



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
INGRESS AND EGRESS EASEMENT
0.064 ACRES
IN THE BEASLEY PRUETT SURVEY, ABSTRACT NUMBER 420
MONTGOMERY COUNTY, TEXAS**

BEING a 0.064 acre ingress and egress easement situated in the Beasley Pruett Survey, Abstract Number 420, Montgomery County, Texas, being a portion of Prince Lane, of Montgomery County, Texas, said 0.064 acre tract being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2 inch iron rod found in the intersection of the northerly right-of-way of Farm to Market Road 1485, with the westerly margin of Prince Lane, for the southeast corner of that certain called 0.250 acre tract of land described in instrument to Ronald Gregg and Debora Gregg, recorded under Clerk's File Number 2008019182, O.P.R.M.C.T.;

THENCE North 03°39'07" West, 133.08 feet, with the westerly margin of said Prince Lane, to a 1/2 inch iron rod found for a common easterly corner of said 0.250 acre tract and that certain Lot 26 of Cagle Acres (unrecorded subdivision), described in instrument to Helen G. Gordon, recorded under Clerk's File Number 2010092343, O.P.R.M.C.T.;

THENCE North 03°34'32" West, 769.29 feet, with the westerly margin of said Prince Lane, easterly line of said Lot 26 and that certain called 1.760 acre tract of land described in instrument to William T. Fowler, recorded under Clerk's File Number 2019081210, O.P.R.M.C.T., to a 1/2 inch iron rod found (bent), being the southwest corner of the herein described 0.064 acre easement and **POINT OF BEGINNING**;

THENCE North 03°34'32" West, 70.04 feet, continuing with the westerly margin of said Prince Lane, the easterly line of said 1.760 acre tract, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set for the northeasterly corner of said 1.760 acre tract, in the southerly line of that certain called 35.015 acre tract of land described in instrument to Clinton A. Rawls, recorded under Clerk's File Number 2000077076, O.P.R.M.C.T., being the northwest corner of the herein described 0.064 acre easement, from which a 1/2 inch iron rod found for reference, bears South 85°38'47" West, 90.54 feet;

THENCE North 85°38'47" East, 40.00 feet, with the southerly line of said 35.012 acre tract, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set in the easterly margin of said Prince Lane, the northwesterly corner of that certain called 0.144 acre tract described in instrument to William T. Fowler, recorded under Clerk's File Number 2019081210, O.P.R.M.C.T., being the northeast corner of the herein described 0.064 acre easement, from which a 1/2 inch iron rod found for reference, bears North 85°38'47" East, 89.61 feet;

THENCE South 03°34'32" East, 69.99 feet, continuing with the easterly right-of-way of said Prince Lane, the westerly line of said 0.144 acre tract, to a 1/2 inch iron rod with cap found for the common westerly corner of said 0.144 acre tract, and that certain called 2.5784 acres, described as Lot 2 of said Cagle Acres in instrument to Ameer Z. El-Ali, recorded under Clerk's File Number 2021059283, O.P.R.M.C.T., being the southeast corner of the herein described 0.064 acre easement, from which a 1/2 inch iron rod found for reference, bears North 85°35'05" East, 89.19 feet;

THENCE South 85°35'05" West, 40.00 feet, over and across said Prince Lane, to the **POINT OF BEGINNING**;

CONTAINING a computed area of 0.064 acres of land within this Field Note Description.

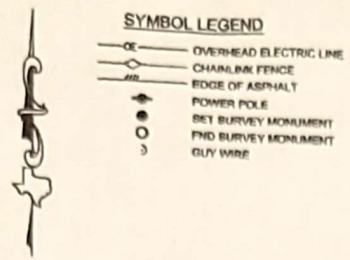
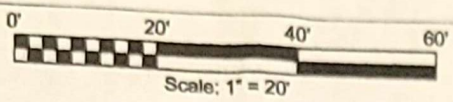
This Field Note Description was prepared from a survey performed on the ground on February 7, 2021, by Texas Professional Surveying, LLC., Registered Professional Land Surveyors and is referenced to Survey Drawing Project Number 4312_AE.

