



# 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

**LOT 83**

**0.432 ACRES**

**IN THE IRA MILLIMAN SURVEY, ABSTRACT NUMBER 340  
MONTGOMERY COUNTY, TEXAS**

BEING a 0.432 acre tract of land situated in the Ira Milliman Survey, Abstract Number 340, Montgomery County, Texas, being all of that tract known locally as Lot 83 of Holiday Forest (unrecorded subdivision), described in instrument to Peggie J. Austin, recorded under Clerk's File Number 7734007 of the Deed Records of Montgomery County, Texas (D.R.M.C.T.), said 0.432 acre tract being more particularly described by metes and bounds as follows:

**BEGINNING** at a 1/2 inch iron rod with cap stamped "TPS 100834-00" set in the westerly margin of Forest Lane Circle, for the common easterly corner of said Lot 83 and that certain called 0.574 acre tract, known locally as Lot 82 of said Holiday Forest, described in instrument to Kenneth F. Black and Pamela S. Black, recorded under Clerk's File Number 2009037824 of the Real Property Records of Montgomery County, Texas (R.P.R.M.C.T.), being the northeasterly corner of the herein described 0.432 acre tract, from which a 1/2 inch iron pipe found for the northeasterly corner of said Lot 82 bears North 02°46'57" West, 119.75 feet;

THENCE South 02°46'57" East, 90.29 feet, along the westerly margin of said Forest Lane Circle, common with the easterly line of said Lot 83, to a 1/2 inch iron pipe found for the common easterly corner of said Lot 83 and that tract known locally as Lot 84 of said Holiday Forest, described in instrument to Philip Bosshart, recorded under Clerk's File Number 2005051844 of the Official Public Records of Montgomery County, Texas (O.P.R.M.C.T.), being the southeasterly corner of the herein described 0.432 acre tract, from which a 1/2 inch iron pipe found for reference bears South 02°24'23" East, 89.98 feet;

THENCE South 86°20'54" West, 208.48 feet, with the common line between said Lot 83 and said Lot 84, to a 1/2 inch iron pipe found for the common corner of said Lots 83 and 84, that tract known locally as Lot 79 of said Holiday Forest, shown to be owned by Roland J. Brandon per Montgomery County Appraisal District (M.C.A.D.) ID Number R99957, and that certain called 0.431 acre tract, known locally as Lot 80 of said Holiday Forest, described in instrument to Larry Bell and Patricia Bell, recorded under Clerk's File Number 2016075288, O.P.R.M.C.T., being the southwesterly corner of the herein described 0.432 acre tract;

THENCE North 02°38'47" West, 90.29 feet, with the common line between said Lot 83 and said Lot 80, to a 1/2 inch iron pipe found for the common corner of said Lots 82, 83, and 80, and that tract known locally as Lot 81 of said Holiday Forest, described in instrument to Jeffery Bell, recorded under Clerk's File Number 2006003384, O.P.R.M.C.T., being the northwesterly corner of the herein described 0.432 acre tract;

THENCE North 86°20'54" East, 208.27 feet, with the common line between said Lot 83 and said Lot 82, to the **POINT OF BEGINNING** and containing a computed area of 0.432 acres of land within this Field Note Description.

This Field Note Description was prepared from a survey performed on the ground on August 18<sup>th</sup>, 2022, by Texas Professional Surveying, LLC., Registered Professional Land Surveyors and is referenced to Survey Drawing Project Number 26867.

