



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
0.550 ACRES
IN THE JOHN T. VINCE SURVEY, ABSTRACT NUMBER 41
MONTGOMERY COUNTY, TEXAS

BEING a 0.550 acre tract of land situated in the John T. Vince Survey, Abstract Number 41, Montgomery County, Texas, being all of that certain tract described as being "Tract 17" out of Block 7, of Lake Conroe Forest, described in instrument to Carol Jo Dillard Muirhead, recorded under Clerk's File Number 2018011173 of the Official Public Records of Montgomery County, Texas (O.P.R.M.C.T.), said 0.550 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 southeasterly right-of-way of Tejas Avenue (60 feet wide), for the common northerly corner of said Tract 17 and that certain called 0.905 acre tract described in instrument to John Alderman and Elaine Alderman, recorded under Clerk's File Number 2004110475, O.P.R.M.C.T., being the northwesterly corner of the herein described 0.550 acre tract, from which a 3/8 inch iron rod found for reference, bears South 67°43'00" West, 100.15 feet;

THENCE North 67°43'00" East, 100.00 feet, with said southeasterly right-of-way, the northwesterly line of said Tract 17, to a ½ inch iron rod with cap stamped "TPS 100834-00" set for the common northerly corner of said Tract 17 and that certain tract shown to be owned by Kenneth Milstead, per Montgomery County Appraisal District (M.C.A.D.) ID Number R110546, being the northeasterly corner of the herein described 0.550 acre tract;

THENCE South 22°27'00" East, with the common line between said Tract 17 and said Milstead tract, at a distance of 96.83 feet, pass a ½ inch pinched top iron pipe found for reference, in all, a total distance of 113.23 feet, to a calculated point in the approximate centerline of a creek, for the common southerly corner of said Tract 17 and Milstead tract, being the southeasterly corner of the herein described 0.550 acre tract;

THENCE with the approximate centerline of said creek, the southeasterly line of said Tract 17, the following ten (10) courses and distances :

- 1) South 04°45'43" West, 14.69 feet, to a calculated point for corner;
- 2) South 15°07'34" East, 30.79 feet, to a calculated point for corner;
- 3) South 01°42'10" East, 32.47 feet, to a calculated point for corner;
- 4) South 40°35'15" West, 29.57 feet, to a calculated point for corner;
- 5) South 11°25'40" West, 24.42 feet, to a calculated point for corner;
- 6) South 42°34'52" East, 44.87 feet, to a calculated point for corner;
- 7) South 68°53'36" East, 15.56 feet, to a calculated point for corner;
- 8) South 19°46'04" West, 44.25 feet, to a calculated point for corner;
- 9) South 59°17'07" West, 17.24 feet, to a calculated point for corner;
- 10) South 60°55'42" West, 17.93 feet, to a calculated point for the common southerly corner of said Tract 17 and said 0.905 acre tract, being the southwesterly corner of the herein described 0.550 acre tract;

THENCE North 22°27'00" West, with the common line between said Tract 17 and 0.905 acre tract, at a distance of 25.00 feet, pass a ½ inch iron rod with cap stamped "TPS 100834-00" set for reference, in all, a total distance of 311.33 feet, to the **POINT OF BEGINNING**.

CONTAINING a computed area of 0.550 acres of land within this Field Note Description.

This Field Note Description was prepared from a survey performed on the ground on December 23, 2019 by Texas Professional Surveying, LLC., Registered Professional Land Surveyors and is referenced to Survey Drawing Project Number A337-13.

Bearings recited hereon are based on deed call of said Tract 17.

December 30, 2019
Date



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