

**SYMBOL LEGEND**

- CHAINLINK FENCE
- EDGE OF ASPHALT
- CALCULATED CORNER
- FOUND SURVEY MONUMENT
- SEPTIC LID
- SET SURVEY MONUMENT



NOW OR FORMERLY  
KEN KIMMONS AND  
PENELOPE KIMMONS  
CALLED 1.0 ACRES  
TRACT 94  
WALCO ACRES ADDITION  
C.F. No. 8040491  
R.P.R.M.C.T.

**WHITE OAK LANE**  
(60' R.O.W.)

**WILEY G. VESEY SURVEY**  
ABSTRACT NO. 585

**POB**

SET 1/2" I.R.  
W/TPS CAP

N:10140797.296  
E:3871710.930

FND 1/2" I.P.  
@ 30.00'

FND 1/2" I.P.  
@ 118.60'

30' X 30' ROAD  
EASEMENT

NOW OR FORMERLY  
JAMES D. CLARK AND  
SUZANNE R. CLARK  
CALLED 0.9881 ACRES  
C.F. No. 9470715  
R.P.R.M.C.T.

JOE P. MENDOZA  
CALLED 1.00 ACRES  
LOT 66 BLOCK "A"  
WALCO ACRES  
(UNRECORDED)  
C.F. No. 2018023099  
O.P.R.M.C.T.

FND 1/2" I.P.

N 41°10'12" E 148.60'

S 48°20'13" E 289.79'

**0.990 ACRES**

BEVERLY A. KINSER  
AKA BEVERLY A. HAMMACK  
CALLED 1.0 ACRES  
C.F. No. 9261309  
R.P.R.M.C.T.

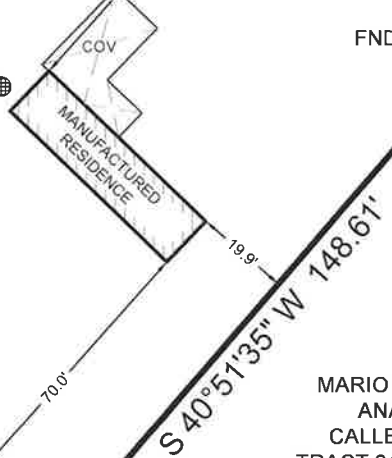
FND 1/2" I.R.  
W/CAP

N 40°51'35" E 150.08'  
APPARENT SURVEY LINE

REVERIANO ROJAS  
CALLED 1.00 ACRES  
C.F. No. 2017038537  
O.P.R.M.C.T.

MCRAE LAKE  
VOL. 6, PG. 27  
M.R.M.C.T.

N 48°20'13" W 290.60'



FND 3/8" I.P.

MARIO A. MUNIZ AND  
ANA L. MUNIZ  
CALLED 1.0 ACRES  
TRACT 64 WALCO ACRES  
(UNRECORDED)  
C.F. No. 2007122550  
O.P.R.M.C.T.

S 40°51'35" W 148.61'

SET 1/2" I.R.  
W/TPS CAP

SURVEYOR HAS RELIED ON INFORMATION PROVIDED BY:  
FIRST AMERICAN TITLE GUARANTY COMPANY  
G.F. NO. 2765820-HO43  
EFFECTIVE DATE: AUGUST 05, 2022

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

1. RIGHT OF WAY EASEMENT, VOL. 207, PG. 1, D.R.M.C.T. (BLANKET)
2. RIGHT OF WAY EASEMENT VOL. 344, PG. 170, D.R.M.C.T. (DOES NOT AFFECT)
3. ROAD EASEMENT, VOL. 976, PG. 246, V. 1046, PG. 667, D.R.M.C.T., C.F. NO. 8145362, C.F. NO. 9261309, O.P.R.M.C.T. (DOES AFFECT, SHOWN HEREON).

**BOUNDARY AND IMPROVEMENT SURVEY**

BEING a 0.990 acre tract of land situated in the Wiley G. Vesey Survey, Abstract Number 585, Montgomery County, Texas, being all of that certain called 1.0 acre tract described in instrument to Beverly A. Kinser, recorded under Clerk's File Number 9261309 of the Real Property Records of Montgomery County, Texas (R.P.R.M.C.T.), said 0.990 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.

