



SYMBOL LEGEND

- EDGE OF ASPHALT
- OVERHEAD ELECTRIC
- WIRE FENCE
- CABLE PEDESTAL (CPED)
- FOUND SURVEY MONUMENT
- POWER POLE (PP)
- SET SURVEY MONUMENT



**T. & N.O.R.R. CO. SURVEY
ABSTRACT NO. 749**

SURVEYOR HAS RELIED ON INFORMATION PROVIDED BY:
FIRST AMERICAN TITLE GUARANTY COMPANY
G.F. NO. 2797488-H043
EFFECTIVE DATE: FEBRUARY 13, 2023

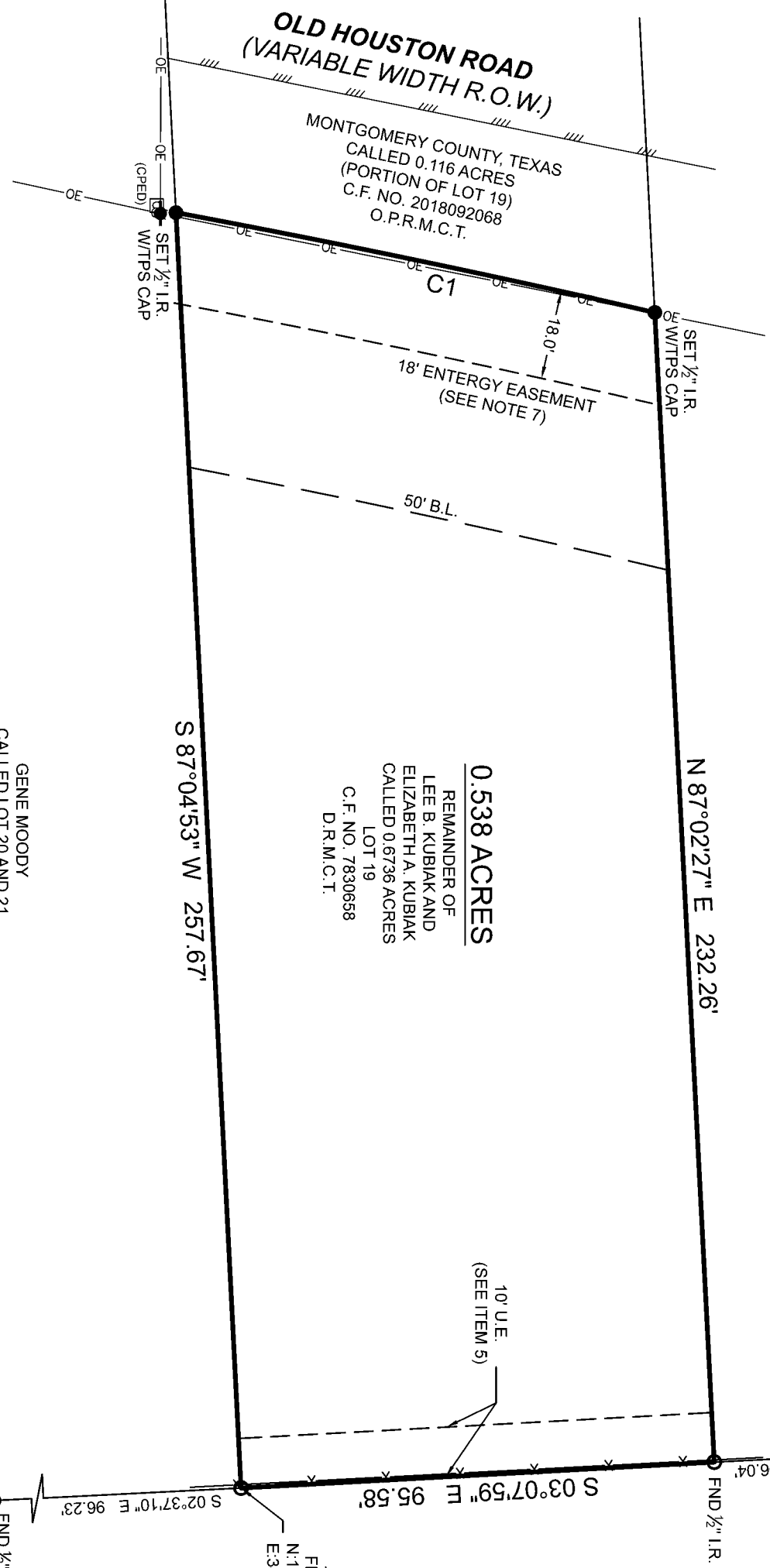
THE SUBJECT TRACT(S) AS SHOWN HEREON MAY BE SUBJECT TO THE FOLLOWING ITEM LISTED IN SCHEDULE B, OF SAID TITLE COMMITMENT:

1. 10e. EASEMENT RECORDED IN VOL. 157, PAGE 474, D.R.M.C.T. (BLANKET)
2. 10f. EASEMENT RECORDED IN VOL. 160, PAGE 602, D.R.M.C.T. (DOES NOT AFFECT)
3. 10g. EASEMENT RECORDED IN VOL. 169, PAGE 464, D.R.M.C.T. (DOES NOT AFFECT)
4. 10n. EASEMENTS RECORDED IN VOL. 592, PAGE 472, D.R.M.C.T. (SEE ITEMS 1-3 ABOVE)
5. 10l. EASEMENT RECORDED IN VOL. 1077, PAGE 4, D.R.M.C.T. (AFFECTS AS SHOWN)
6. 10j. EASEMENT RECORDED IN VOL. 643, PAGE 751, D.R.M.C.T. (DOES NOT AFFECT)
7. 10k. EASEMENT RECORDED IN C.F. NO. 2022023888, O.P.R.M.C.T. (AFFECTS AS SHOWN)

TPS TEXAS PROFESSIONAL SURVEYING
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Firm No. 10083400

PROJECT NUMBER	31277
DATE	02/27/2023
DRAWN BY	ACN
CHECKED BY	TNK
FIELD CREW	DK
REVISION 1	
REVISION 2	
REVISION 3	
REVISION 4	

**PIONEER TRAILS
BLOCK 2, SECTION 1
(UNRECORDED SUBDIVISION)**



MARICELA ARANDA AND
ANARELY ARANDA
CALLED 0.6122 ACRES
LOT 18
C.F. NO. 2018073461
O.P.R.M.C.T.

0.538 ACRES
REMAINDER OF
LEE B. KUBIAK AND
ELIZABETH A. KUBIAK
CALLED 0.6736 ACRES
LOT 19
C.F. NO. 7830668
D.R.M.C.T.

GENE MOODY
CALLED LOT 20 AND 21
C.F. NO. 2017018639
O.P.R.M.C.T.

MALCOLM W. KIRKSEY AND
MICHAEL G. KIRKSEY
CALLED 5.27 ACRES
"RESERVE B"
C.F. NO. 2018090553
O.P.R.M.C.T.

POB
FND 1/2" I.R.
N:10081490.76
E:3884966.51

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	2365.00'	98.66'	98.65'	N 11°47'27" E	2°23'25"

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 SUBSTANTIALLY CONFORMS TO THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATION FOR A CATEGORY 1A, CONDITION III SURVEY.

LAND TITLE SURVEY

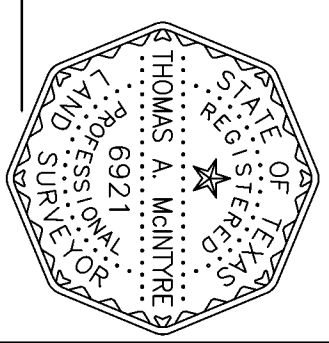
BEING A 0.538 ACRE TRACT OF LAND SITUATED IN THE T. & N.O. R.R. CO. SURVEY, ABSTRACT NUMBER 749, MONTGOMERY COUNTY, TEXAS, BEING THE REMAINDER OF THAT SAME CALLED 0.6736 ACRE TRACT DESCRIBED AS THE REMAINDER OF LOT 19, BLOCK 2, PIONEER TRAILS, SECTION 1 (UNRECORDED SUBDIVISION), IN INSTRUMENT TO LEE B. KUBIAK AND ELIZABETH A. KUBIAK, RECORDED UNDER CLERK'S FILE NUMBER 7830668, OF DEED RECORDS OF MONTGOMERY COUNTY, TEXAS (D.R.M.C.T.), SAID 0.538 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY ATTACHED METES AND BOUNDS DESCRIPTION.

