

SYMBOL LEGEND

- EDGE OF ASPHALT
- WOOD FENCE
- AIR CONDITIONING UNIT
- ELECTRIC TRANSFORMER
- FOUND SURVEY MONUMENT
- SEPTIC LID
- WATER METER



REDDING ROBERTS SURVEY
ABSTRACT NO. 457

SOUTH WILLIAMS ROAD

POB
FND 1/2" I.R.
W/CAP
N:10134609.74
E:3875729.42

FND 1/2" I.R.
N56°33'02"E
31.95'

RAY SHELY AND
BETTY SHELEY
CALLED 0.423 ACRES
C.F. No. 99060272
R.P.R.M.C.T.

NOW OR FORMERLY
EDENIA OLIVER
REMAINDER OF CALLED 1.59 ACRES
LOT 45, GROCEVILLE ESTATES
(UNRECORDED)
C.F. No. 8016930
R.P.R.M.C.T.

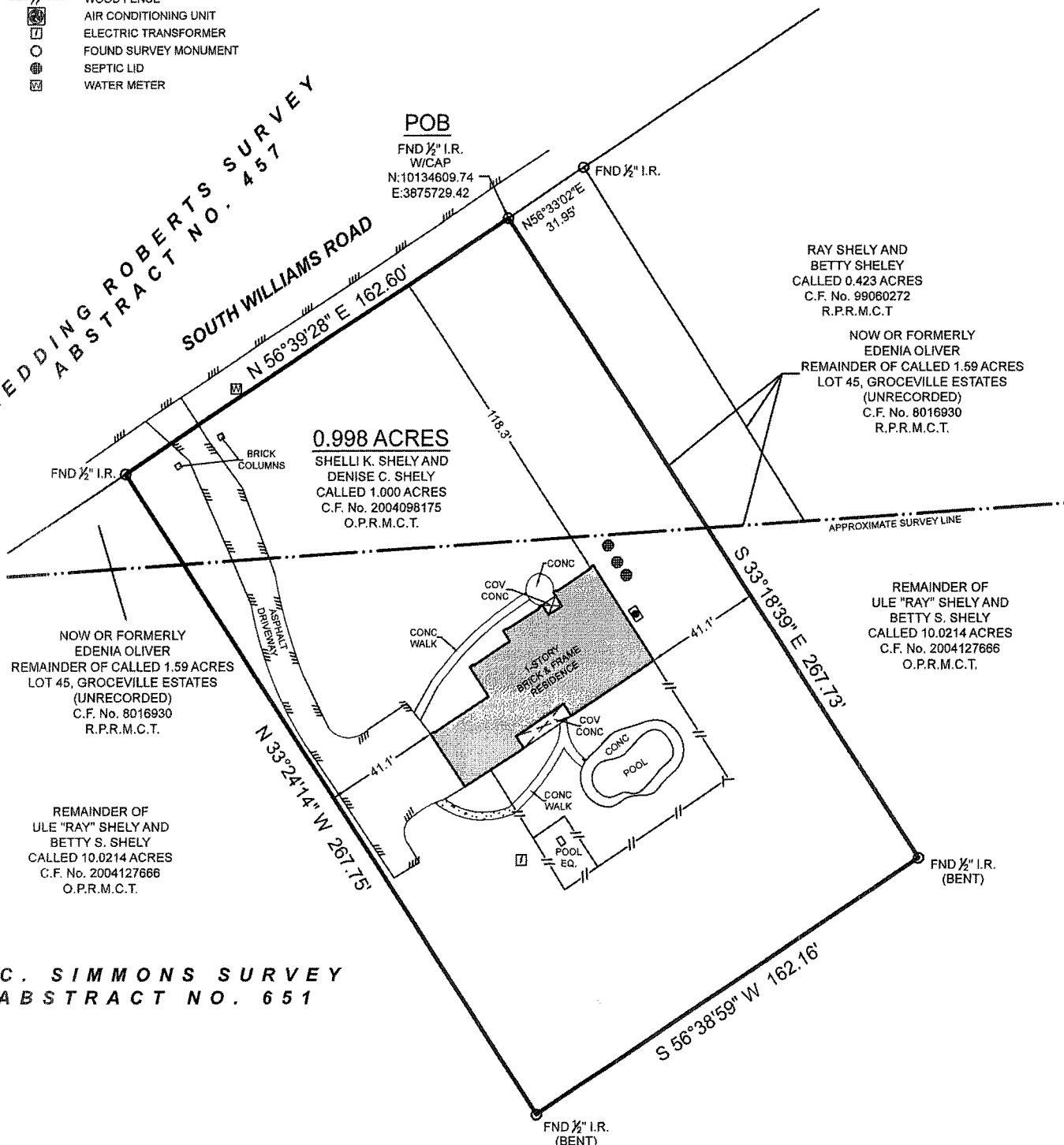
0.998 ACRES
SHELLI K. SHELY AND
DENISE C. SHELY
CALLED 1.000 ACRES
C.F. No. 2004098175
O.P.R.M.C.T.