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

August 22, 2022  
Date



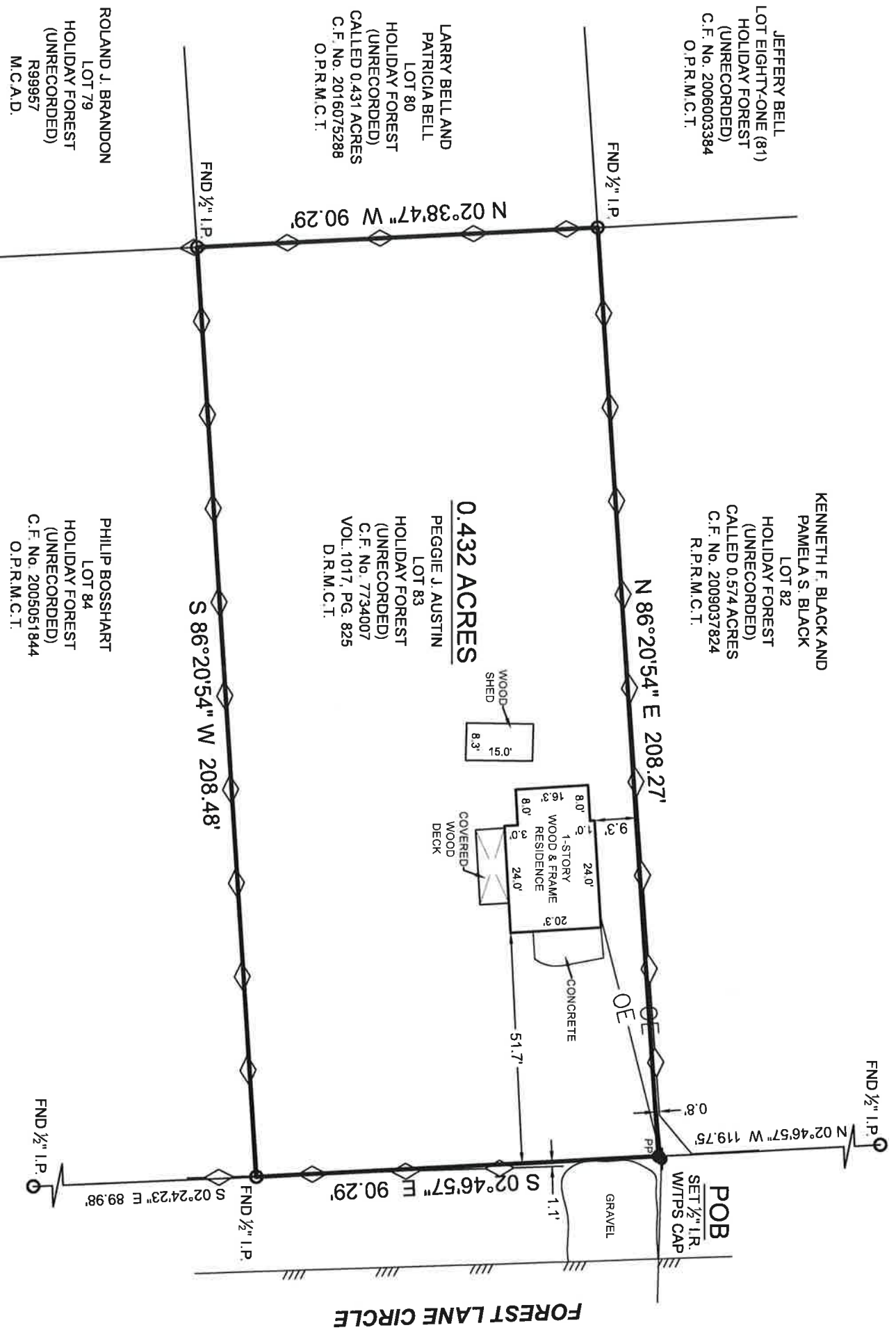
Thomas A. McIntyre  
R.P.L.S. No. 6921



**SYMBOL LEGEND**

- FOUND SURVEY MONUMENT
- SET SURVEY MONUMENT
- POWER POLE (PP)
- ◇ CHAINLINK FENCE
- ▨ EDGE OF ASPHALT
- OE— OVERHEAD ELECTRIC

**IRA MILLIMAN SURVEY  
ABSTRACT NO. 340**



**0.432 ACRES**

LARRY BELLAND  
PATRICIA BELL  
LOT 80  
HOLIDAY FOREST  
(UNRECORDED)  
CALLED 0.431 ACRES  
C.F. No. 2016075288  
O.P.R.M.C.T.

PHILIP BOSSHART  
LOT 84  
HOLIDAY FOREST  
(UNRECORDED)  
C.F. No. 2005051844  
O.P.R.M.C.T.

JEFFERY BELL  
LOT EIGHTY-ONE (81)  
HOLIDAY FOREST  
(UNRECORDED)  
C.F. No. 2006003384  
O.P.R.M.C.T.

KENNETH F. BLACK AND  
PAMELA S. BLACK  
LOT 82  
HOLIDAY FOREST  
(UNRECORDED)  
CALLED 0.574 ACRES  
C.F. No. 2009037824  
R.P.R.M.C.T.

PEGGIE J. AUSTIN  
LOT 83  
HOLIDAY FOREST  
(UNRECORDED)  
C.F. No. 7734007  
VOL. 1017, PG. 825  
D.R.M.C.T.

SURVEYOR HAS RELIED ON INFORMATION PROVIDED BY:  
FIRST AMERICAN TITLE GUARANTY COMPANY  
G.F. NO. 2762579-HO43  
EFFECTIVE DATE: 07/26/2022

PROJECT NUMBER	26867
DATE	08/18/2022
DRAWN BY	ADV
CHECKED BY	DVB
FIELD CREW	DK
REVISION 1	
REVISION 2	
REVISION 3	
REVISION 4	

**TEXAS PROFESSIONAL SURVEYING**  
3039 N. Frazier, Conroe, Texas 77303  
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Firm No. 10083400

PURCHASER: BRANDON GAUNCE  
ADDRESS: 19180 FOREST LANE CIRCLE, NEW CANEY TX 77357  
SURVEY: IRA MILLIMAN, A - 340  
SUBJECT: 0.432 ACRES, LOT 83  
SUBDIVISION: HOLIDAY FOREST  
COUNTY: MONTGOMERY

NO PORTION OF THIS PROPERTY APPEARS TO LIE WITHIN THE 100 YEAR FLOODPLAIN PER GRAPHIC SCALING OF COMMUNITY PANEL NO. 48339C0600G HAVING AN EFFECTIVE DATE OF 08/18/2022.

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.

BEING a 0.432 acre tract of land situated in the Ira Milliman Survey, Abstract Number 340, Montgomery County, Texas, being all of that tract known locally as Lot 83 of Holiday Forest (unrecorded subdivision), described in instrument to PEGGIE J. Austin, recorded under Clerk's File Number 7734007 of the Deed Records of Montgomery County, Texas (D.R.M.C.T.), said 0.432 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.

**BOUNDARY & IMPROVEMENT SURVEY**

Thomas A. McIntyre  
Registered Professional Land Surveyor No. 6921