



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
0.402 ACRES
IN THE OWEN SHANNON SURVEY, ABSTRACT NUMBER 36
MONTGOMERY COUNTY, TEXAS

BEING a 0.402 acre tract of land situated in the Owen Shannon Survey, Abstract Number 36, Montgomery County, Texas, being all of that same tract described as all of Lot 22 and the Northerly 1/2 of Lot 21, Block 2, of Bentwater, Section Nineteen, as shown on the map or plat thereof recorded in Cabinet F, Sheet 115B, of the Map Records of Montgomery County, Texas (M.R.M.C.T.), in instrument to Garner B. Gremillion, Jr. (Garner Tract), recorded under Clerk's File Number 2019068521, of the Official Public Records of Montgomery County, Texas (O.P.R.M.C.T.), said 0.402 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8 inch iron rod found in the easterly margin of Bent Tree Lane (50' Wide per said plat), for the common westerly corner of said Garner Tract and that certain tract described as all of Lot 20 and the Southerly 1/2 of Lot 21 of said Block 2, in instrument to Jerry B. Sears and Phyllis A. Sears (Sears Tract), recorded under Clerk's File Number 2008023448, O.P.R.M.C.T., being the southwesterly corner of the herein described 0.402 acre tract, said **POINT OF BEGINNING** having a Texas State Plane Coordinate value of **N: 10,149,500.47, E: 3,777,781.23**, Central Zone (4203), grid measurements;

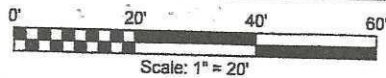
THENCE with the easterly margin of said Bent Tree Lane and the westerly lines and arcs of said Garner Tract, the following three (3) courses and distances:

1. North 05°52'19" East, at a distance of 41.22 feet, pass a 5/8 inch iron rod found for reference, in all, a total distance of 95.74 feet, to a 5/8 inch iron rod found for corner, in the beginning of a curve to the right;
2. Northeasterly, 106.49 feet, with the arc of said curve to the right, having a radius of 75.00 feet, a central angle of 81°21'21", and a chord that bears North 46°01'20" East, 97.77 feet, to a 5/8 inch iron rod found for corner;
3. North 86°00'59" East, 23.32 feet, to a 5/8 inch iron rod found for the common northerly corner of said Garner Tract and Lot 23 of said Block 2, being the northeasterly corner of the herein described 0.402 acre tract;

THENCE South 10°21'34" East, 123.43 feet, with the common line between said Garner Tract and said Lot 23, to a 5/8 inch iron rod with cap found for the common corner of said Garner Tract, said Lot 23, and Lot 15 of said Block 2, being an easterly angle corner of the herein described 0.402 acre tract;

THENCE South 05°21'38" West, with the common line between said Garner Tract and said Lot 15, at a distance of 13.99 feet, pass a 5/8 inch iron rod found for reference, in all, a total distance of 55.23 feet to a 5/8 inch iron rod found in the westerly line of said Lot 15, for the common easterly corner of said Garner Tract and said Sears Tract, being the southeasterly corner of the herein described 0.402 acre tract;

(INTENTIONALLY LEFT BLANK)



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	75.00'	106.49'	87.77'	N 46°01'20" E	81°21'21"

LINE	BEARING	DISTANCE
L1	N 86°00'58" E	23.32'

SYMBOL LEGEND

- x— WIRE FENCE
- //— WOOD FENCE
- CABLE PEDESTAL (CP)
- ELECTRIC PEDESTAL (EP)
- FOUND SURVEY MONUMENT
- ⊕ MANHOLE
- ⊕ TELEPHONE PEDESTAL (TP)
- ⊕ VAULT (VA)

BENTWATER
SECTION NINETEEN
CAB. F, SHEET 115B
M.R.M.C.T.

OWEN SHANNON SURVEY
ABSTRACT NO. 36

BENT TREE LANE (50' R.O.W.)

BENT TREE LANE (50' R.O.W.)

