

0' 30' 60' 90'

Scale: 1" = 30'

LINE	BEARING	DISTANCE
L1	S 74°48'43" W	81.46'
L2	N 28°55'51" E	25.02'
L3	N 12°47'35" W	29.86'
L4	N 05°00'39" W	59.07'
L5	S 45°46'10" E	38.72'
L6	S 39°27'42" E	14.86'
L7	N 78°15'41" E	7.08'
L8	N 46°53'23" E	13.28'
L9	N 05°18'09" E	39.27'

**SYMBOL LEGEND**

- TOP OF BANK
- EDGE OF ASPHALT
- OVERHEAD ELECTRIC
- CALCULATED CORNER
- FOUND SURVEY MONUMENT
- METER POLE
- POWER POLE
- SEPTIC
- SET SURVEY MONUMENT
- WATER METER

**MARTIN B. LAWRENCE SURVEY  
ABSTRACT NO. 310**

MATIAS RODRIGUEZ AND  
KIMBERLY RODRIGUEZ  
LOT 300  
C.F. NO. 2002048671  
O.P.R.M.C.T.

**0.471 ACRES**

LUIS G. LARA  
LOT 301  
C.F. NO. 8727409  
R.P.R.M.C.T.

AARON LEE MARTINEZ  
LOT 302  
C.F. NO. 2019079130  
O.P.R.M.C.T.

**NORTH WOODS SUBDIVISION  
SECTION 2  
(UNRECORDED)**

**CREEK DRIVE**

SURVEYOR HAS RELIED ON INFORMATION PROVIDED BY:  
FIRST AMERICAN TITLE GUARANTY COMPANY  
G.F. NO. 2730185-HO43  
EFFECTIVE DATE: MARCH 22, 2022

THE SUBJECT TRACT(S) AS SHOWN HEREON MAY BE SUBJECT TO THE  
FOLLOWING ITEM LISTED IN SCHEDULE B, OF SAID TITLE COMMITMENT:

- THOSE AS PER ITEM 10A, SCHEDULE B, OF SAID TITLE COMMITMENT.  
(DOES AFFECT / SHOWN HEREON)

**BOUNDARY SURVEY**

BEING a 0.471 acre tract of land, situated in the Martin B. Lawrence Survey, Abstract Number 310, Montgomery County, Texas, and being all of that same tract described as Lot 301 of North Woods Subdivision, Section 2 (Unrecorded) in instrument to Luis G. Lara, recorded under Clerk's File Number 8727409 of the Real Property Records of Montgomery County, Texas (R.P.R.M.C.T.), said 0.471 acre tract being more particularly described by attached metes and bounds description.

I HEREBY CERTIFY THAT THIS SURVEY WAS THIS DAY MADE UNDER MY SUPERVISION ON THE GROUND OF THE ABOVE DESCRIBED PROPERTY, AND THAT THE ABOVE PLAT OR DRAWING REFLECTS THE FINDINGS ON THE GROUND OF THE PROPERTY AT THIS TIME AND THAT THIS SURVEY MEETS THE MINIMUM STANDARDS OF PRACTICE AS APPROVED BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING.

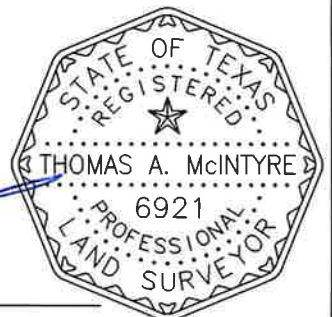
PROJECT NUMBER	24278
DATE	04/19/2022
DRAWN BY	TK
CHECKED BY	DVB / MJW
FIELD CREW	EL
REVISION 1	
REVISION 2	
REVISION 3	
REVISION 4	

ALL OF THIS PROPERTY APPEARS TO LIE WITHIN THE 100 YEAR FLOODPLAIN, AND A PORTION APPEARS TO LIE WITHIN THE REGULATORY FLOODWAY PER GRAPHIC SCALING OF COMMUNITY PANEL NO. 48339C0450G HAVING AN EFFECTIVE DATE OF 08/18/2014.

**BASIS OF BEARINGS:** BEARINGS AND DISTANCES SHOWN HEREON ARE BASED ON GPS OBSERVATIONS AND ARE REFERENCED TO THE NORTH AMERICAN DATUM OF 1983 (NAD83), TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE (TXC-4203), GRID MEASUREMENTS.

