



TEXAS PROFESSIONAL SURVEYING, LLC.

3032 N. FRAZIER STREET, CONROE, TEXAS 77303
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FIRM REGISTRATION No. 100834-00

FIELD NOTE DESCRIPTION
0.445 ACRES
IN THE W. S. TAYLOR SURVEY, ABSTRACT NO. 552
MONTGOMERY COUNTY, TEXAS

BEING a 0.445 acre tract of land situated in the W. S. Taylor Survey, Abstract No. 552, Montgomery County, Texas, being all of that certain called 0.940 acre tract described as Lot 41, Block 4 of Muleshoe Subdivision, Section 2, instrument to Colony Ridge, Ltd., recorded in Clerk's File No. 2006138029 of the Official Public Records of Montgomery County, Texas (O.P.R.M.C.T.), said 0.445 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a ½ inch iron rod found in the northwesterly right-of-way of Tram Road (60' width), for the common easterly corner of said Lot 41 and a called 0.736 acre tract described as Lots 42 and 43 of said Block 4, in instrument to Luis Arias Mares, recorded in Clerk's File No. 2006029237, O.P.R.M.C.T., being the southeasterly corner of the herein described 0.445 acre tract, from which a ½ inch iron pipe found for the southeasterly corner of said 0.736 acre tract, bears South 14°31'02" West, 102.88 feet;

THENCE South 89°43'00" West, 181.34 feet, with the common line of said Lots 41 and 42, to a ½ inch iron rod with cap stamped "TPS 100834-00" set in the easterly line of a tract described as Lot 38 of said Block 4, in instrument to Ellen Luma, recorded in Clerk's File No. 99022007 of the Real Property Records of Montgomery County, Texas (R.P.R.M.C.T.), and further described in Clerk's File No. 7808910, R.P.R.M.C.T., for the common westerly corner of said Lots 41 and 42, being the southwestly corner of the herein described 0.445 acre tract, from which a ½ inch iron pipe found for reference bears South 01°02'51" East, 208.44 feet;

THENCE North 01°02'54" West, 99.42 feet, with the common line of said Lots 41 and 38, to a ½ inch iron rod with cap stamped "TPS 100834-00" set for the common westerly corner of said Lot 41 and a called 0.940 acre tract described as Lot 40 of said Block 4, in said instrument to Colony Ridge, Ltd., being the northwesterly corner of the herein described 0.445 acre tract, from which a ½ inch iron rod found for the northwesterly corner of said Lot 40, bears North 00°57'18" West, 101.86 feet;

THENCE North 89°43'00" East, 208.93 feet, with the common line of said Lots 41 and 40, to a ½ inch iron rod with cap stamped "TPS 100834-00" set in the northwesterly right-of-way of said Tram Road, for the common easterly corner of said Lots 41 and 40, being the northeasterly corner of the herein described 0.445 acre tract;

THENCE South 14°31'02" West, 102.83 feet, with the southeasterly line of said Lot 41 and the northwesterly right-of-way of said Tram Road, to the **PLACE OF BEGINNING**;


CONTAINING a computed area of 0.445 acres of land within this Field Note Description.

This Field Note Description was prepared from a survey performed on the ground on August 4, 2017 by Texas Professional Surveying, LLC., Registered Professional Land Surveyors and is referenced to Survey Drawing Project Number M404-02.

Bearings recited hereon are based on the monumented westerly line of said Block 4.

October 18, 2017
Date




Michael S. Partridge
R.P.L.S. No. 6125