BLOCK 2
LOT 23

BLOCK 2
LOT 22

0.402 ACRES
GARNER B. GREMILLION, JR.
LOT 22 & NORTHERLY 1/2 OF LOT 21
C.F. NO. 2019068521
O.P.R.M.C.T.

BLOCK 2
NORTHERLY 1/2
LOT 21

BLOCK 2
LOT 15

JERRY B. SEARS AND
PHYLIS A. SEARS
LOT 20 & SOUTHERLY 1/2 OF LOT 21
BLOCK 2, SECTION NINETEEN
C.F. NO. 2008023448
O.P.R.M.C.T.

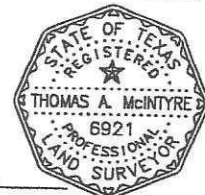
BOUNDARY SURVEY

BEING A 0.402 ACRE TRACT OF LAND SITUATED IN THE OWEN SHANNON SURVEY, ABSTRACT NUMBER 36, MONTGOMERY COUNTY, TEXAS, BEING ALL OF THAT SAME TRACT DESCRIBED AS ALL OF LOT 22 AND THE NORTHERLY 1/2 OF LOT 21, BLOCK 2, OF BENTWATER, SECTION NINETEEN, AS SHOWN ON THE MAP OR PLAT THEREOF RECORDED IN CABINET F, SHEET 115B, OF THE MAP RECORDS OF MONTGOMERY COUNTY, TEXAS (M.R.M.C.T.), IN INSTRUMENT TO GARNER B. GREMILLION, JR. (GARNER TRACT), RECORDED UNDER CLERK'S FILE NUMBER 2019068521, OF THE OFFICIAL PUBLIC RECORDS OF MONTGOMERY COUNTY, TEXAS (O.P.R.M.C.T.), SAID 0.402 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. 48338C0200G 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, L.L.C.



Thomas A. McIntyre
Registered Professional Land Surveyor No. 6921

PURCHASER — GEORGE PERRY WOODWARD AND TRACEY LYNN WOODWARD
ADDRESS — BENT TREE LANE, MONTGOMERY, TX, 77356
SURVEY — OWEN SHANNON, A-36
SUBJECT — 0.402 ACRES
COUNTY — MONTGOMERY

SURVEYOR HAS RELIED ON INFORMATION PROVIDED BY:
CHICAGO TITLE INSURANCE COMPANY
G.F. NO.: CTH-MONT-CTT23771427SL
EFFECTIVE DATE: JULY 18, 2023

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 1, SCHEDULE B, OF SAID TITLE COMMITMENT.
- 10c. FRONT 25' B.L. PER PLAT (AFFECTS AS SHOWN)
- 10d. REAR 8' U.E. PER PLAT (AFFECTS AS SHOWN)
- 10e. FRONT 10' U.E. PER PLAT (AFFECTS AS SHOWN)
- 10f. RELEASE OF 5' U.E. PER C.F. NOS. 2002089137, 2002093886, 2002093889 AND 2002093891, O.P.R.M.C.T., EASEMENT ABANDONED PER C.F. NO. 2002093890, O.P.R.M.C.T. (DOES AFFECT)
- 10g. DRAINAGE EASEMENT 15' WIDE ALONG EITHER SIDE OF NATURAL DRAINAGE COURSES (SUBJECT TO)
- 10h. 5' B.L. ALONG SIDE PROPERTY LINE PER C.F. NOS. 8014195 AND 8434716, R.P.R.M.C.T. (AFFECTS AS SHOWN)
- 10i. 20' B.L. ALONG THE REAR PROPERTY LINES PER C.F. NOS. 8014195 AND 8434716, R.P.R.M.C.T. (AFFECTS AS SHOWN)

PROJECT NUMBER	33752
DATE	08/09/2023
DRAWN BY	CSP
CHECKED BY	TNK
FIELD CREW	JL
REVISION 1	
REVISION 2	
REVISION 3	
REVISION 4	

TEXAS PROFESSIONAL SURVEYING
2032 N. Foster, Conroe, Texas 77303
P: 281.363.1447 F: 281.756.7448
www.surveyingtexas.com
Firm No. 10083400

George Perry Woodward & Tracey Lynn Woodward
SR 4/16/2023