



# 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 5.346 ACRES IN THE MATTHEW HARRIS SURVEY, ABSTRACT NUMBER 247, MONTGOMERY COUNTY, TEXAS

BEING a 5.346 acre tract of land situated in the Matthew Harris Survey, Abstract Number 247, Montgomery County, Texas, being all of that certain called 5.350 acre tract, known locally as Lot 17, of Chappel Woods (unrecorded subdivision), described in instrument to Jerry Lee Madden, recorded under Clerk's File Number 2015021962 of the Official Public Records of Montgomery County, Texas (O.P.R.M.C.T.), said 5.346 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 southerly margin of Hoke Road, for the common northerly corner of said Lot 17, and that certain called 5.3159 acre tract, known locally as Lot 18, of said Chappel Woods, described in instrument to Karen Suzanne Taylor, recorded under Clerk's File Number 8914233, of the Real Property Records of Montgomery County, Texas (R.P.R.M.C.T.), being the northwesterly corner of the herein described 5.346 acre tract;

THENCE with the southerly margin of said Hoke Road, the northerly line of said Lot 17, the following two (2) courses and distances:

1. North 87°31'35" East, 135.69 feet, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set for corner;
2. North 83°23'16" East, 267.10 feet, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set at the intersection of the southerly margin of said Hoke Road with the westerly margin of Chapel Way, for the northeasterly corner of said Lot 17 and the herein described 5.346 acre tract;

THENCE with the westerly margin of said Chapel Way, the easterly line of said Lot 17, the following three (3) courses and distances:

1. South 01°33'25" East, 267.39 feet, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set for corner;
2. South 07°11'25" East, 296.13 feet, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set for the beginning of a curve to the right;
3. Southerly, 30.93 feet, along the arc of said curve to the right, having a radius of 314.69 feet, a central angle of 05°37'53", and a chord that bears South 03°59'39" East, 30.92 feet, to a 5/8 inch iron rod found for the common easterly corner of said Lot 17 and that certain called 6.220 acre tract, known locally as Lot 16, of said Chappel Woods, described in instrument to Michael Moore and Mabel Loraine Burotan Moore, recorded under Clerk's File Number 2015032357, O.P.R.M.C.T., being the southeasterly corner of the herein described 5.346 acre tract;

THENCE South  $87^{\circ}29'35''$  West, 412.60 feet, with the common line between said Lot 17 and said Lot 16, to a 5/8 inch iron rod found for the common southerly corner of said Lot 17 and said Lot 18, being the southwesterly corner of the herein described 5.346 acre tract;

THENCE North  $03^{\circ}30'34''$  West, 574.45 feet, with the common line between said Lot 17 and said Lot 18, to the **POINT OF BEGINNING**;

CONTAINING a computed area of 5.346 acres of land within this Field Note Description.

This Field Note Description was prepared from a survey performed on the ground on May 6, 2021 by Texas Professional Surveying, LLC., Registered Professional Land Surveyors and is referenced to Survey Drawing Project Number F127-1099.

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 10, 2021  
Date



Carey A. Johnson  
R.P.L.S. No. 6524



**SYMBOL LEGEND**

- P - Overhead Power Line
- Guy Wire
- // - Wood Fence
- XXX - Wrought Iron Fence
- XX - Chainlink Fence
- X - Wire Fence
- Fire Hydrant
- Power Pole
- Telephone Pedestal
- Water Valve
- Water Meter
- Set Iron Rod w/TPS Cap
- Fnd Iron Rod
- Meter Box
- EM - Electric Meter

Surveyor has relied on information provided by:  
 First American Title Guaranty Company  
 G.F. No. 2621249-13571  
 Effective date: April 6, 2021

The Subject Tract(s) as shown hereon may be subject to the following item listed in Schedule B, of said Title Commitment

1. Those as per Item 10(a), Schedule B, of said Title Commitment.
2. Easement to Humble Oil and Refing Company per Vol. 621, Pg. 115, D.R.M.C.T. (Blanket)
3. Easement to Humble Oil and Refing Company per Vol. 617, Pg. 221, subsequently ratified per Vol. 621, Pg. 118, and subsequently located in Vol. 642, Pg. 273 and correction per Vol. 649, Pg. 542, all in the D.R.M.C.T. (Blanket)

**BOUNDARY & IMPROVEMENT SURVEY**

BEING a 5.346 acre tract of land situated in the Matthew Harris Survey, Abstract Number 247, Montgomery County, Texas, being all of that certain called 5.350 acre tract, known locally as Lot 17, of Chappel Woods (unrecorded subdivision), described in instrument to Jerry Lee Madden, recorded under Clerk's File Number 2015021962 of the Official Public Records of Montgomery County, Texas (O.P.R.M.C.T.), said 5.346 acre tract being more particularly described by attached metes and bounds description.

This Property Lies in Zone X outside the 100 Year Flood Plain Per Graphic Scaling according to Community Panel No. 48339C0050G having an effective date of 8/18/2014.

