



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

4.000 ACRES

IN THE WALKER COUNTY SCHOOL LAND SURVEY, ABSTRACT NUMBER 599 MONTGOMERY COUNTY, TEXAS

BEING a 4.000 acre tract situated in the Walker County School District Land Survey, Abstract Number 599, Montgomery County, Texas, being all of that certain called 4 acre tract described in instrument to Melissa S. Bowman, Trustee, recorded under Clerk's File Number 2022016293 of the Official Public Records of Montgomery County, Texas (O.P.R.M.C.T.), said 4.000 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at an axle found in the easterly line of that certain tract composed of two 1.5013 acre tracts described in instrument to Jimmy Dean Roberts, Jr., and Lauren Ashley Roberts (Roberts tract), recorded under Clerk's File Number 2019009854, O.P.R.M.C.T., for the common westerly corner of said 4 acre tract and that certain called 0.952 acre tract described in instrument to Solutions and Visions Realty, LLC., recorded under Clerk's File Number 2012026319, O.P.R.M.C.T., being the northwesterly corner of the herein described 4.000 acre tract;

THENCE North 86°23'59" East, with the northerly line of said 4 acre tract, common with the southerly line of said 0.952 acre tract and that certain called 3.105 acre tract described in instrument to Solutions and Visions Realty, LLC., recorded under Clerk's File Number 2007110524, O.P.R.M.C.T., at a distance of 37.59 feet, pass a 1/2 inch iron rod found for the common southerly corner of said 0.952 acre tract and said 3.105 acre tract, in all, a total distance of 277.50 feet to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set for the common northerly corner of said 4 acre tract and that certain called 1.725 acre tract described in instrument to Eugene Lessman and Tina Taylor-Lessman, recorded under Clerk's File Number 2003002069, O.P.R.M.C.T., being the northeasterly corner of the herein described 4.000 acre tract, from which a railroad tie fence corner post found for reference bears North 86°23'59" East, 81.00 feet;

THENCE South 03°36'43" East, with the easterly line of said 4 acre tract, common with the westerly line of said 1.725 acre tract and that certain called 25.9089 acre tract described in instrument to Montgomery County, Texas, recorded under Clerk's File Number 2002000264, O.P.R.M.C.T., at a distance of 319.71 feet, pass a fence corner post found for the common westerly corner of said 1.725 acre tract and said 25.9089 acre tract, from which a 5/8 inch iron rod found for reference bears North 84°56'22" East, 295.22 feet, in all, a total distance of 626.33 feet, to an axle found in the northerly line of that certain called 77.06 acre tract described in instrument to Montgomery County, Texas, recorded under Clerk's File Number 2012023525, O.P.R.M.C.T., for the common southerly corner of said 4 acre tract and said 25.9089 acre tract, being the southeasterly corner of the herein described 4.000 acre tract, from which a 1 inch iron pipe found, bent, for reference bears North 11°20'03" West, 1.85 feet;

THENCE South 86°51'07" West, 279.87 feet, with the common line between said 4 acre tract and said 77.06 acre tract, to a 3 inch iron pipe found for the common southerly corner of said 4 acre tract and that certain tract described as the East 1/2 of a 3.9 acre tract, in instrument to Patricia Corley Dalberg (Dalberg tract), recorded under Clerk's File Number 9538633 of the Real Property Records of Montgomery County, Texas (R.P.R.M.C.T.), being the southwest corner of the herein described 4.000 acre tract;


THENCE North 03°23'42" West, 624.12 feet, with the westerly line of said 4 acre tract, common with the easterly line of said Dalberg tract and said Roberts tract, to the **PLACE OF BEGINNING**, and containing a computed area of 4.000 acres of land within this Field Note Description.

This Field Note Description was prepared from a survey performed on the ground on July 19th, 2022, by Texas Professional Surveying, LLC., Registered Professional Land Surveyors and is referenced to Survey Drawing Project Number 25955.

