



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

3.314 ACRES

IN THE RICHARD WILLIAMS SURVEY, ABSTRACT NO. 596 MONTGOMERY COUNTY, TEXAS

BEING a 3.314 acre tract of land situated in the Richard Williams Survey, Abstract No. 596, Montgomery County, Texas, being that same tract described as Tract I, being Tracts 10 and 11, Block 8, of Woodland Lakes Addition, (an unrecorded subdivision), and that same tract described as Tract II, being Tracts 8 and 9, of said Block 8, in instrument to Walter L. and Rebecca L. Patton, recorded under Clerk's File Number 2009-113624, of the Official Public Records of Montgomery County, Texas, said 3.314 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a ½ inch iron rod found in the northerly right-of-way of Woodland Lakes Loop, (60 feet wide), for the southwesterly corner of that certain tract described as Tract 12, of said Block 8, in instrument to E. C. Franklin, Jr. and Hilde Franklin, recorded in Volume 1043, Page 465, of the Montgomery County Deed Records, being the southeasterly corner of said Tract I and the herein described 3.314 acre tract, from which a 5/8 inch iron rod found for reference bears South 89°12'56" East, 99.77 feet;

THENCE North 89°12'56" West, with the northerly right-of-way of Woodland Lakes Loop, the southerly lines of said Tracts I and II, at 99.89 feet pass a ½ inch iron rod found (bent) for reference, at 299.77 feet pass a ½ inch iron rod found (bent) for reference, in all a total distance of 400.00 feet to a ½ inch iron rod with cap stamped "TPS 100834-00" set for the southeasterly corner of that certain tract described as Tracts 5, 6, and 7, of said Block 8, in instrument to Rob L. and Carol A. Gerald, recorded under Clerk's File Number 9675488, of the Real Property Records of Montgomery County, Texas, (R.P.R.M.C.T.), being the southwesterly corner of said Tract II and the herein described 3.314 acre tract;

THENCE North 01°09'51" East, 362.59 feet, with the westerly line of said Tract II, the easterly line of said Gerald tract, to a fence corner post found in the apparent northerly line of said Richard Williams Survey, the apparent southerly line of the G.H. Hooper Survey, Abstract No. 802, the southerly line of that certain called 2075.006 acre tract described in instrument to Collins Property, J. V., recorded under Clerk's File Number 9157425, R.P.R.M.C.T., for the northeasterly corner of said Gerald tract, being the northwesterly corner of said Tract II and the herein described 3.314 acre tract;

THENCE South 89°35'41" East, 100.11 feet, with the apparent northerly line of said Richard Williams Survey, the apparent southerly line of said G.H. Hooper Survey, the northerly line of said Tract II, the southerly line of said 2075.006 acre tract, to a ½ inch iron rod found (bent), for an angle point;

THENCE South 88°43'35" East, 98.76 feet, with the apparent northerly line of said Richard Williams Survey, the apparent southerly line of said G.H. Hooper Survey, the northerly line of said Tract II, the southerly line of said 2075.006 acre tract, to a ½ inch iron rod found (bent) for the northeasterly corner of said Tract II, the northwesterly corner of said Tract I;

THENCE South 88°03'24" East, 199.64 feet, with the apparent northerly line of said Richard Williams Survey, the apparent southerly line of said G.H. Hooper Survey, the northerly line of said Tract I, the southerly line of said 2075.006 acre tract, to a 1-1/4 inch iron pipe found for the northwesterly corner of said Tract 12, being the northeasterly corner of said Tract I and the herein described 3.314 acre tract;

THENCE South 00°55'29" West, 358.36 feet, with the easterly line of said Tract I, the westerly line of said Tract 12, to the POINT OF BEGINNING;

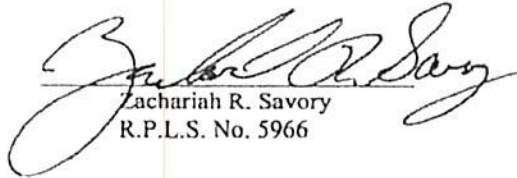
CONTAINING a computed area of 3.314 acres of land within this Field Note Description.

This Field Note Description was prepared from a survey performed on the ground on November 2, 2016 by Texas Professional Surveying, LLC., Registered Professional Land Surveyors and is referenced to Survey Drawing Project Number H341-01.

Bearings recited hereon are based on the recorded bearing (North 89°12'56" West) of the monumented northerly right-of-way of said Woodland Lakes Loop.

November 8, 2016
Date




Zachariah R. Savory
R.P.L.S. No. 5966

COLLINS PROPERTY, J. V.
CALLED 2078 008 ACRES
C.F. No. 9157423, R.P.M.C.T.

**G.H. HOOPER SURVEY
ABSTRACT No. 802**



ENCE CORNER S 89°35'41" E 100.11' S 88°43'35" E 98.76' S 88°03'24" E 199.64' FND 1/4" L.P.

**RICHARD WILLIAMS SURVEY
ABSTRACT No. 596**

**3.314
ACRES**

KALTER L. PATTON
REBECCA L. PATTON
TRACTS 8 & 9, BLOCK 8 WOODLAND LAKES ADDITION
(UNRECORDED)
TRACT II
C.F. No. 2009-113624, O.P.M.C.T.