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

March 14, 2022
Date

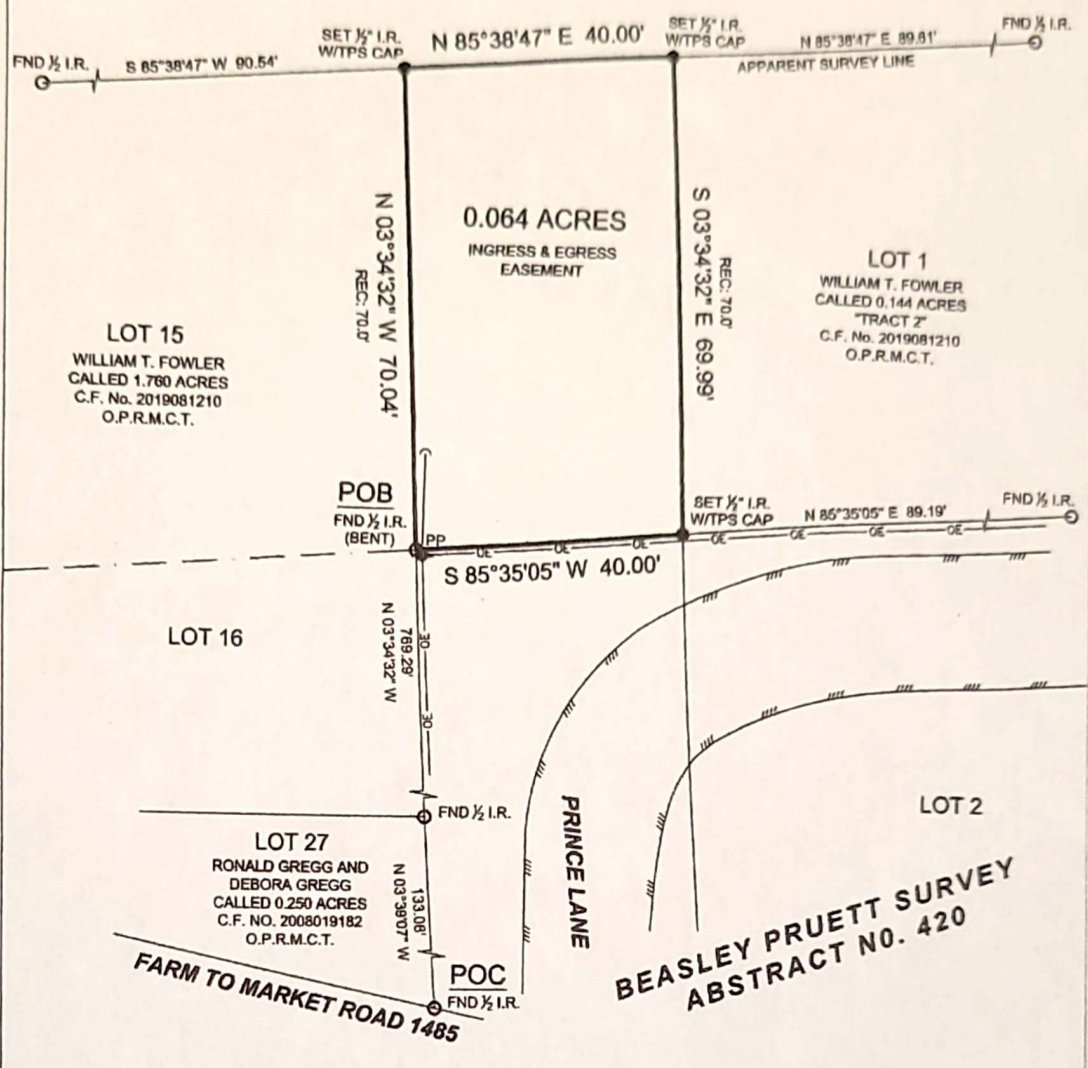


Carey A. Johnson
R.P.L.S. No. 6524



CLINTON A RAWLS
CALLED 35.012 ACRES
C.F. NO. 2000077076,
O.P.R.M.C.T.

**BEASLEY PRUETT SURVEY
ABSTRACT NO. 419**



LOT 1
WILLIAM T. FOWLER
CALLED 0.144 ACRES
"TRACT 2"
C.F. No. 2019081210
O.P.R.M.C.T.

LOT 15
WILLIAM T. FOWLER
CALLED 1.760 ACRES
C.F. No. 2019081210
O.P.R.M.C.T.

LOT 16

LOT 27
RONALD GREGG AND
DEBORA GREGG
CALLED 0.250 ACRES
C.F. NO. 2008019182
O.P.R.M.C.T.

LOT 2

**BEASLEY PRUETT SURVEY
ABSTRACT NO. 420**

GENERAL NOTES:

1) THIS SURVEY WAS PERFORMED WITHOUT BENEFIT OF A CURRENT TITLE REPORT. SURVEYOR DID NOT ABSTRACT TITLE 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 SURVEY.

**INGRESS & EGRESS EASEMENT
SURVEY**

BEING a 0.064 acre ingress and egress easement situated in the Beasley Pruet Survey, Abstract Number 420, Montgomery County, Texas, being a portion of Prince Lane, of Montgomery County, Texas, said 0.064 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	4312_AE
DATE	02/07/2022
DRAWN BY	DED
CHECKED BY	DVB
FIELD CREW	GR
REVISION 1	
REVISION 2	
REVISION 3	
REVISION 4	

TEXAS
PROFESSIONAL
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3012 N. FRAZIER STREET - CONROE, TX
77303 PH (936)736-7447 - FAX (936)736-7448
WWW.SURVEYINGINTEXAS.COM
FIRM REGISTRATION NO. 100834-00

ALL OF THIS PROPERTY APPEARS TO LIE WITHIN THE 100 YEAR FLOODPLAIN, AND A PORTION APPEARS TO LIE WITHIN THE REGULATORY FLOODWAY PER GRAPHIC SCALING OF COMMUNITY PANEL NO. 483302579G HAVING AN EFFECTIVE DATE OF 08/18/2014.

BASIS OF BEARINGS: BEARINGS AND DISTANCES SHOWN HEREON ARE BASED ON GPS OBSERVATIONS AND ARE REFERENCED TO THE NORTH AMERICAN DATUM OF 1983 (NAD83), TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE (TXC-4203), GRID MEASUREMENTS.

PURCHASER BILL KITCHENS
ADDRESS PRINCE LANE, CONROE TX 77308
SURVEY BEASLEY PRUETT, A - 420
AREA 0.064 ACRES
COUNTY MONTGOMERY

Carey A. Johnson
Registered Professional Land Surveyor No. 6524

