a corner;
- 4) South 11°47'03" West, 164.44 feet, to a ½" iron rod with cap stamped TPS found for a corner;
- 5) South 03°59'08" East, 400.27 feet, to a ½" iron rod with cap stamped TPS found for a corner;
- 6) South 00°25'48" East, 227.61 feet, to a ½" iron rod with cap stamped TPS found for a corner;
- 7) South 04°19'29" East, 448.31 feet, to a ½" iron rod with cap stamped TPS found for a corner;
- 8) South 01°05'06" East, 181.24 feet, to a ½" iron rod with cap stamped TPS found for a corner;
- 9) South 13°41'07" West, 346.51 feet, to a ½" iron rod with cap stamped TPS found for a corner;
- 10) South 13°56'40" West, 166.99 feet, to a ½" iron rod with cap stamped TPS found in the common line between said 398.248 acre tract and 59 Estates, Section Two, according to the plat thereof recorded in Volume 9, Page 164 of the Deed Records of Liberty County, Texas (D.R.L.C.T.), for the southeasterly corner of the herein described 151.922 acre tract;

THENCE South 87°02'38" West, 2,178.01 feet, with the common line between said 398.248 acre tract and said Section Two, to a concrete monument (broken) found for the apparent common corner between said 398.248 acre tract, said Section Two, and 59 Estates, Section One, according to the plat thereof recorded in Volume 9, Page 150, D.R.L.C.T., being the lower southwest corner of the herein described 151.922 acre tract;

THENCE North 03°07'56" West, 1,078.12 feet, with the common line between said 398.248 acre tract and said Section One, to a concrete monument found in the southerly line of Rancho San Vicente Subdivision, according to the plat thereof recorded under Clerk's File Number 2013-008924, O.P.R.L.C.T., for the common northerly corner of said 398.248 acre tract and said Section One, being the upper southwest corner of the herein described 151.922 acre tract;



THENCE North 85°36'17" East, 437.01 feet, with the common line between said 398.248 acre tract and said Rancho San Vicente, to a 5/8 inch iron rod with cap found for a common corner of the same, being an interior corner of the herein described 151.922 acre tract;

THENCE North 02°42'26" West, 2,468.56 feet, with the westerly line of said 398.248 acre tract, to a 5/8 inch iron rod with cap found for an angle point in the westerly line of the same;

THENCE North 02°53'59" West, 123.15 feet, continuing with said line, to a calculated point for the northwesterly corner of the herein described 151.922 acre tract and the beginning of a curve to the right;

THENCE Southeasterly, 2,208.27 feet, severing said 398.248 acre tract, with said curve to the right, having a radius of 2,640.00 feet, a chord that bears South 59°11'48" East, 2,144.45 feet, through a central angle of 47°55'34", to a calculated point for the end of said curve and the beginning of another curve to the right;

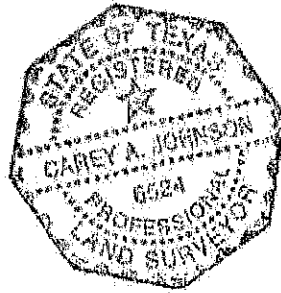
THENCE Easterly, 306.72 feet, continuing over said 398.248 acre tract, with said curve to the right, having a radius of 2,640.00 feet, a chord that bears North 70°49'53" East, 306.55 feet, through a central angle of 06°39'24", to the POINT OF BEGINNING.

CONTAINING a computed area of 151.922 acres of land within this Field Note Description.

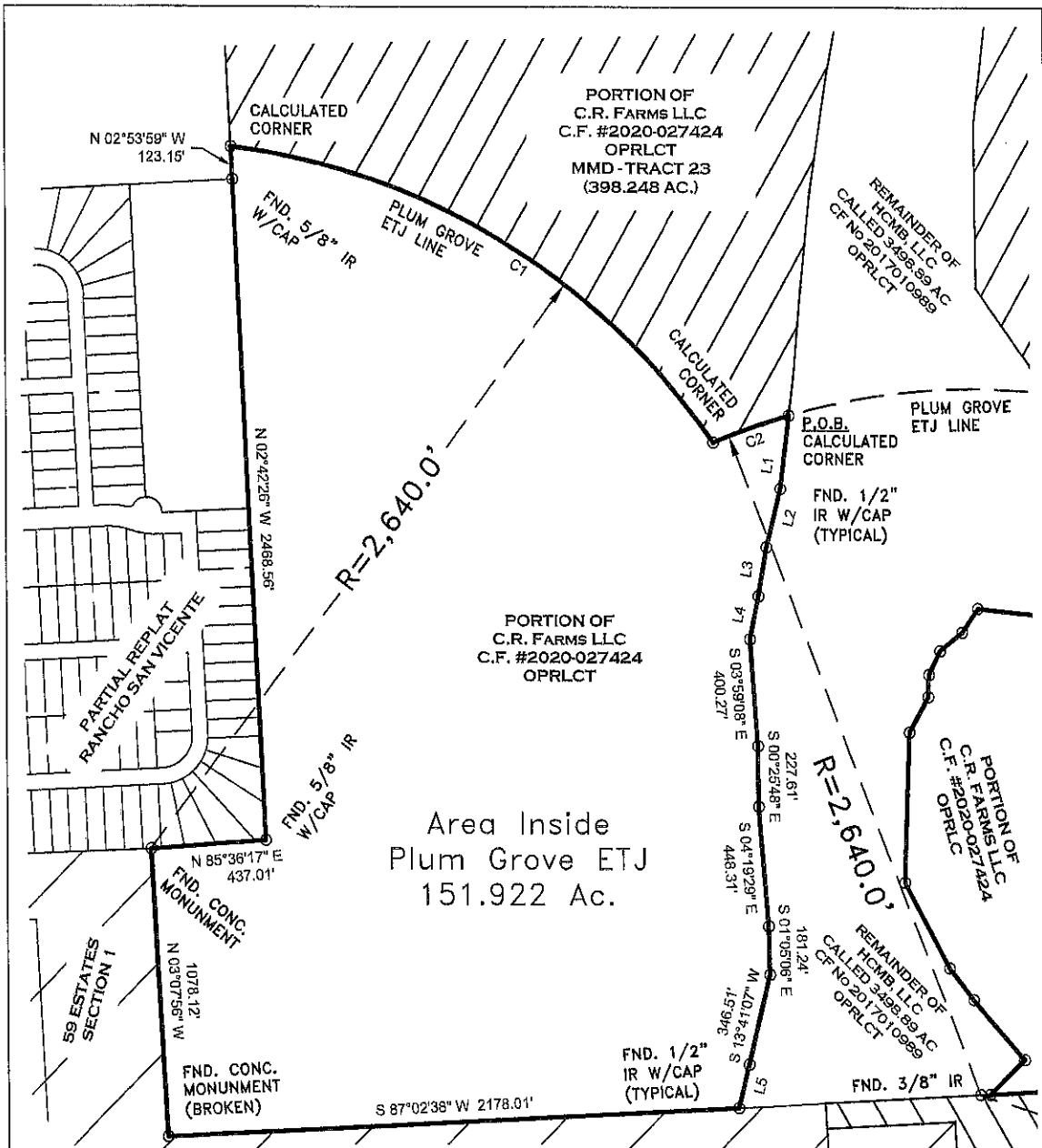
This Field Note Description was prepared from a survey performed on the ground in May 2020 by Texas Professional Surveying, L.L.C., Registered Professional Land Surveyors and is referenced to Survey Drawing Project Number MMD_2022.