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

July 26, 2022
Date




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



LINE	BEARING	DISTANCE
L1	N 86°23'59" E	81.00'

SYMBOL LEGEND

- FEMA (APPROX. LOCATION, SCALED PER FEMA)
- ==== ALUMINUM FENCE
- X- WIRE FENCE
- FOUND SURVEY MONUMENT
- POWER POLE
- SET SURVEY MONUMENT



PRUITT ROAD (ASPHALT)

SOLUTIONS &
VISIONS REALTY LLC
CALLED 3.105 ACRES
C.F. NO. 2007110524
O.P.R.M.C.T.

**WALKER COUNTY SCHOOL LAND SURVEY
ABSTRACT No. 599**

SOLUTIONS &
VISIONS REALTY LLC
CALLED 0.952 ACRES
C.F. NO. 2012026319
O.P.R.M.C.T.

JIMMY DEAN ROBERTS, JR AND
LAURENASHLEY ROBERTS
CALLED TWO 1.5013 ACRE TRACTS
C.F. NO. 2019009854
O.P.R.M.C.T.

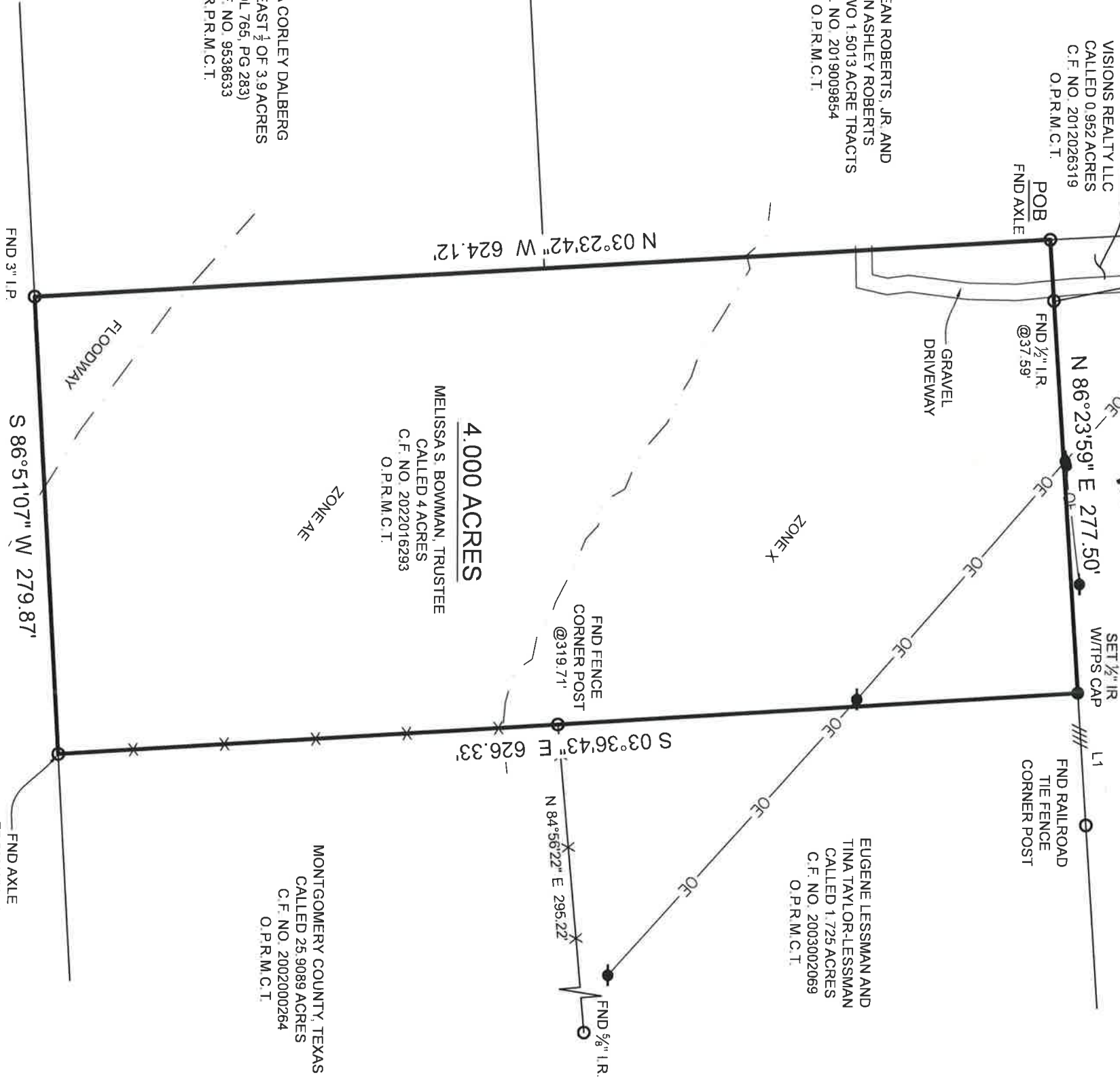
EUGENE LESSMAN AND
TINA TAYLOR-LESSMAN
CALLED 1.725 ACRES
C.F. NO. 2003002069
O.P.R.M.C.T.