PURCHASER: BRANDON GAUNCE  
ADDRESS: 11228 CREEK DRIVE, CLEVELAND, TX 77328  
SURVEY: MARTIN B. LAWRENCE, A - 310  
SUBJECT: 0.471 ACRES  
COUNTY: MONTGOMERY

Thomas A. McIntyre  
Registered Professional Land Surveyor No. 6921



**TEXAS**  
PROFESSIONAL SURVEYING, LLC  
3032 N. FRAZIER STREET - CONROE, TX  
77303 PH (936)756-7447 - FAX (936)756-7448  
WWW.SURVEYINGTEXAS.COM  
FIRM REGISTRATION NO. 100834-00



# 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

0.471 ACRES

### IN THE MARTIN B. LAWRENCE SURVEY, ABSTRACT NUMBER 310 MONTGOMERY COUNTY, TEXAS

BEING a 0.471 acre tract of land, situated in the Martin B. Lawrence Survey, Abstract Number 310, Montgomery County, Texas, and being all of that same tract described as Lot 301 of North Woods Subdivision, Section 2 (Unrecorded) in instrument to Luis G. Lara, recorded under Clerk's File Number 8727409 of the Real Property Records of Montgomery County, Texas (R.P.R.M.C.T.), said 0.471 acre tract being more particularly described by metes and bounds as follows:

**BEGINNING** at a 5/8 inch iron rod found in the westerly margin of Creek Drive for the common easterly corner of said Lot 301 and that certain tract described as Lot 300 of said North Woods in instrument to Matias Rodriguez and Kimberly Rodriguez, recorded under Clerk's File Number 2002048671 of the Official Public Records of Montgomery County, Texas (O.P.R.M.C.T.), being the easterly corner of the herein described 0.471 acre tract, from which a 1/2 iron rod found (bent) for reference bears North 24°58'50" East, 149.74 feet, said **POINT OF BEGINNING** having a Texas State Plane Coordinate value of N: 10,104,060.50, E: 3,927,656.24, Texas Central Zone (4203), grid measurements;

THENCE South 24°49'21" West, 106.24 feet, with the westerly margin of said Creek Drive the easterly line of said Lot 301, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set for the common easterly corner of said Lot 301 and that certain tract described as Lot 302 of said North Woods in instrument to Aaron Lee Martinez recorded under Clerk's File Number 2019079130, O.P.R.M.C.T., being the southerly corner of the herein described 0.471 acre tract;

THENCE with the common line between said Lot 301 and said Lot 302, the following two (2) courses and distances:

1. North 55°21'17" West, 138.75 feet, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set for corner;
2. South 74°48'43" West, at a distance of 56.46 feet, pass a 1/2 inch iron rod with cap stamped "TPS 100834-00" set for reference, in all a total distance of 81.46 feet, to a calculated point for corner in the approximate centerline of Hightower Branch for the westerly corner of said Lot 301 and the herein described 0.471 acre tract;

THENCE with the approximate centerline of said Hightower Branch, the westerly line of said Lot 301, the following eight (8) courses and distances:

1. North 28°55'51" East, 25.02 feet, to a calculated point for corner;
2. North 12°47'35" West, 29.86 feet, to a calculated point for corner;
3. North 05°00'39" West, 59.07 feet, to a calculated point for corner;
4. South 45°46'10" East, 38.72 feet, to a calculated point for corner;
5. South 39°27'42" East, 14.86 feet, to a calculated point for corner;
6. North 78°15'41" East, 7.08 feet, to a calculated point for corner;

7. North 46°53'23" East, 13.28 feet, to a calculated point for corner;
8. North 05°18'09" East, 39.27 feet, to a calculated point for the common westerly corner of said Lot 301 and said Lot 300, being the northerly corner of the herein described 0.471 acre tract;


THENCE South 65°25'25" East, with the common line between said Lot 301 and said Lot 300, at a distance of 25.00 feet, pass a 1/2 inch iron rod with cap stamped "TPS 100834-00" set for reference, in all a total distance of 197.48 feet, to the **POINT OF BEGINNING** and containing a computed area of 0.471 acres of land within this Field Note Description.

This Field Note Description was prepared from a survey performed on the ground on April 19, 2022 by Texas Professional Surveying, LLC., Registered Professional Land Surveyors and is referenced to Survey Drawing Project Number 24278.

Bearings and distances recited herein are based on GPS observations and reference the North American Datum of 1983 (NAD83), Texas State Plane Coordinate System, Texas Central Zone (4203), grid measurements.

April 25, 2022  
Date



  
Thomas A. McIntyre  
R.P.L.S. No. 6921