KALTER L. PATTON
REBECCA L. PATTON
TRACTS 10 & 11, BLOCK 8 WOODLAND LAKES ADDITION
(UNRECORDED)
TRACT I
C.F. No. 2009-113624, O.P.M.C.T.

**BOUNDARY & IMPROVEMENT
FOR JUSTIN W. FLOYD and RENEE FLOYD
8161, EDGEMOND LAKES LOOP
WILCOX, TEXAS 75775**

BEING a 3.314 acre tract of land situated in the Richard Williams Survey, Abstract No. 596, Montgomery County, Texas, being that same tract described as Tract I, being Tracts 10 and 11, Block 8 of Edgemoor Lakes Addition, (an unrecorded subdivision), and that same tract described as Tract II being Tracts 8 and 9 of said Block 8 is contained in Walter L. and Rebecca L. Patton, recorded under Court's File Number 2009-113624, of the Official Public Records of Montgomery County, Texas, and 2.314 acre tract being more particularly described by attached meter and bound.

Survey 2010 as shown herein was fully relied upon and shown hereon a Commission and the authority used by the following qualified professional surveyor: Justin W. Floyd, P.E., No. 181282-2119 (Effective date 12/11/2014)

The Subject Tract(s) as shown herein may be subject to the following restrictive covenants of record:
1) J.F. W. C.C.O. Co. per 284/82 & 481/89, M.C.D.R.
2) R.O.W. in Montgomery County per 448/240, M.C.D.R.

-Survey is valid only if plot has original signature of surveyor on it. Declaration is made by original purchaser of this survey if it is not transferable to additional purchasers or subsequent owners.

-Surveyor has not performed a complete search of subject property and does not certify to encumbrances or restrictions not shown. Check with your local governing agencies for any additional encumbrances, building laws, or other restrictions not reflected on recorded deed.

Subject property shown herein is located in Zone 2, and does not appear to be within the 100-year flood plain, according to the F.I.M.A. Flood Insurance Rate Map, Community Panel 48339C 0290 0, effective 06/18/14. Information is based on digital dating only. Surveyor assumes no responsibility or liability for such determination.

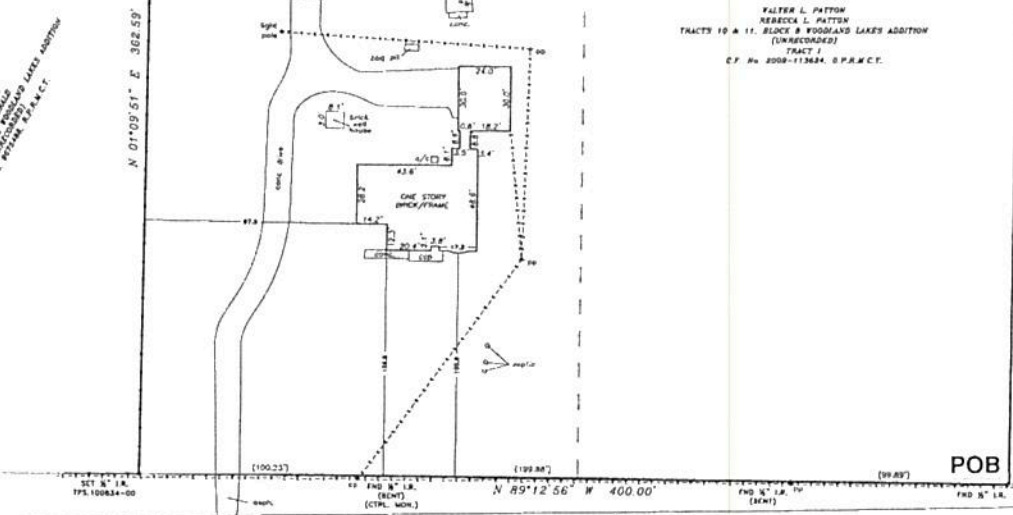
I hereby certify that this survey was made on the ground under my supervision and that the showing hereon represents the facts found at the time of survey.

Justin W. Floyd, P.E.
181282-2119
Professional Land Surveyor No. 181282-2119

AND L. ORLAND
JAMES L. ORLAND
TRACTS 8 & 9, BLOCK 8 WOODLAND LAKES ADDITION
C.F. No. 2009-113624, O.P.M.C.T.

N 01°09'51" E 362.59'

S 00°53'29" W 458.98'



LEGEND

- = water meter
- = 6" dia. iron pipe
- = 4" dia. iron pipe
- = 2" dia. iron pipe
- = 1" dia. iron pipe
- = 1/2" dia. iron pipe
- = 1/4" dia. iron pipe
- = 1/8" dia. iron pipe
- = 1/16" dia. iron pipe
- = 1/32" dia. iron pipe
- = 1/64" dia. iron pipe
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TEVA PROFESSIONAL SURVEYING, LLC
1015 W. 11TH STREET, SUITE 100
FELLSMOUTH, TX 75743
WWW.TEVA-SURVEYING.COM
Phone: 817-291-1111

PROJECT NO.	DATE	DRAWN BY
1111-11	11/04/18	CDP

[Handwritten signatures and initials]