



John and Katy Hooker  
called 12.5702 acres  
C.F. # 9724751  
R.P.R.M.C.T.

Ken Dinh  
called 13.2961 acres  
C.F. # 2011048636  
O.P.R.M.C.T.

John and Danielle Newell  
called 10.5991 acres  
C.F. # 2006094702  
O.P.R.M.C.T.

# PRESSLEY GILL SURVEY ABSTRACT No. 230

## 6.639 Acres

Richard Brown  
called 6.5531 acres  
C.F. # 2001107707  
O.P.R.M.C.T.

Thue O. Lam  
called 9.8266 acres  
C.F. # 99008523  
R.P.R.M.C.T.

Merlene Yates  
per MCAD # R33899

**BOUNDARY & IMPROVEMENT  
SURVEY**  
FOR: SETH C. LONG & LAUREN LONG  
23593 EAST OLD HIGHWAY 105  
CLEVELAND, TEXAS 77328

BEING a 6.639 acre tract of land situated in the Pressley Gill Survey, Abstract No. 230, Montgomery County, Texas, being all of that certain called 6.5531 acre tract described in instrument to Richard Brown, recorded in Clerk's File No. 2001107707 of the Official Public Records of Montgomery County, Texas (O.P.R.M.C.T.), said 6.639 acre tract being more particularly described by attached metes and bounds description.

Record data as shown hereon was fully relied upon and taken from a Commitment for Title Insurance issued by the following qualified provider:  
First American Title Ins. Co.  
G.F. No. 2321950-H043  
Effective date: 04/26/2018

The Subject Tract(s) as shown hereon may be subject to the following restrictive covenants of record:  
1) Subject to those as listed under C.F. #9752526, O.P.R.M.C.T. and applicable restrictions listed under Item 10(E) through Item 10(M) of SCHEDULE B of said title commitment.

-Survey is valid only if print has original signature of surveyor on it. Declaration is made to original purchaser of this survey. It is not transferable to additional institutions or subsequent owners.

-Surveyor has not performed a complete abstract of subject property and does not certify to easements or restrictions not shown. Check with your local governing agencies for any additional easements, building lines, or other restrictions not reflected on recorded deeds.

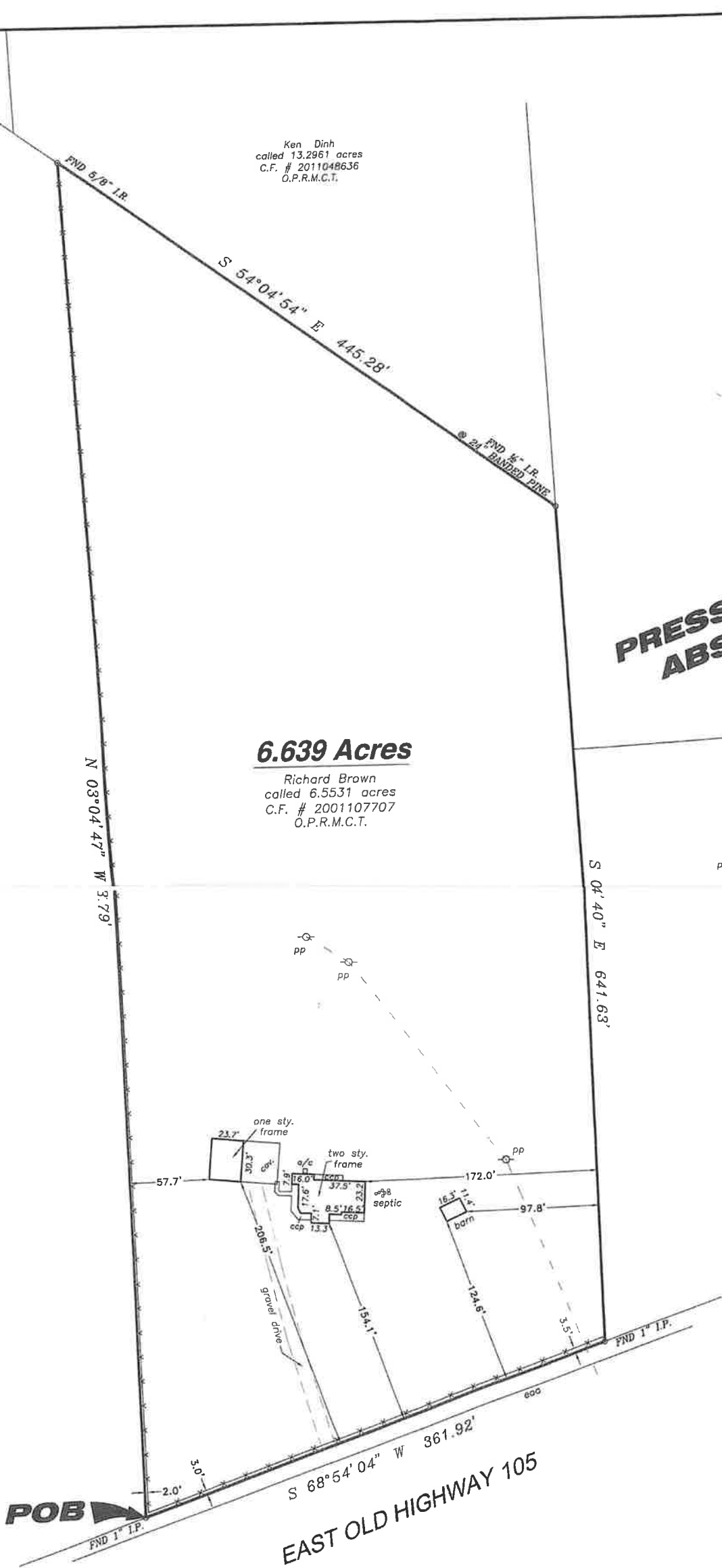
Subject property shown hereon is located in Zone X, and does not appear to lie within the 100-year flood plain, according to the F.E.M.A. Flood Insurance Rate Map, Community Panel 48339C 0450 G, effective 08/18/14. Information is based on graphic plotting only. Surveyor assumes no responsibility or liability for exact determination.

