

**EDLEY MONTGOMERY SURVEY  
ABSTRACT NO. 323**

found 1 1/2" iron pipe controlling monument

Called 1.020 Acres  
Ronald A. Coats  
Volume 1260 / Page 58  
R.P.R.G.C.T.

N 01°00'00" W  
523.58'  
basis for bearings

found 1/2" iron rod

found 1 1/4" iron pipe controlling monument

Remainder 1 acre tract  
J. R. Stoneham  
(approx. 0.198 ac)  
Volume 215 / Page 278  
D.R.G.C.T.  
(no other record found)

N 01°11'11" W  
100.71'  
4' barbed wire fence

Rec: N 89°00'00" E - 83.20'  
N 89°00'00" E  
83.20' P.O.B.

Called 50' X 83.2'  
First Tract  
Bernice & Janice Benson  
Volume 308 / Page 590  
D.R.G.C.T.

Called 0.286 Acres  
Second Tract  
Bernice & Janice Benson  
Volume 308 / Page 590  
D.R.G.C.T.

Rec: N 01°00'00" W - 150.00'

**0.287 Acres**

N 01°00'00" W  
150.00'

S 01°00'01" E  
150.00'

Rec: S 01°00'00" E - 150.00'

S 01°00'00" E  
150.00'

set 1/2" iron rod w/cap "TPS 100834-00"

set 1/2" iron rod w/cap "TPS 100834-00"

S 89°00'00" W  
83.20'  
Rec: S 89°00'00" W - 83.20'

Remainder 1 acre tract  
J. R. Stoneham  
(approx. 0.191 ac)  
Volume 215 / Page 278  
D.R.G.C.T.  
(no other record found)

Called 10.001 Acres  
Navasota Independent School District  
Volume 1182 / Page 236  
R.P.R.G.C.T.

1.3' bldg. addn. 0.9' propane tel. approximate North line Hinojosa Tract One (no monumentation found)

Nora L. Hinojosa  
Tract One - call 0.0969 ac.  
Volume 1048 / Page 315  
R.P.R.G.C.T.

Nora L. Hinojosa  
Tract Two - call 0.235 ac.  
Volume 1048 / Page 315  
R.P.R.G.C.T.



**LEGEND**

- wm = water meter
- mh = manhole
- cbl. = cable tv box
- tel. = telephone box
- elec. = electric box
- pp = power pole
- ea = edge of asphalt
- rec. = record call
- B.L. = building line
- U.E. = utility easement
- D.E. = drainage easement
- A.E. = aerial easement
- D.R.G.C.T. = Deed Records  
Grimes County, Texas
- R.P.R.G.C.T. = Real Property Records  
Grimes County, Texas

**BOUNDARY & IMPROVEMENT SURVEY**  
FOR: JANICE & BERNICE BENSON  
COUNTY ROAD 309  
STONEHAM, TEXAS 77363

BEING a 0.287 acre tract of land situated in the Edley Montgomery Survey, Abstract No. 323, Grimes County, Texas, being comprised of those same tracts being a called 50 foot by 83.2 foot tract described as First Tract and a called 12, 480 square foot tract described as Second Tract in instrument to Bernice and Janice Benson, recorded in Volume 308, Page 590, of the Grimes County Deed Records, (G.C.D.R.), said 0.288 acre tract being more particularly described by attached metes and bounds.

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

-This survey has been done without the benefit of a current title report. Surveyor has not performed a complete abstract of subject property 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 recorded plat.

Subject property shown hereon is located in Zone X, and does not appear to lie within the 100-year flood plain, according to the F.E.M.A. Flood Insurance Rate Map, Community Panel 48185C 0475 C, effective 04/03/12. Information is based on graphic plotting only. Surveyor assumes no responsibility for exact determination.

