



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 24.623 ACRES IN THE BEASLY PRUETT SURVEY, ABSTRACT NUMBER 419 MONTGOMERY COUNTY, TEXAS

BEING A 24.623ACRE TRACT OF LAND SITUATED IN THE BEASLY PRUETT SURVEY, ABSTRACT NUMBER 419, MONTGOMERY COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN CALLED 28 ACRE TRACT DESCRIBED IN INSTRUMENT TO JAMES C. ERDLE AND BETH ERDLE RECORDED UNDER CLERK'S FILE NUMBER (C.F.N.) 2001081674, OFFICIAL PUBLIC RECORDS, MONTGOMERY COUNTY, TEXAS (O.P.R.M.C.T.); BEARINGS, DISTANCES, AND AREA DESCRIBED HEREIN ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983 (2011 ADJUSTMENT), CENTRAL ZONE, U.S. SURVEY FEET; SAID 24.623ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 2 inch iron pipe found in the southwesterly margin of Farm to Market Road 1485 (FM 1485), for the common northerly corner of said 28 acre tract and that certain called 12.3 acre tract described in instrument to Jimmy Leon Haney and Mary Jane Haney, recorded under Clerk's File Number 8907313, O.P.R.M.C.T., being the northeasterly corner of the herein described 24.623acre tract, said **POINT OF BEGINNING**, having a Texas State Plane Coordinate value of **N: 10,076,857.33, E: 3,893,371.47;**

THENCE South 02°18'11" East, 1110.62 feet, with the common line between said 28 acre tract and said 12.3 acre tract, to a 2 inch iron pipe found in the northerly line of that certain called 1.500 acre tract described in instrument to Billy R. Burton, recorded under Clerk's File Number 9775420 of the Real Property Records of Montgomery County, Texas (R.P.R.M.C.T.), for the southeasterly corner of the herein described 24.623acre tract;

THENCE South 87°49'21" West, with the northerly line of said 1.500 acre tract, the remainder of that certain called 3.497 acre tract described in instrument to Gregory Burton, recorded under Clerk's File Number 7944922, of the Deed Records of Montgomery County, Texas (D.R.M.C.T.), that certain called 1.3023 acre tract described in instrument to Sandra J. Sokoloski, recorded under Clerk's File Number 2010116569, O.P.R.M.C.T., that certain called 1.500 acre tract described in instrument to Julio O. Meija and Olga L. Meija, recorded under Clerk's File Number 2016091816, O.P.R.M.C.T., that certain called 1.247 acre tract described in instrument to Virgil Alfonso and Shawn Alfonso, recorded under Clerk's File Number 2019091184, O.P.R.M.C.T., that certain called 1.253 acre tract described under Clerk's File Number 2003121191, O.P.R.M.C.T., and that certain called 2.500 acre tract described in instrument to James Michael Allen, recorded under Clerk's File Number 2017078868, O.P.R.M.C.T., common to the southerly line of said 28 acre tract, at a distance of 8.59 feet pass a 1 inch iron pipe found for reference, in all, a total distance of 843.51 feet, to a 1 inch iron pipe found for the common southerly corner of said 28 acre tract and that certain called 0.8034 acre tract described as Lot 6, Section 7, Rayburn Development (unrecorded), in instrument to Vasyl Slavych, recorded under Clerk's File Number 7916267, D.R.M.C.T., being the southwesterly corner of the herein described 24.458 acre tract;

THENCE North 02°58'00" West, 1143.01 feet, with the easterly line of said Lot 6, that certain called Lot 7 of said Section 7, shown to be owned by Vasyl Slavych per Montgomery County Appraisal District (MCAD) ID Number R144306, the remainder of that certain called 2.199 acre tract described as Lots 8-10 of said Section 7, described in instrument to Ronald A. Monshaugen, recorded under Clerk's File Number 8025294, R.P.R.M.C.T., that certain called 0.835 acre tract described as Lot 10 of said Section 7, in instrument to David Orsak and Theresa Orsak, recorded under Clerk's File Number 8401450, R.P.R.M.C.T., that certain called 5.02 acre tract described in instrument to Charles D. Owens and Mary K. Owens, recorded under Clerk's File Number 2011053808, O.P.R.M.C.T., and that certain called 5.1536 acre tract described in instrument to Mario Ramos and Nicole Ramos,

recorded under Clerk's File Number 2013018708, O.P.R.M.C.T., common to the westerly line of said 28 acre tract, to a ½ inch iron rod with cap stamped "TPS 100834-00" set for the northwesterly corner of the herein described 28 acre tract;

THENCE Severing, over and across said 28 acre tract the following eight (8) courses and distances:


1. South 76°21'33" East, 234.19 feet, to a ½ inch iron rod with cap stamped "TPS 100834-00" set for corner;
2. North 22°45'14" East, 227.65 feet, to a ½ inch iron rod with cap stamped "TPS 100834-00" set for corner;
3. South 84°40'56" East, 22.79 feet, to a ½ inch iron rod with cap stamped "TPS 100834-00" set for corner;
4. North 55°10'14" East, 14.99 feet, to a ½ inch iron rod with cap stamped "TPS 100834-00" set for corner;
5. North 28°31'57" East, 12.84 feet, to a ½ inch iron rod with cap stamped "TPS 100834-00" set for corner;
6. North 32°03'23" East, 62.92 feet, to a ½ inch iron rod with cap stamped "TPS 100834-00" set for corner;
7. North 25°01'25" East, 144.48 feet, to a ½ inch iron rod with cap stamped "TPS 100834-00" set for corner;
8. North 31°29'59" East, 50.43 feet, to a ½ inch iron rod with cap stamped "TPS 100834-00" set for the northerly corner of the herein described 24.623acre tract, from which a 1 inch iron pipe found for the common corner of said 28 acre tract and that certain called 1.793 acre tract described in instrument to Alma Lee West, Trustee of the Wilburn D. West Trust B, recorded under Clerk's File Number 2001088778, O.P.R.M.C.T., bears North 43°33'39" West, 73.28 feet;

THENCE South 43°33'39" East, 528.14 feet, with the southwesterly margin of said FM 1485, the northeasterly line of said 28 acre tract, to the **POINT OF BEGINNING** and containing a computed area of 24.623acres of land within this Field Note Description.

1. This Field Note Description was prepared from a survey performed on the ground on September 19, 2022, by Texas Professional Surveying, LLC., Registered Professional Land Surveyors and is referenced to Survey Drawing Project Number 27474.
2. Refer to the attached plat prepared of even date herewith and made in conjunction with and considered an integral part of this description.
3. Companion drawing is filed in the office of Texas Professional Surveying, LLC and further describes the reconstruction of this survey.



Texas Professional Surveying, LLC
3032 N. Frazier
Conroe, TX 77303
Phone: 936.756.7448
TBPELS Firm License No. 10083400


Michael D. McGuinness
Registered Professional Land Surveyor
State of Texas License No. 1965

10/26/2022
Date