I hereby certify that this survey was made on the ground under my supervision and that this survey meets the minimum standards of practice as approved by the Texas Board of Professional Land Surveying.

Date of Survey: 05/25/18 ELM



Michael S. Partridge  
Registered Professional Land Surveyor No. 6125



**LEGEND**

--- x ---	fence line
---	o/h util. line(s)
wm	= water meter
mh	= manhole
cbl	= cable tv box
tel.	= telephone box
elec.	= electric box
pp	= power pole
aaa	= edge of asphalt
rec.	= record call
ccp	= cov. concrete parch
U.E.	= utility easement
D.E.	= drainage easement
M.C.D.R.	= Montgomery County Deed Records
M.C.M.R.	= Montgomery County Map Records
OPRMCT	= Official Public Records Montgomery County
RPRMCT	= Real Property Records Montgomery County

**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

PROJECT NO. F127-286  
Key Map 163W  
DRAWING DATE: 05/29/18  
REVISED:  
DRAWN BY: CDF

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



# 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**  
**6.639 ACRES**  
**IN THE PRESSLEY GILL SURVEY, ABSTRACT NO. 230**  
**MONTGOMERY COUNTY, TEXAS**

BEING a 6.639 acre tract of land situated in the Pressley Gill Survey, Abstract No. 230, Montgomery County, Texas, being all of that certain called 6.5531 acre tract described in instrument to Richard Brown, recorded in Clerk's File No. 2001107707 of the Official Public Records of Montgomery County, Texas (O.P.R.M.C.T.), said 6.639 acre tract being more particularly described by metes and bounds as follows:

**BEGINNING** at a 1 inch iron pipe found in the northwesterly margin of East Old Highway 105, for the common southerly corner of said 6.5531 acre tract and a called 9.8266 acre tract described in instrument to Thue Q. Lam, recorded in Clerk's File No. 99006523 of the Real Property Records of Montgomery County, Texas (R.P.R.M.C.T.), being the southwesterly corner of the herein described 6.639 acre tract;

THENCE North  $03^{\circ}04'47''$  West, 1,033.79 feet, with the common line of said 6.5531 acre tract and said 9.8266 acre tract, to a  $5/8$  inch iron rod found in the southwesterly line of a called 13.2961 acre tract described in instrument to Ken Dinh, recorded in Clerk's File No. 2011048636, O.P.R.M.C.T., for the common northerly corner of said 6.5531 acre tract and said 9.8266 acre tract, being the northwesterly corner of the herein described 6.639 acre tract;

THENCE South  $54^{\circ}04'54''$  East, 445.28 feet, with the common line of said 6.5531 acre tract and said 13.2961 acre tract, to a  $1/2$  inch iron rod found at a 24 inch banded pine in the westerly line of a called 10.5991 acre tract described in instrument to John and Donielle Newell, recorded in Clerk's File No. 2006094702, O.P.R.M.C.T., for the common easterly corner of said 6.5531 acre tract and said 13.2961 acre tract, being the northeasterly corner of the herein described 6.639 acre tract;

THENCE South  $02^{\circ}54'40''$  East, 641.63 feet, with the easterly line of said 6.5531 acre tract, common to the westerly line of said 10.5991 acre tract and a tract shown to be owned by Merlene Yates, per Montgomery County Appraisal District ID No. R93899, to a 1 inch iron pipe found in the northwesterly margin of said East Old Highway 105, for the common southerly corner of said 6.5531 acre tract and said Yates tract, being the southeasterly corner of the herein described 6.639 acre tract;

THENCE South 68°54'04" West, 361.92 feet, with the southeasterly line of said 6.5531 acre tract and along the northwesterly margin of said East Old Highway 105, to the **PLACE OF BEGINNING**;

CONTAINING a computed area of 6.639 acres of land within this Field Note Description.

This Field Note Description was prepared from a survey performed on the ground on May 25, 2018 by Texas Professional Surveying, LLC., Registered Professional Land Surveyors and is referenced to Survey Drawing Project Number F127-286.

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).

May 30, 2018  
Date



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