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

Date of Survey: 10/10/15 VL



Zachariah R. Savory  
Registered Professional Land Surveyor No. 5966

**TEXAS PROFESSIONAL SURVEYING, LLC.**  
3032 N. FRAZIER STREET  
CONROE, TEXAS 77303  
(936)756-7447 FAX (936)756-7448  
FIRM REGISTRATION No. 100834-00

PROJECT NO. H289-01  
DRAWING DATE: 10-14-2015  
REVISED:  
DRAWN BY: CAJ



# 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**  
**0.287 ACRES**  
**IN THE EDLEY MONTGOMERY SURVEY, ABSTRACT NO. 323**  
**GRIMES COUNTY, TEXAS**

BEING a 0.287 acre tract of land situated in the Edley Montgomery Survey, Abstract No. 323, Grimes County, Texas, being comprised of those same tracts being a called 50 foot by 83.2 foot tract described as First Tract and a called 12,480 square foot tract described as Second Tract in instrument to Bernice and Janice Benson, recorded in Volume 308, Page 590, of the Grimes County Deed Records, (G.C.D.R.), said 0.287 acre tract being more particularly described by metes and bounds as follows:

**COMMENCING** at a 1-1/4 inch iron pipe found in the westerly right-of-way of County Road 309 for the northeasterly corner of the remainder of that certain called 1 acre tract described in instrument to J. R. Stoneham, recorded in Volume 215, Page 278, G.C.D.R., being the southeasterly corner of that certain called 1.020 acre tract described in instrument to Ronald A. Coats, recorded in Volume 1260, Page 58, of the Real Property Records of Grimes County, Texas, (R.P.R.G.C.T.), from which a 1-1/2 inch iron pipe found for the northeasterly corner of said 1.020 acre tract bears North 01°00'00" West, 523.58 feet;

THENCE South 01°00'00" East, 100.00 feet, with the westerly right-of-way of said County Road 309, the easterly line of said 1 acre tract, to a ½ inch iron rod with cap stamped "TPS 100834-00" set for the **POINT OF BEGINNING**, being the northeasterly corner of said Second Tract and the herein described 0.287 acre tract;

THENCE South 01°00'00" East, with the westerly right-of-way of said County Road 309, the easterly line of said Second Tract, being the easterly line of said 1 acre tract, at 50.00 feet pass the northeasterly corner of said First tract, at 100.00 feet pass the southeasterly corner of said First Tract, in all a total distance of 150.00 feet, to a ½ inch iron rod with cap stamped "TPS 100834-00" set for the southeasterly corner of said Second Tract and the herein described 0.287 acre tract;

THENCE South 89°00'00" West, 83.20 feet, with the southerly line of said Second Tract, to a ½ inch iron rod with cap stamped "TPS 100834-00" set in the westerly line of said 1 acre tract, being the easterly line of that certain called 10.001 acre tract described in instrument to Navasota Independent School District, recorded in Volume 1132, Page 236, R.P.R.G.C.T., for the southwesterly corner of said Second Tract and the herein described 0.287 acre tract;

THENCE North 01°00'00" West, with the westerly line of said 1 acre tract and said Second Tract, the easterly line of said 10.001 acre tract, at 50.00 feet pass the southwesterly corner of said First Tract, at 100.00 feet pass the northwesterly corner of said First Tract, in all a total distance of 150.00 feet to a ½ inch iron rod with cap stamped "TPS 100834-00" set for the northwesterly corner of said Second Tract and the herein described 0.287 acre tract, from which a ½ inch iron rod found for the Northwesterly corner of said 1 acre tract, being the southwesterly corner of said 1.020 acre tract, bears North 01°11'11" West, 100.71 feet;

THENCE North 89°00'00" East, 83.20 feet, with the northerly line of said Second Tract, to the **POINT OF BEGINNING;**

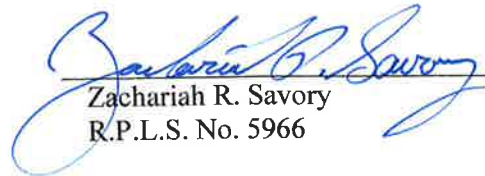
CONTAINING a computed area of 0.287 acres of land within this Field Note Description.

This Field Note Description was prepared from a survey performed on the ground on October 10, 2015 by Texas Professional Surveying, LLC., Registered Professional Land Surveyors and is referenced to Survey Drawing Project No. H289-01.

Bearings recited hereon are based on the record bearing (North 01°00'00" West) of the easterly line of said 1.020 acre tract.

October 16, 2015  
Date



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