MELISSA S. BOWMAN, TRUSTEE
CALLED 4 ACRES
C.F. NO. 2022016293
O.P.R.M.C.T.

MONTGOMERY COUNTY, TEXAS
CALLED 25.9089 ACRES
C.F. NO. 2002000264
O.P.R.M.C.T.

PATRICIA CORLEY DALBERG
CALLED EAST 1/4 OF 3.9 ACRES
(VOL. 765, PG 283)
C.F. NO. 9538633
R.P.R.M.C.T.

MONTGOMERY COUNTY, TEXAS
CALLED 77.06 ACRES
C.F. NO. 2012023525
O.P.R.M.C.T.



**BOUNDARY & IMPROVEMENT
SURVEY**

SURVEYOR HAS RELIED ON INFORMATION PROVIDED BY:
FIRST AMERICAN GUARANTY COMPANY
G.F. NO. 2752760-HQ43
EFFECTIVE DATE: JUNE 21, 2022

A PORTION OF THIS PROPERTY APPEARS TO LIE WITHIN THE
REGULATORY FLOODWAY PER GRAPHIC SCALING OF COMMUNITY
PANEL NO. 48339C0880G HAVING AN EFFECTIVE DATE OF 08/18/2014

BEING A 4.000 ACRE TRACT SITUATED IN THE WALKER COUNTY SCHOOL DISTRICT
LAND SURVEY, ABSTRACT NUMBER 599, MONTGOMERY COUNTY, TEXAS, BEING
ALL OF THAT CERTAIN CALLED 4 ACRE TRACT DESCRIBED IN INSTRUMENT TO
MELISSA S. BOWMAN, TRUSTEE, RECORDED UNDER CLERK'S FILE NUMBER
2022016293 OF THE OFFICIAL PUBLIC RECORDS OF MONTGOMERY COUNTY,
TEXAS (O.P.R.M.C.T.), SAID 4.000 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.

PROJECT NUMBER	25955
DATE	07/19/2022
DRAWN BY	DVB
CHECKED BY	MJW
FIELD CREW	GR
REVISION 1	
REVISION 2	
REVISION 3	
REVISION 4	

PURCHASER: JIMMY DEAN ROBERTS, JR., LAURENASHLEY ROBERTS AND
DONNA GREER
ADDRESS: PRUITT RD, SPRING, TX 77380
SURVEY: WALKER COUNTY SCHOOL LAND, A-599
SUBJECT: 4.000 ACRES
COUNTY: MONTGOMERY

Michael S. Partridge
Registered Professional Land Surveyor No. 6125

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