PURCHASER.....BRANDON GAUNCE
ADDRESS.....15551 OLD HOUSTON ROAD, CONROE, TX 77302
SURVEY.....T. & N.O. RAILROAD COMPANY, A - 749
SUBJECT.....0.538 ACRES / REMAINDER OF LOT 19, BLOCK 2
SUBDIVISION.....PIONEER TRAILS, SECTION 1 (UNRECORDED SUBDIVISION)
COUNTY.....MONTGOMERY

NO PORTION OF THIS PROPERTY APPEARS TO LIE WITHIN THE 100 YEAR FLOODPLAIN PER GRAPHIC SCALING OF COMMUNITY PANEL NO. 48339C0575G HAVING AN EFFECTIVE DATE OF 08/18/2014.

ALL COORDINATES, BEARINGS, AND DISTANCES ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983 (2011 ADJUSTMENT), CENTRAL ZONE (TXC-4203). U.S. SURVEY FEET, AND ARE BASED ON GPS OBSERVATIONS MADE BY TEXAS PROFESSIONAL SURVEYING, LLC.

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
0.538 ACRES
IN THE T. & N.O. R.R. CO. SURVEY, ABSTRACT NUMBER 749
MONTGOMERY COUNTY, TEXAS

BEING a 0.538 acre tract of land situated in the T. & N.O. R.R. Co. Survey, Abstract Number 749, Montgomery County, Texas, being the remainder of that same called 0.6736 acre tract described as the remainder of Lot 19, Block 2, Pioneer Trails, Section 1 (unrecorded subdivision), in instrument to Montgomery County, recorded under Clerk's File Number 7830658, of the Deed Records of Montgomery County, Texas (D.R.M.C.T.), said 0.538 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found in the westerly line of that certain called 5.27 acer tract described as Reserve B of said Pioneer Trails subdivision, for the common easterly corner of said remainder of 0.6736 acre tract and that tract described as Lots 20 and 21 of said Pioneer Trails subdivision, in instrument to Gene Moody (Moody tract), recorded under Clerk's File Number 2017018639, of the Official Public Records of Montgomery County, Texas (O.P.R.M.C.T.), being the southeasterly corner of the herein described 0.538 acre tract, from which a 1/2 inch bent iron rod found for reference bears, South 02°37'10" East, 96.23 feet, said **POINT OF BEGINNING** having a Texas State Plane Coordinate value of **N: 10,081,490.76, E: 3,884,966.51**, Central Zone (4203), grid measurements;

THENCE South 87°04'53" West, 257.67 feet, with the common line between said remainder of 0.6736 acre tract and said Moody tract, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set in the arc of a curve to the right, in the northerly line of said Moody tract, for the southeasterly corner of that certain called 0.116 acre tract described in instrument to Montgomery County, Texas, recorded in Clerk's File Number 2018092068, O.P.R.M.C.T., and being the southwesterly corner of the herein described 0.538 acre tract;

THENCE Northeasterly, 98.66 feet with the arc of said curve to the right and with the common line between said remainder of 0.6736 acre tract and said 0.116 acre tract, having a radius of 2365.00 feet, a central angle of 02°23'25", and a chord bearing of North 11°47'27" East, 98.65 feet, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set for the common northerly corner between said remainder of 0.6736 acre tract and said 0.116 acre tract, in the southerly line of that certain called 0.6122 acre tract described as Lot 18 of said Pioneer Trails subdivision, in instrument to Maricela Aranda and Anarely Aranda, recorded under Clerk's File Number 2018073461, O.P.R.M.C.T., and being the northwesterly corner of the herein described 0.538 acre tract;

THENCE North 87°02'27" East, 232.26 feet, with the common line between said remainder of 0.6736 acre tract and said 0.6122 acre tract, to a 1/2 inch iron rod found in the westerly line of said 5.27 acre tract, for the common easterly corner of said remainder of 0.6736 acre tract and said 0.6122 acre tract, being the northeasterly corner of the herein described 0.538 acre tract, from which a 1/2 inch iron rod (bent) found for reference bears, North 02°57'33" West, 96.04 feet;


THENCE South 03°07'59" East, 95.58 feet, with the common line between said remainder of 0.6736 acre tract and said 5.27 acre tract, to the **POINT OF BEGINNING** and containing a computed area of 0.538 acres of land within this Field Note Description.

This Field Note Description was prepared from a survey performed on the ground on February 27, 2023 by Texas Professional Surveying, LLC., Registered Professional Land Surveyors and is referenced to Survey Drawing Project 31277.

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).

March 1, 2023
Date




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