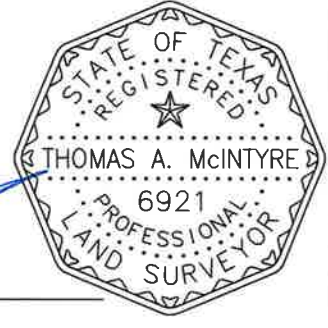
PROJECT NUMBER	27068
DATE	08-31-2022
DRAWN BY	GJV
CHECKED BY	AJD
FIELD CREW	SS
REVISION 1	
REVISION 2	
REVISION 3	
REVISION 4	

NO PORTION OF THIS PROPERTY APPEARS TO LIE WITHIN THE 100 YEAR FLOODPLAIN PER GRAPHIC SCALING OF COMMUNITY PANEL NO. 48338C0275G 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.....BILLY M. HAMMACK AND BEVERLY A. HAMMACK  
ADDRESS.....WHITE OAK LANE, CONROE, TX 77303  
SURVEY.....WILEY G. VESEY, A - 585  
SUBJECT.....0.990 ACRES  
COUNTY.....MONTGOMERY

Thomas A. McIntyre  
Registered Professional Land Surveyor No. 6921





# 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 0.990 ACRES IN THE WILEY G. VESEY SURVEY, ABSTRACT NUMBER 585 MONTGOMERY COUNTY, TEXAS

BEING a 0.990 acre tract of land situated in the Wiley G. Vesey Survey, Abstract Number 585, Montgomery County, Texas, being all of that certain called 1.0 acre tract described in instrument to Beverly A. Kinser, recorded under Clerk's File Number 9261309 of the Real Property Records of Montgomery County, Texas (R.P.R.M.C.T.), said 0.990 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 southwesterly margin of White Oak Lane (60 feet wide), for the common corner of said 1.0 acre tract, that certain called 0.9881 acre tract described now or formerly, in instrument to James D. Clark and Suzanne R. Clark, recorded under Clerk's File Number 9470715, R.P.R.M.C.T., that certain called 1.0 acre tract now for formerly described as Tract 94 Walco Acres Addition (unrecorded), in instrument to Ken Kimmons and Penelope Kimmons, recorded under Clerk's File Number 8040491, R.P.R.M.C.T., and that certain called 1.00 acre tract described as Lot 66 Block "A" Walco Acres (unrecorded), in instrument to Joe P. Mendoza, recorded under Clerk's File Number 2018023099 of the Official Public Records of Montgomery County Texas (O.P.R.M.C.T.), being the northerly corner of the herein described 0.990 acre tract, said **POINT OF BEGINNING** having a Texas State Plane Coordinate value of **N: 10,140,797.296, E:3,871,710.930**, Texas Central Zone, (4203), grid measurements;

THENCE South 48°20'13" East, with the common line between said 1.0 acre tract and said Lot 66, at a distance of 30.00 feet pass a ½ inch iron pipe found for reference, in all, a total distance of 289.79 feet, to a 3/8 inch iron pipe found for the common corner of said 1.0 acre tract, said Lot 66, that certain called 1.00 acre tract described in instrument to Reveriano Rojas, recorded under Clerk's File Number 2017038537, O.P.R.M.C.T., and that certain called 1.0 acre tract described as Tract 64 Walco Acres (unrecorded), in instrument to Mario A. Muniz and Ana L. Muniz, recorded under Clerk's File Number 2007122550, O.P.R.M.C.T., being the easterly corner of the herein described 0.990 acre tract, from which a ½ inch iron rod with cap found for reference bears, North 40°51'35" East, 150.08 feet;

THENCE South 40°51'35" West, 148.61 feet, with the common line between said 1.0 acre lot and said Tract 64, to a ½ inch iron rod with cap stamped "TPS 100834-00" set in the northeasterly line of McRae Lake Subdivision as shown on the map or plat thereof recorded in Volume 6, Page 27 of the Map Records of Montgomery County, Texas (M.R.M.C.T.), for the southerly corner of the herein described 0.990 acre tract;

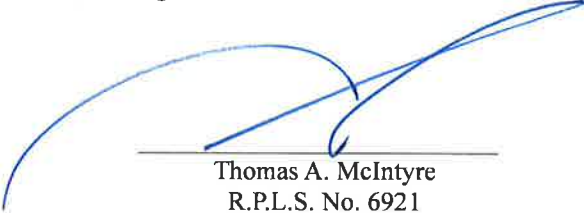
THENCE North 48°20'13" West, 290.60 feet, with the common line between said 1.0 acre tract and said McRae Lake, to a ½ inch iron pipe found for the common southerly corner of said 1.0 acre tract and said 0.9881 acre tract, being the westerly corner of the herein described 0.990 acre tract;

THENCE North 41°10'12" East, with the common line between said 1.0 acre tract and said 0.9881 acre tract, at a distance of 118.60 feet pass a ½ inch iron pipe found for reference, in all, a total distance of 148.60 feet, to the **POINT OF BEGINNING** and containing a computed area of 0.990 acres of land within this Field Note Description.

This Field Note Description was prepared from a survey performed on the ground on August 31, 2022 by Texas Professional Surveying, LLC., Registered Professional Land Surveyors and is referenced to Survey Drawing Project Number 27068.

Bearings recited hereon are based on GPS observations and are referenced to the North American Datum (NAD) 1983, Texas State Plane Coordinate System, Central Zone (4203). grid measurements.

September 8, 2022  
Date

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