NOW OR FORMERLY
EDENIA OLIVER
REMAINDER OF CALLED 1.59 ACRES
LOT 45, GROCEVILLE ESTATES
(UNRECORDED)
C.F. No. 8016930
R.P.R.M.C.T.

REMAINDER OF
ULE "RAY" SHELY AND
BETTY S. SHELY
CALLED 10.0214 ACRES
C.F. No. 2004127666
O.P.R.M.C.T.

REMAINDER OF
ULE "RAY" SHELY AND
BETTY S. SHELY
CALLED 10.0214 ACRES
C.F. No. 2004127666
O.P.R.M.C.T.

J. C. SIMMONS SURVEY
ABSTRACT NO. 651



SURVEYOR HAS RELIED ON INFORMATION PROVIDED BY:
CHICAGO TITLE INSURANCE COMPANY
G.F. NO. CTH-CO-CTT2758903KS
EFFECTIVE DATE: MAY 26, 2022

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

10d). EASEMENTS TO SAM HOUSTON ELECTRIC CORPORATION PER
C.F. No. 9467497, 9763245, 2004142413, 2004142414, 2004142415,
ALL OF O.P.R.M.C.T.

**BOUNDARY & IMPROVEMENT
SURVEY**

BEING a 0.998 acre tract of land, situated in the Redding Roberts Survey, Abstract
Number 457 and in the J.C. Simmons Survey, Abstract Number 651, Montgomery
County, Texas, being all that same called 1.000 acre tract in instrument to Shell K.
Shely and Denise C. Shely, recorded under Clerk's File Number 2004098175 of the
Official Property Records of Montgomery County, Texas (O.P.R.M.C.T.), said 0.998 acre
tract being more particularly described by attached metes and bounds description.

THE SURVEY WAS CREATED FROM NOTES AND OBSERVATIONS TAKEN ON THE
GROUND UNDER MY DIRECT SUPERVISION AND IS TRUE AND CORRECT AT TIME OF
SURVEY

NO PORTION OF THIS PROPERTY APPEARS TO LIE WITHIN THE 100
YEAR FLOODPLAIN PER GRAPHIC SCALING OF COMMUNITY PANEL
NO. 48339C0425G 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.

PROJECT NUMBER	33082
DATE	6/22/2023
DRAWN BY	ADV
CHECKED BY	MMS / MJW
FIELD CREW	SS
REVISION 1	
REVISION 2	
REVISION 3	
REVISION 4	

**TEXAS PROFESSIONAL
SURVEYING**
3032 N. Prozier, Conroe, Texas 77303
PH: 936.756.7447 Fax: 936.756.7448
www.surveyingtexas.com
Firm No. 10083400

PURCHASER.....CORREENA GRIZOFFI
ADDRESS.....8540 SOUTH WILLIAMS ROAD, CONROE, TX, 77303
SURVEY.....REDDING ROBERTS, A - 457
SURVEY.....J.C. SIMMONS, A - 651
SUBJECT.....0.998 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