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).

November 11, 2022
Date



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

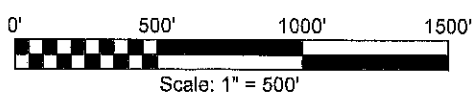


LINE	BEARING	DISTANCE
L1	S 07°08'43\" W	276.78'
L2	S 14°16'52\" W	224.73'
L3	S 09°47'05\" W	185.38'
L4	S 11°47'03\" W	164.44'
L5	S 13°56'40\" W	166.99'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	2640.00'	2208.27'	2144.45'	S 59°11'48\" E	47°55'34\"
C2	2640.00'	306.72'	306.55'	N 70°49'53\" E	8°39'24\"

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.

SOME PORTION OF THIS PROPERTY APPEARS TO LIE WITHIN THE 100 YEAR FLOODPLAIN PER GRAPHIC SCALING OF COMMUNITY PANEL NO. 48291C0275C HAVING AN EFFECTIVE DATE OF 5/2/2008.



BOUNDARY EXHIBIT

BEING A 151.922 ACRE TRACT OF LAND SITUATED IN THE JAMES HUMPHRIES SURVEY, ABSTRACT NO. 212 BEING A PORTION OF A CALLED 398.248 ACRE 'TRACT 1' AS RECORDED UNDER CLERK'S FILE NO. 2020-027424 OF THE OFFICIAL PUBLIC RECORDS OF LIBERTY COUNTY, TEXAS (O.P.R.L.C.T.), SAID 151.922 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY ATTACHED METES AND BOUNDS DESCRIPTION.

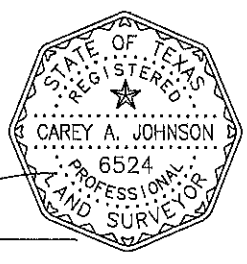
I HEREBY CERTIFY THAT THIS SURVEY WAS THIS DAY MADE UNDER MY SUPERVISION ON THE GROUND OF THE ABOVE DESCRIBED PROPERTY, AND THAT THE ABOVE PLAN OR DRAWING REFLECTS THE FINDINGS ON THE GROUND OF THE PROPERTY AT THIS TIME AND THAT THIS SURVEY MEETS THE MINIMUM STANDARDS OF PRACTICE AS APPROVED BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING.

PROJECT NUMBER	4STAR-PGETJ
DATE	11/11/2022
DRAWN BY	KP
CHECKED BY	
FIELD CREW	
REVISION 1	
REVISION 2	
REVISION 3	
REVISION 4	

TEXAS PROFESSIONAL SURVEYING
 TPS
 200 N. Frederick, Cotton, Texas 77903
 Phone: 647-567-7447 Fax: 936-756-7448
 www.surveyingtx.com
 Firm No. 10083400



Carey A. Johnson
 Registered Professional Land Surveyor No. 6524





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 101.448 ACRES IN THE JAMES HUMPHRIES SURVEY, ABSTRACT NO. 212 LIBERTY COUNTY, TEXAS

BEING a 101.448 acre tract of land situated in the James Humphries Survey, Abstract No. 212 being a portion of a called 1,140.818 acre "Tract 2" as recorded under Clerk's File No. 2020-027424 of the Official Public Records of Liberty County, Texas (O.P.R.L.C.T.), said 101.448 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a ½" iron rod with cap stamped TPS found in the common line between said 1,140.818 acre tract and the remainder of that certain called 3,498.89 acre tract described in instrument to HCMB, LLC, recorded under Clerk's File Number 2017-010989, O.P.R.L.C.T., for an interior corner of said 1,140.818 acre tract, being an interior corner of the herein described 101.448 acre tract;

THENCE North 87°02'30" East, 51.02 feet, with said common line, to a calculated point for the beginning of a curve to the right;

THENCE Southerly, 687.62 feet, severing said 1,140.818 acre tract, with said curve to the right, having a radius of 2,640.00 feet, a chord that bears South 10°31'40" East, 685.68 feet, through a central angle of 14°55'24", to a calculated point in the common line between said 1,140.818 acre tract and Santa Fe Subdivision, Section Fourteen, according to the plat thereof recorded under Clerk's File Number 2022-041731, O.P.R.L.C.T., for the end of said curve;

THENCE South 86°56'02" West, 2,602.92 feet, with said common line, to a ½" iron rod with cap stamped TPS found in the common line between said 1,140.818 acre tract and said HCMB remainder tract;

THENCE with the common line between said 1,140.818 acre tract and said HCMB remainder tract the following sixteen (16) courses and distances:

- 1) North 46°28'58" East, 188.32 feet, to a ½" iron rod with cap stamped TPS found for corner;
- 2) North 41°16'25" West, 297.96 feet, to a ½" iron rod with cap stamped TPS found for corner;
- 3) North 38°16'51" West, 151.44 feet, to a ½" iron rod with cap stamped TPS found for corner;
- 4) North 27°34'03" West, 360.70 feet, to a ½" iron rod with cap stamped TPS found for corner;
- 5) North 02°14'39" East, 562.57 feet, to a ½" iron rod with cap stamped TPS found for corner;
- 6) North 28°33'49" East, 150.59 feet, to a ½" iron rod with cap stamped TPS found for corner;
- 7) North 02°19'55" East, 83.52 feet, to a ½" iron rod with cap stamped TPS found for corner;
- 8) North 25°54'43" East, 99.71 feet, to a ½" iron rod with cap stamped TPS found for corner;
- 9) North 51°08'27" East, 110.77 feet, to a ½" iron rod with cap stamped TPS found for corner;
- 10) North 35°32'36" East, 109.52 feet, to a ½" iron rod with cap stamped TPS found for corner;
- 11) South 83°59'21" East, 307.74 feet, to a ½" iron rod with cap stamped TPS found for corner;

- 12) North 73°45'34" East, 222.22 feet, to a ½" iron rod with cap stamped TPS found for corner;
- 13) North 78°20'57" East, 227.53 feet, to a ½" iron rod with cap stamped TPS found for corner;
- 14) South 66°53'23" East, 483.71 feet, to a ½" iron rod with cap stamped TPS found for corner;
- 15) North 87°57'27" East, 336.36 feet, to a ½" iron rod with cap stamped TPS found for corner;
- 16) North 65°16'25" East, 365.34 feet, to a calculated point for the beginning of a curve to the right;

THENCE Southeasterly, 1,048.26 feet, severing said 1,140.818 acre tract, with said curve to the right, having a radius of 2,640.00 feet, a chord that bears South 33°45'38" East, 1,041.39 feet, through a central angle of 22°45'01", to a calculated point in the common line between said 1,140.818 acre tract and said HCMB remainder tract, for the end of said curve;

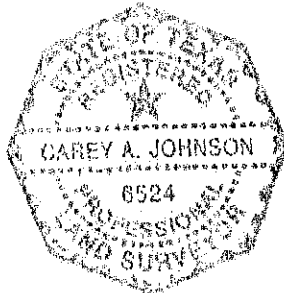
THENCE South 05°36'40" East, 193.63 feet, to the POINT OF BEGINNING.

CONTAINING a computed area of 101.448 acres of land within this Field Note Description.

This Field Note Description was prepared from a survey performed on the ground in May 2020 by Texas Professional Surveying, L.L.C., Registered Professional Land Surveyors and is referenced to Survey Drawing Project Number MMD_2022.

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).

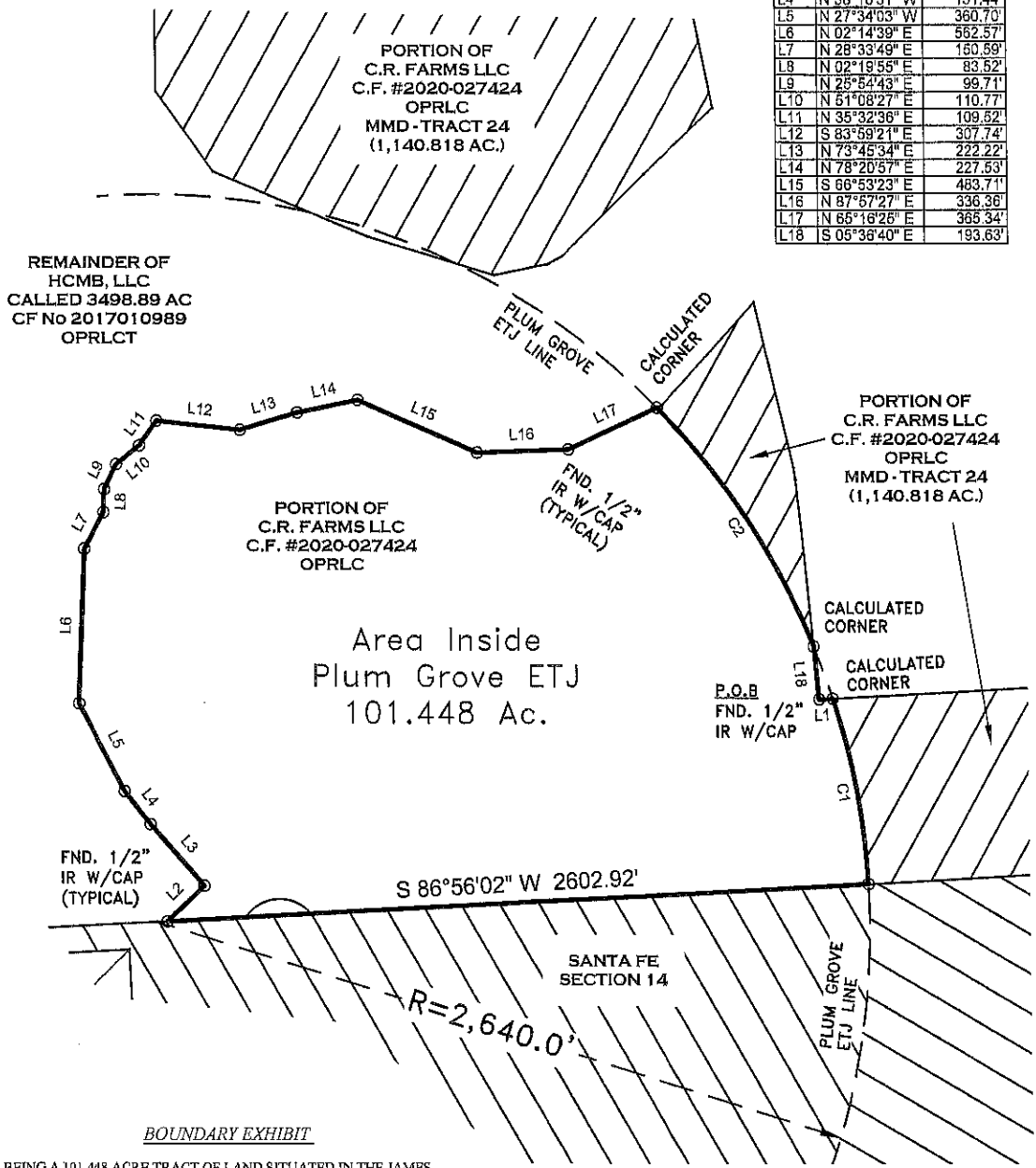
November 11, 2022
Date

A handwritten signature in black ink, appearing to read "Carey A. Johnson".

