



## 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  
30 FOOT DRAINAGE EASEMENT  
IN THE BEASLEY PRUETT SURVEY, ABSTRACT NUMBER 420 AND  
THE BEASLEY PRUETT SURVEY, ABSTRACT NUMBER 419  
MONTGOMERY COUNTY, TEXAS**

BEING a 30 Foot Drainage Easement (easement) situated in the Beasley Pruett Survey, Abstract Number 420 and Abstract Number 419, Montgomery County, Texas, on the westerly line of that certain called 5.040 acre tract described in instrument to Steven Hodgson Southern Green Lawns, LLC, recorded under Clerk's File Number 2011079662, Official Public Records of Montgomery County, Texas, (O.P.R.M.C.T.) and the easterly line of 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., continuing into that certain called 35.012 acre tract described in instrument to Clinton A. Rawls, recorded under Clerk's File Number 2000077076, O.P.R.M.C.T., said easement lying fifteen (15) feet parallel and adjacent to both sides of the following centerline description:

**COMMENCING** at a 1/2 inch iron rod found in the intersection of the northerly right-of-way of Farm to Market Road 1485 (FM 1485), with the westerly right-of-way of Prince Lane (40 feet wide), for the southeasterly 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, continuing with the westerly right-of-way of said Prince Lane and the easterly line of said 0.250 acre tract to a 1/2 inch iron rod found for a common easterly corner of said 0.250 acre tract and that certain tract of land described as Lot 26 of Cagle Acres an unrecorded subdivision 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, 69.99 feet, with the westerly right-of-way of Prince Lane, the easterly line of Lot 26, to a fence corner post found for the common easterly corner of said Lot 26 and said 1.760 acre tract;

THENCE South 85°38'47" West, 91.18 feet, along the south line of said 1.760 acre tract, north line of said Lot 26, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set in the westerly line of said 5.040 acre tract, for the common westerly corner of said 1.760 acre tract and said Lot 26, being the **POINT OF BEGINNING**;

THENCE North 03°31'44" West, 769.59 feet, along the common line of said 1.760 acre tract, and said 5.040 acre tract, to a 1/2 inch iron rod found for the common northerly corner of said 1.760 acre tract, and said 5.040 acre tract, the southerly line of said 35.015 acre tract, being an angle point in the centerline of said easement;

THENCE N 85°20'03" E, 15.19 feet, with the common line of said 1.760 acre tract and said 35.012 acre tract, to an angle point in the centerline of said easement.

THENCE in a northerly direction, continuing, over and across said 35.012 acre tract, the following seven (7) courses and distances:

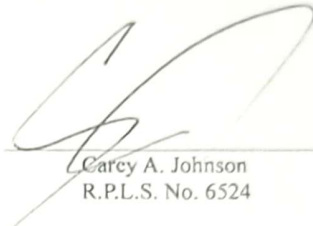
1. N 02°39'32" E, 85.96 feet, to an angle point in the centerline of said easement;
2. N 01°02'46" W, 66.16 feet, to an angle point in the centerline of said easement;
3. N 45°10'08" E, 96.65 feet, to an angle point in the centerline of said easement;
4. N 25°39'24" E, 65.95 feet, to an angle point in the centerline of said easement;
5. N 02°29'04" E, 36.54 feet, to an angle point in the centerline of said easement;
6. N 10°27'18" W, 42.70 feet, to an angle point in the centerline of said easement;
7. N 11°39'48" E, 148.68 feet, to a point in the centerline of Caney Creek, and the **POINT OF TERMINATION.**

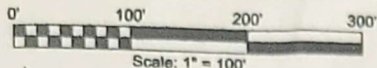
This Field Note Description was prepared from a survey performed on the ground on March 9, 2021, by Texas Professional Surveying, LLC., Registered Professional Land Surveyors and is referenced to Survey Drawing Project Number 4312\_30' DE.