0.998 ACRES

IN THE REDDING ROBERTS SURVEY, ABSTRACT NUMBER 457 AND IN THE J.C. SIMMONS SURVEY, ABSTRACT NUMBER 651 MONTGOMERY COUNTY, TEXAS

BEING a 0.998 acre tract of land, situated in the Redding Roberts Survey, Abstract Number 457 and in the J.C. Simmons Survey, Abstract Number 651, Montgomery County, Texas, being all that same called 1.000 acre tract in instrument to Shelli K, Shely and Denise C. Shely, recorded under Clerk's File Number 2004098175 of the Official Property Records of Montgomery County, Texas (O.P.R.M.C.T.), said 0.998 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a ½ inch iron rod with cap found in the southeasterly margin of South Williams Road, for the easterly common north corner of said 1.000 acre tract and the remainder of that certain called 1.59 tract described as Lot 45 of Groceville Estates (unrecorded subdivision) now or formerly in instrument to Edenia Oliver, recorded under Clerk's File Number 8016930 of the Real Property Records of Montgomery County, Texas (R.P.R.M.C.T.), being the northerly corner of that herein described 0.998 acre tract, from which a ½ inch iron rod found for the westerly corner of that certain called 0.423 acre tract described in instrument to Ray Shely and Betty Shely, recorded under Clerk's File Number 99060272, R.P.R.M.C.T., bears North 56°33'02" East, 31.95 feet, said **POINT OF BEGINNING**, having a Texas State Plane Coordinate value of **N: 10,134,609.74, E: 3,875,729.42**, Texas Central Zone, (4203), grid measurements;

THENCE South 33°18'39" East, 267.73 feet, with the southwesterly line of said remainder of 1.59 acre tract and a southwesterly line of the remainder of that certain called 10.0214 acre tract described in instrument to Ule "Ray" Shely and Betty S. Shely, recorded under Clerk's File Number 2004127666, O.P.R.M.C.T., common to the northeasterly line of said 1.000 acre tract, to a ½ inch iron rod found (bent) for the easterly common south corner of said 1.000 acre tract and said remainder of 10.0214 acre tract, being the southerly corner of the herein described 0.999 acre tract;

THENCE South 56°38'59" West, 162.16 feet, with a common line between said 1.000 acre tract said remainder of 10.0214 acre tract, to a ½ inch iron rod found (bent) for the westerly common south corner of same, being the westerly corner of the herein described 0.999 acre tract;

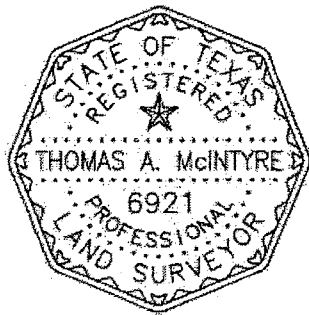
THENCE North 33°24'14" West, 267.75 feet, with a northeasterly line of said remainder of 10.0214 acre tract, a northeasterly line of said remainder of 1.59 acre tract, common to the southwesterly line of said 1.000 acre tract, to a ½ inch iron rod found for westerly common north corner of said 1.000 acre tract and said remainder of 1.59 acre tract, being the northwest corner of the herein described 1.000 acre tract;

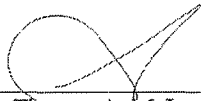
THENCE North 56°39'28" East, 162.60 feet, with the southeasterly margin of said South Williams Road, the northwesterly line of said 1.000 acre tract, to the **POINT OF BEGINNING** and containing a computed area of 0.998 acres of land within this Field Note Description.

This Field Note Description was prepared from a survey performed on the ground on June 22, 2023 by Texas Professional Surveying, LLC., Registered Professional Land Surveyors and is referenced to Survey Drawing Project 33082.

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.

June 29, 2023
Date





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