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

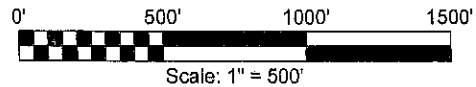
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	2640.00'	897.62'	685.68'	S 10°31'40" E	14°55'24"
C2	2640.00'	1048.26'	1041.39'	S 33°45'38" E	22°45'01"

LINE	BEARING	DISTANCE
L1	N 87°02'30" E	61.02'
L2	N 46°28'58" E	189.32'
L3	N 41°16'25" W	287.96'
L4	N 38°16'51" W	151.44'
L5	N 27°34'03" W	360.70'
L6	N 02°14'39" E	562.57'
L7	N 28°33'49" E	160.59'
L8	N 02°19'55" E	83.52'
L9	N 25°54'43" E	99.71'
L10	N 51°08'27" E	110.77'
L11	N 35°32'36" E	109.52'
L12	S 83°59'21" E	307.74'
L13	N 73°45'34" E	222.22'
L14	N 78°20'57" E	227.53'
L15	S 60°53'23" E	483.71'
L16	N 87°57'27" E	336.36'
L17	N 65°16'26" E	365.34'
L18	S 05°36'40" E	193.63'



BOUNDARY EXHIBIT

BEING A 101.448 ACRE TRACT OF LAND SITUATED IN THE JAMES HUMPHRIES SURVEY, ABSTRACT NO. 212 BEING A PORTION OF A CALLED 1,140.818 ACRE "TRACT 2" AS RECORDED UNDER CLERK'S FILE NO. 2020-027424 OF THE OFFICIAL PUBLIC RECORDS OF LIBERTY COUNTY, TEXAS (O.P.R.L.C.T.), SAID 101.448 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY ATTACHED METES AND BOUNDS DESCRIPTION.



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.

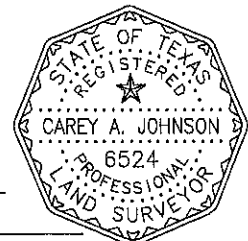
SOME PORTION OF THIS PROPERTY APPEARS TO LIE WITHIN THE 100 YEAR FLOODPLAIN PER GRAPHIC SCALING OF COMMUNITY PANEL NO. 48291C0275C HAVING AN EFFECTIVE DATE OF 5/2/2008.

PROJECT NUMBER	48TAR-PGETJ
DATE	11/11/2022
DRAWN BY	KP
CHECKED BY	
FIELD CREW	
REVISION 1	
REVISION 2	
REVISION 3	
REVISION 4	

TPS TEXAS PROFESSIONAL SURVEYING
 3022 N. Traylor, Conroe, Texas 77383
 Ph: 936.756.7447 Fax: 936.756.7448
 www.surveyingjazz.com
 Firm No. 10083400

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 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
0.245 ACRES
IN THE JAMES HUMPHRIES SURVEY, ABSTRACT NO. 212
LIBERTY COUNTY, TEXAS

BEING a 0.245 acre tract of land situated in the James Humphries Survey, Abstract No. 212 being a portion of a called 1,140.818 acre "Tract 2" as recorded under Clerk's File No. 2020-027424 of the Official Public Records of Liberty County, Texas (O.P.R.L.C.T.), said 0.245 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a calculated point in the common line between said 1,140.818 acre tract and the remainder of that certain called 3,498.89 acre tract described in instrument to HCMB, LLC, recorded under Clerk's File Number 2017-010989, O.P.R.L.C.T., being the westerly corner of the herein described 0.245 acre tract and the beginning of a curve to the right;

THENCE Easterly, 583.42 feet, severing said 1,140.818 acre tract, with said curve to the right, having a radius of 2,640.00 feet, a chord that bears South 71°12'57" East, 582.23 feet, through a central angle of 12°39'43", to a calculated point in the common line between said 1,140.818 acre tract and said HCMB remainder tract, for the end of said curve,

THENCE North 73°42'34" West, 348.12 feet, with said common line, to a 1/2" iron rod with cap stamped TPS found for a common corner of the same;

THENCE North 67°31'09" West, 234.93 feet, continuing with said common line, to the POINT OF BEGINNING.

CONTAINING a computed area of 0.245 acres of land within this Field Note Description.