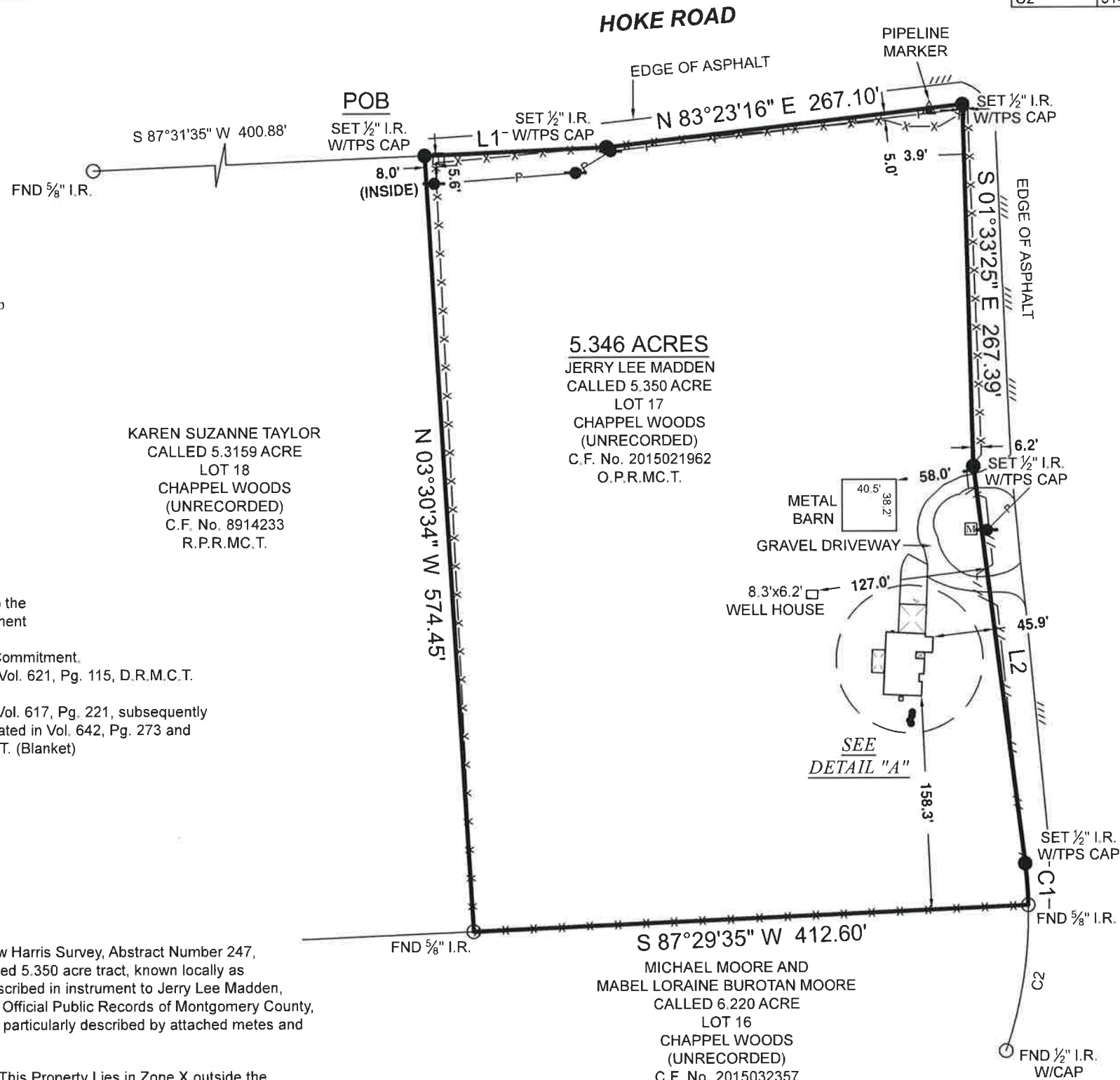
Job No.: F127-1099  
 Scale: 1"=100'  
 Date: 5/6/2021  
 Drawn By: TK  
 Field Crew: EL  
 Revised:

Purchaser: Crystal L. Finkboner  
 Address: 22243 Chapel Way, Richards, Tx 77873  
 Lot: \_\_\_\_\_, Block: \_\_\_\_\_, Section: \_\_\_\_\_  
 Survey: Matthew Harris, A 247  
 Area: 5.346 Acres  
 Subdivision: Chappel Woods (unrecorded)  
 Cabinet: \_\_\_\_\_, Sheet: \_\_\_\_\_, Records  
 Montgomery County, Texas

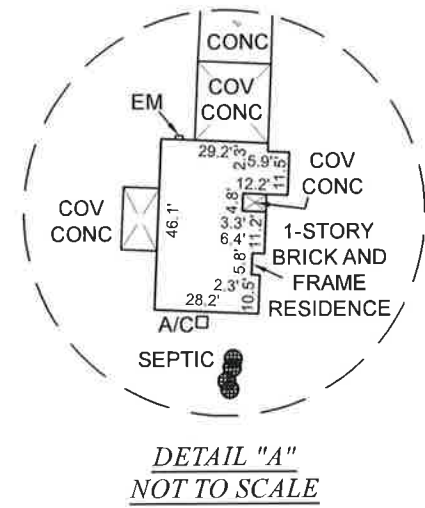
Bearings shown hereon are based on GPS observations and are referenced to the NAD83, Texas State Plane Coordinate System, Central Zone (4203).

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	314.69'	30.93'	30.92'	S 03°59'39" E	5°37'53"
C2	314.69'	109.61'	109.06'	S 08°48'02" W	19°57'24"

LINE	BEARING	DISTANCE
L1	N 87°31'35" E	135.69'
L2	S 07°11'25" E	296.13'



**MATTHEW HARRIS SURVEY**  
**ABSTRACT No. 247**



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.

*Carey A. Johnson*  
 Registered Professional Land Surveyor No. 6524



**TEXAS**  
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