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 11, 2022  
Date

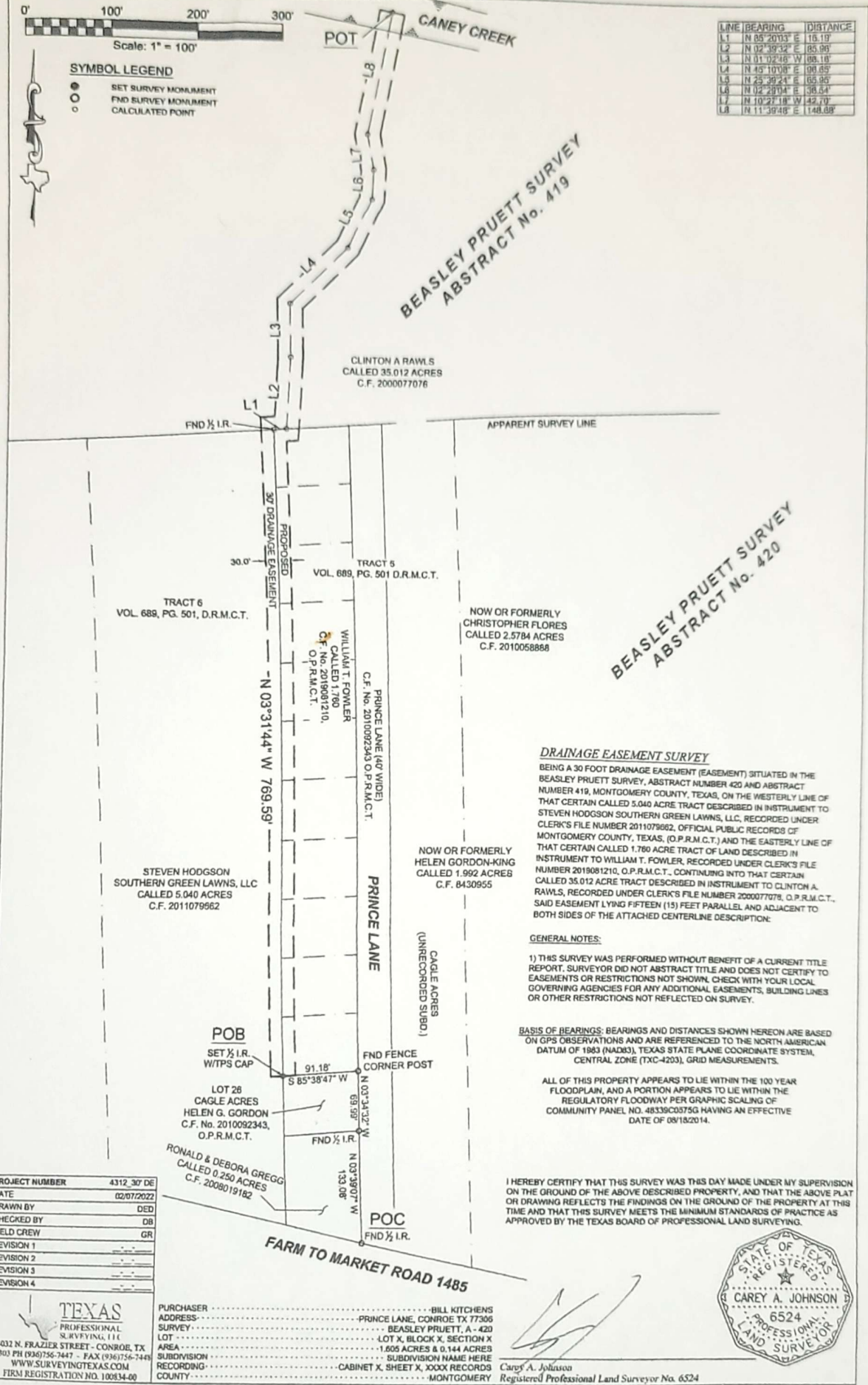


  
Carey A. Johnson  
R.P.L.S. No. 6524



**SYMBOL LEGEND**  
 ● SET SURVEY MONUMENT  
 ○ FND SURVEY MONUMENT  
 ○ CALCULATED POINT

LINE	BEARING	DISTANCE
L1	N 05° 20' 13" E	16.19'
L2	N 02° 39' 32" E	85.86'
L3	N 01° 02' 46" W	88.16'
L4	N 45° 10' 08" E	88.65'
L5	N 25° 39' 24" E	65.85'
L6	N 12° 20' 14" E	38.54'
L7	N 10° 27' 18" W	44.10'
L8	N 11° 39' 48" E	148.88'



**DRAINAGE EASEMENT SURVEY**

BEING A 30 FOOT DRAINAGE EASEMENT (EASEMENT) SITUATED IN THE BEASLEY PRUETT SURVEY, ABSTRACT NUMBER 420 AND ABSTRACT NUMBER 419, MONTGOMERY COUNTY, TEXAS, ON THE WESTERLY LINE OF THAT CERTAIN CALLED 5.040 ACRE TRACT DESCRIBED IN INSTRUMENT TO STEVEN HODGSON SOUTHERN GREEN LAWN, LLC, RECORDED UNDER CLERK'S FILE NUMBER 201107962, OFFICIAL PUBLIC RECORDS OF MONTGOMERY COUNTY, TEXAS, (O.P.R.M.C.T.) AND THE EASTERLY LINE OF THAT CERTAIN CALLED 1.780 ACRE TRACT OF LAND DESCRIBED IN INSTRUMENT TO WILLIAM T. FOWLER, RECORDED UNDER CLERK'S FILE NUMBER 2018081210, O.P.R.M.C.T., CONTINUING INTO THAT CERTAIN CALLED 35.012 ACRE TRACT DESCRIBED IN INSTRUMENT TO CLINTON A. RAWLS, RECORDED UNDER CLERK'S FILE NUMBER 2000077079, O.P.R.M.C.T., SAID EASEMENT LYING FIFTEEN (15) FEET PARALLEL AND ADJACENT TO BOTH SIDES OF THE ATTACHED CENTERLINE DESCRIPTION:

**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.

**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.

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. 48339C0375G HAVING AN EFFECTIVE DATE OF 09/18/2014.

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_307 DE
DATE	02/07/2022
DRAWN BY	DED
CHECKED BY	DB
FIELD CREW	GR
REVISION 1	
REVISION 2	
REVISION 3	
REVISION 4	

**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. 100534-00

PURCHASER ..... PRINCE LANE, CONROE TX 77306  
 ADDRESS ..... BEASLEY PRUETT, A - 420  
 SURVEY ..... LOT X, BLOCK X, SECTION X  
 AREA ..... 1.605 ACRES & 0.144 ACRES  
 SUBDIVISION .....  
 RECORDING ..... CABINET X, SHEET X, XXXX RECORDS  
 COUNTY ..... MONTGOMERY

Cary A. Johnson  
 Registered Professional Land Surveyor No. 6524