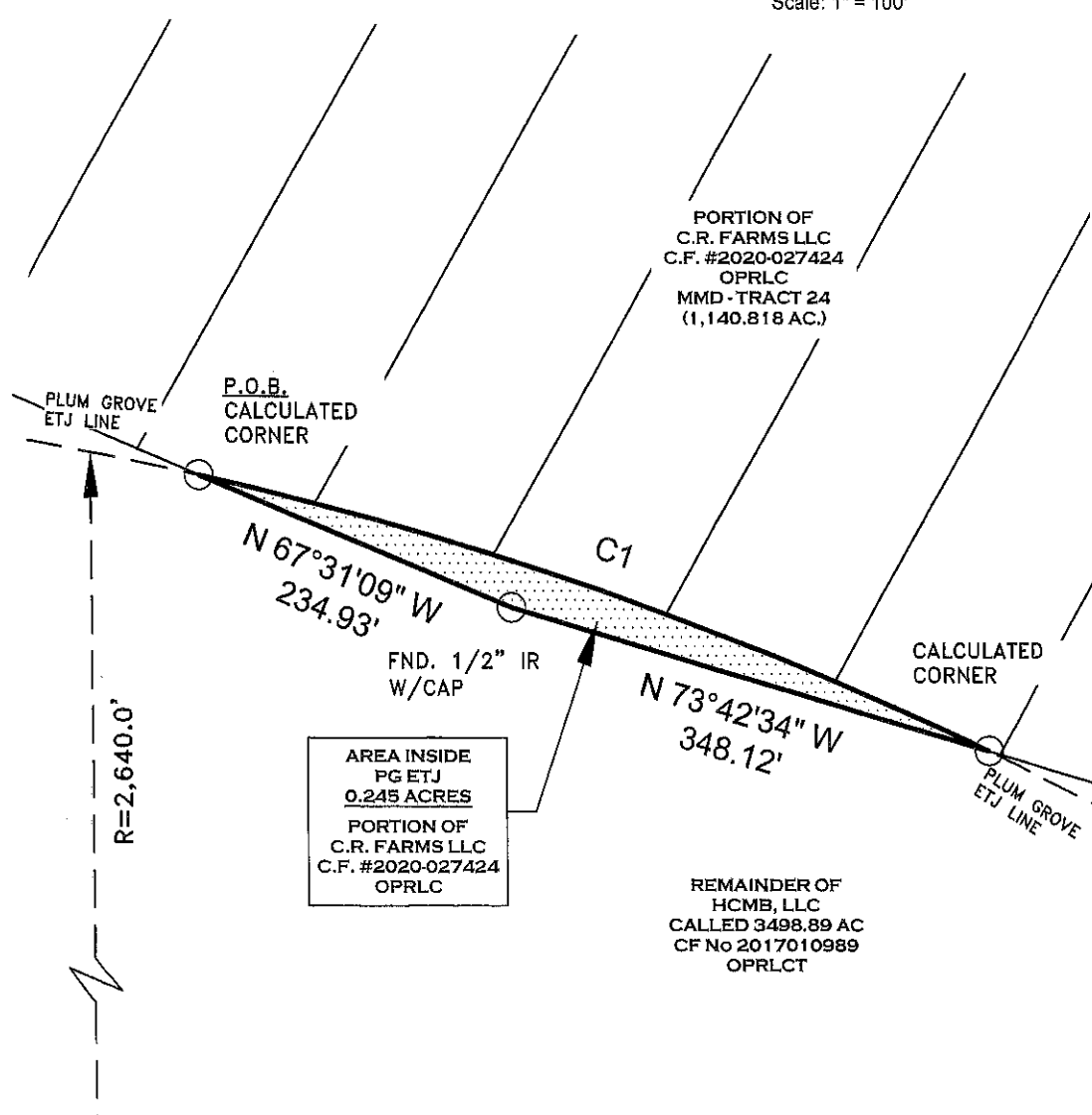
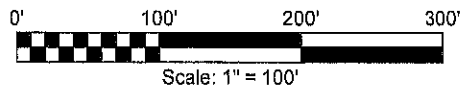
This Field Note Description was prepared from a survey performed on the ground in May 2020 by Texas Professional Surveying, L.L.C., Registered Professional Land Surveyors and is referenced to Survey Drawing Project Number MMD_2022.

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).

November 11, 2022
Date



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



AREA INSIDE
PG ETJ
0.245 ACRES
PORTION OF
C.R. FARMS LLC
C.F. #2020-027424
OPRLC

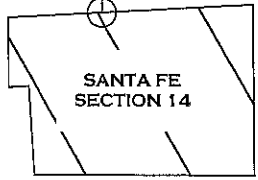
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	2640.00'	583.42'	582.23'	N 71°12'57" W	12°39'43"

BOUNDARY EXHIBIT

BEING A 0.245 ACRE TRACT OF LAND SITUATED IN THE JAMES HUMPHRIES SURVEY, ABSTRACT NO. 212 BEING A PORTION OF A CALLED 1,140.818 ACRE "TRACT 2" AS RECORDED UNDER CLERK'S FILE NO. 2020-027424 OF THE OFFICIAL PUBLIC RECORDS OF LIBERTY COUNTY, TEXAS (O.P.R.L.C.T.), SAID 0.245 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY ATTACHED METES AND BOUNDS DESCRIPTION.

NO PORTION OF THIS PROPERTY APPEARS TO LIE WITHIN THE 100 YEAR FLOODPLAIN PER GRAPHIC SCALING OF COMMUNITY PANEL NO. 48291C0275C HAVING AN EFFECTIVE DATE OF 5/2/2008.

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.



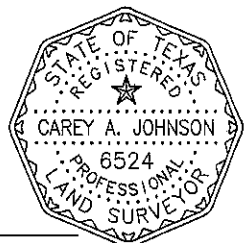
BASIS OF BEARINGS: BEARINGS AND DISTANCES SHOWN HEREON ARE BASED ON GPS OBSERVATIONS AND ARE REFERENCED TO THE NORTH AMERICAN DATUM OF 1983 (NAD83), TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE (TXC-4203), GRID MEASUREMENTS.

PROJECT NUMBER	4STAR-PGETJ
DATE	11/11/2022
DRAWN BY	KP
CHECKED BY	
FIELD CREW	
REVISION 1	
REVISION 2	
REVISION 3	
REVISION 4	

TEXAS PROFESSIONAL SURVEYING
 2032 N. Frazier, Conroe, Texas 77303
 Phone 936.756.7447 Fax 936.756.7448
 www.surveyingtexas.com
 Firm No. 10083400



Carey A. Johnson
 Registered Professional Land Surveyor No. 6524





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

1.079 ACRES

IN THE FRANKLIN HARDIN SURVEY, ABSTRACT NO. 225, LIBERTY COUNTY, TEXAS

BEING a 1.079 acre tract of land situated in the Franklin Hardin Survey, Abstract No. 225, being a portion of that certain called 1.732 acre tract described in instrument to Galloway Energy Company, recorded under Clerk's File No. 2014-018510 of the Official Public Records of Liberty County, Texas (O.P.R.L.C.T.), said 1.079 acre tract being more particularly described by metes and bounds as follows:

COMMENCING at a concrete monument found in the approximate southerly line of the James Humphries Survey, Abstract Number 212, for the approximate common northerly corner of said Hardin Survey and the Thomas S. Foster Survey, Abstract Number 929, in the southerly line of the remainder of that certain called 3,498.89 acre tract described in instrument to HCMB, L.L.C., recorded under clerk's file number 2017-010989, O.P.R.L.C.T, same being the most southerly line of the Houston/Conroe Mitigation Bank Conservation Easement described in instrument to Bayou Land Conservancy, Inc., recorded under clerk's file number 2016-001154, O.P.R.L.C.T, for the common northerly corner of that certain called 5.834 acre tract described in that same instrument to Galloway Energy Company, recorded under clerk's file number 2014-018510, O.P.R.L.C.T, and 59 Estates, Section Two, according to the map or plat thereof, recorded in Volume 9, Page 164 of the Deed Records of Liberty County, Texas (D.R.L.C.T.), from which a ½ inch iron rod with cap stamped "TPS 100834-00" found for the common southerly corner of said remainder and that certain called 398.248 acre "Tract 1" described in instrument to C.R. Farms, L.L.C., recorded under clerk's file number 2020-027424, O.P.R.L.C.T., bears South 86°57'01" West, 331.70 feet;

THENCE South 02°54'45" East, 710.58 feet, with the approximate common line between said Foster and Hardin Surveys, the westerly line of said 5.834 acre tract, common to the easterly line of said 59 Estates, Section Two, and the easterly line of said 1.732 acre tract, to a 3/8 inch iron rod found, bent, for the common westerly corner of said 5.834 acre tract and that certain called 3,126.843 acre tract described in instrument to C.R. Farms, L.L.C., recorded under clerk's file number 2018-017703, O.P.R.L.C.T;

THENCE South 02°56'35" East, 254.54 feet, continuing with said approximate common survey line, the common line between said 1.732 acre tract and said 3,126.843 acre tract, to a ½ inch iron rod with cap stamped "TPS100834-00" set for the northeasterly corner of the herein described 1.079 acre tract and the **PLACE OF BEGINNING**;

THENCE South 02°56'35" East, 790.37 feet, continuing with said approximate common survey line, said common line between said 1.732 acre tract and said 3,126.843 acre tract, to a ½ inch iron rod found for a common corner of same, being the southeasterly corner of the herein described 1.079 acre tract;

THENCE South 87°17'05" East, 59.47 feet, continuing with said common line, to a ½ inch iron rod found for the common southerly corner of said 1.732 acre tract and 59 Estates, Section Two, being the southwesterly corner of the herein described 1.079 acre tract;

THENCE North 02°55'42" West, 793.38 feet, with the common line between said 1.732 acre tract and said 59 Estates, Section Two, to a ½ inch iron rod with cap stamped "TPS 100834-00" set for the northwesterly corner of the herein described 1.079 acre tract, from which a ½ inch iron rod found for the northwesterly corner of said 1.732 acre tract bears North 02°55'42" West, 463.79 feet;

THENCE South 89°48'37" East, 59.35 feet, severing said 1.732 acre tract, to the **PLACE OF BEGINNING**;

CONTAINING a computed area of 1.079 acres of land within this Field Note Description.

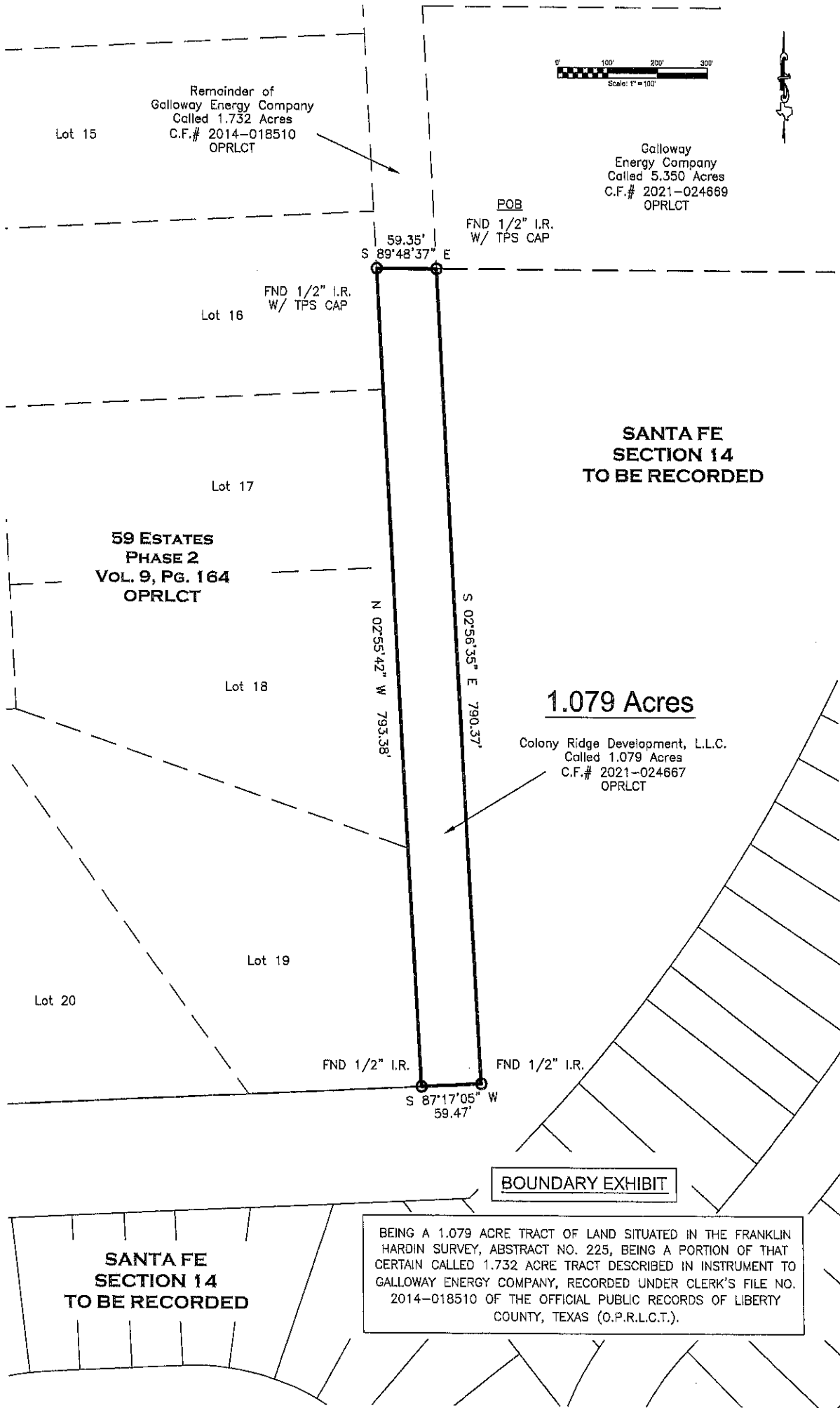
This Field Note Description was prepared from a survey performed on the ground in May, 2021 by Texas Professional Surveying, LLC., Registered Professional Land Surveyors and is referenced to Survey Drawing Project Number C69-889.

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).

May 4, 2021
Date

A handwritten signature in black ink, appearing to read "Carey A. Johnson".

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



SANTA FE SECTION 14 TO BE RECORDED

BOUNDARY EXHIBIT

BEING A 1.079 ACRE TRACT OF LAND SITUATED IN THE FRANKLIN HARDIN SURVEY, ABSTRACT NO. 225, BEING A PORTION OF THAT CERTAIN CALLED 1.732 ACRE TRACT DESCRIBED IN INSTRUMENT TO GALLOWAY ENERGY COMPANY, RECORDED UNDER CLERK'S FILE NO. 2014-018510 OF THE OFFICIAL PUBLIC RECORDS OF LIBERTY COUNTY, TEXAS (O.P.R.L.C.T.).



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 1.192 ACRES

THE THOMAS S. FOSTER SURVEY, ABSTRACT NO. 929, LIBERTY COUNTY, TEXAS

BEING a 1.192 acre tract of land situated in the Thomas S. Foster Survey, Abstract No. 929, Liberty County, Texas, being a portion of that certain called 5.834 acre tract described in instrument to Galloway Energy Company, recorded under Clerk's File No. 2014-018510 of the Official Public Records of Liberty County, Texas (O.P.R.L.C.T.), said 1.192 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a concrete monument found in the approximate southerly line of the James Humphries Survey, Abstract Number 212, for the approximate common northerly corner of said Foster Survey and the Franklin Hardin Survey, Abstract Number 225, in the southerly line of the remainder of that certain called 3,498.89 acre tract described in instrument to HCMB, L.L.C., recorded under clerk's file number 2017-010989 O.P.R.L.C.T, same being the most southerly line of the Houston/Conroe Mitigation Bank Conservation Easement described in instrument to Bayou Land Conservancy, Inc., recorded under clerk's file number 2016-001154, O.P.R.L.C.T, for the common northerly corner of said 5.834 acre tract and 59 Estates, Section Two, according to the map or plat thereof, recorded in Volume 9, Page 164 of the Deed Records of Liberty County, Texas (D.R.L.C.T.), being the northwesterly corner of the herein described 1.192 acre tract, from which a ½ inch iron rod with cap stamped "TPS 100834-00" found for the common southerly corner of said remainder and that certain called 398.248 acre "Tract 1" described in instrument to C.R. Farms, L.L.C., recorded under clerk's file number 2020-027424, O.P.R.L.C.T., bears South 86°57'01" West, 331.70 feet;

THENCE North 86°59'14" East, 600.55 feet, with the approximate common line between said Foster and Humphries Surveys, the common line between said 5.834 acre tract and said remainder of 3,498.89 acre tract, to a 3/8 inch iron rod found for the common northerly corner of said 5.834 acre tract and that certain called 3,126.843 acre tract described in instrument to C.R. Farms, L.L.C., recorded under clerk's file number 2018-017703, O.P.R.L.C.T, being the northeasterly corner of the herein described 1.192 acre tract, from which a ½ inch iron rod with cap stamped "TPS 100834-00" found in the northerly line of said 3,126.843 acre tract, for the common southerly corner of said remainder of 3498.89 acre tract and that certain called 1,140.818 acre "Tract 2" described in that same instrument to C.R. Farms, L.L.C., recorded under clerk's file number 2020-027424, O.P.R.L.C.T., bears North 86°55'50" East, 37.08 feet;

THENCE South 45°40'16" West, 143.89 feet, with the common line between said 5.834 acre tract and said 3,126.843 acre tract, to a ½ inch iron rod with cap stamped "TPS 100834-00" set for the southeasterly corner of the herein described 1.192 acre tract, from which a ½ inch iron rod with cap stamped "TPS 100834-00" found for a common corner of said 5.834 acre tract and said 3,126.843 acre tract bears South 45°40'16" West, 260.40 feet;

THENCE South 86°59'13" West, 492.64 feet, severing said 5.834 acre tract, to a ½ inch iron rod with cap stamped "TPS 100834-00" set in the approximate common line between said Foster and Hardin Surveys, the common line between said 5.834 acre tract and said 59 Estates, Section Two, for the southwesterly corner of the herein described 1.192 acre tract, from which a 3/8 inch iron rod found, bent, for the common westerly corner of said 5.834 acre tract and said 3,126.834 acre tract bears South 02°54'45" East, 615.58 feet;

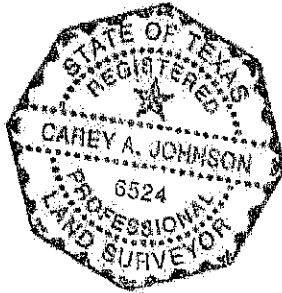
THENCE North 02°54'45" West, 95.00 feet, with said approximate common line between said Foster and Hardin Surveys, said common line between said 5.834 acre tract and said 59 Estates, Section Two, to the **PLACE OF BEGINNING**;

CONTAINING a computed area of 1.192 acres of land within this Field Note Description.

This Field Note Description was prepared from a survey performed on the ground in July, 2018 by Texas Professional Surveying, LLC., Registered Professional Land Surveyors and is referenced to Survey Drawing Project Number C69-889.

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).

May 4, 2021
Date



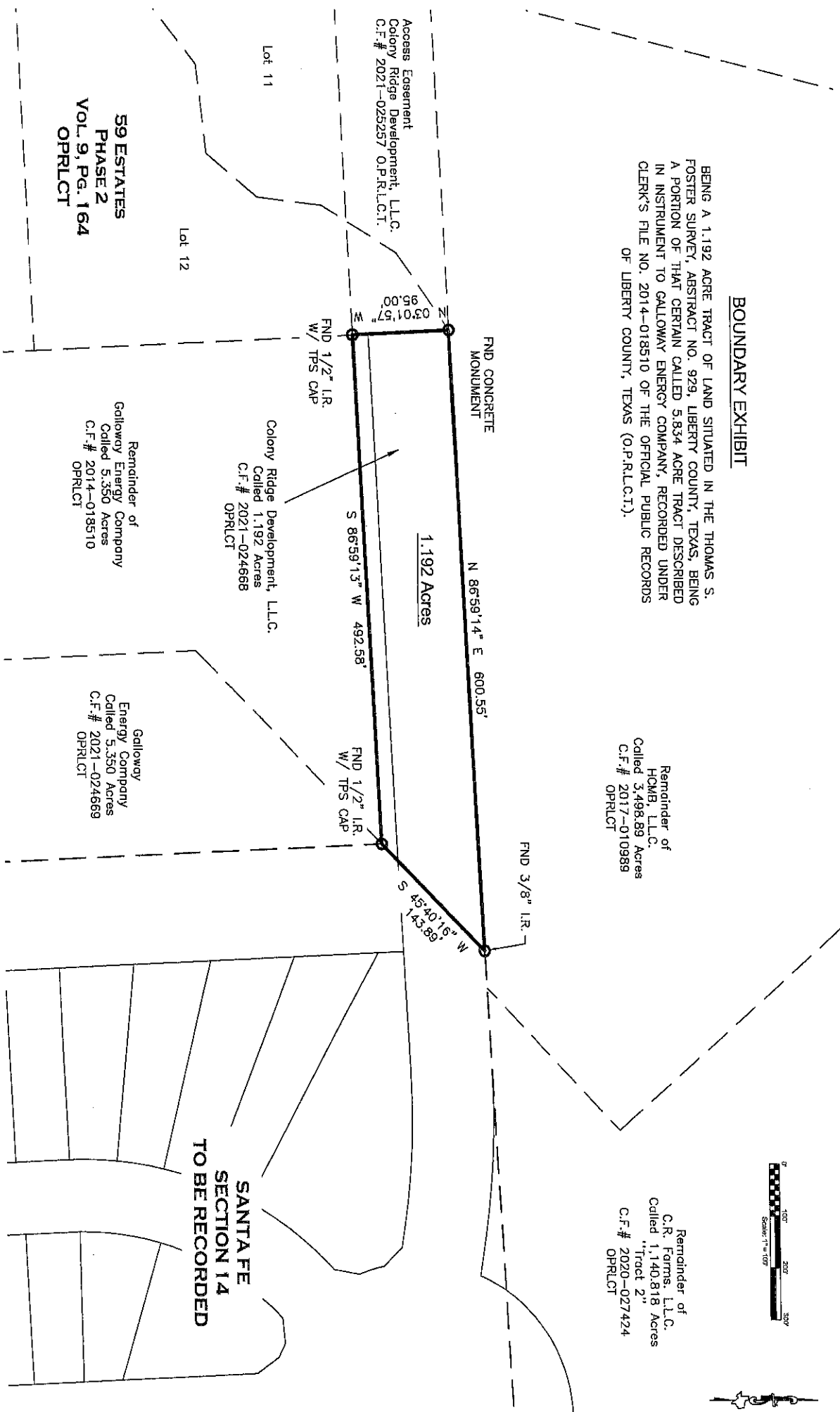
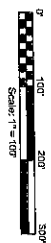
A handwritten signature in black ink, appearing to read "Carey A. Johnson". Below the signature is a horizontal line, and underneath that line, the text "Carey A. Johnson" and "R.P.L.S. No. 6524" is printed in a smaller font.

BOUNDARY EXHIBIT

BEING A 1.192 ACRE TRACT OF LAND SITUATED IN THE THOMAS S. FOSTER SURVEY, ABSTRACT NO. 929, LIBERTY COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN CALLED 5.834 ACRE TRACT DESCRIBED IN INSTRUMENT TO GALLOWAY ENERGY COMPANY, RECORDED UNDER CLERK'S FILE NO. 2014-018510 OF THE OFFICIAL PUBLIC RECORDS OF LIBERTY COUNTY, TEXAS (O.P.R.L.C.I.).

Remainder of
HOMB, L.L.C.
Called 3,498.89 Acres
C.F.# 2017-010989
OPRLCT

Remainder of
C.R. Farms, L.L.C.
Called 1,140.818 Acres
"Tract 2"
C.F.# 2020-027424
OPRLCT



Access Easement
Colony Ridge Development, L.L.C.
C.F.# 2021-025257 O.P.R.L.C.I.

**59 ESTATES
PHASE 2
VOL. 9, PG. 164
OPRLCT**

Colony Ridge Development, L.L.C.
Called 1.192 Acres
C.F.# 2021-024688
OPRLCT

Remainder of
Galloway Energy Company
Called 5,350 Acres
C.F.# 2014-018510
OPRLCT

Galloway
Energy Company
Called 5,350 Acres
C.F.# 2021-024669
OPRLCT

**SANTA FE
SECTION 14
TO BE RECORDED**