



# TEXAS PROFESSIONAL SURVEYING, LLC.

3032 N. FRAZIER STREET, CONROE, TEXAS 77303  
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FIRM REGISTRATION No. 100834-00

## FIELD NOTE DESCRIPTION

1.279 ACRES

### IN THE JOSE MARIA DE LA GARZA SURVEY, ABSTRACT NUMBER 15 MONTGOMERY COUNTY, TEXAS

BEING a 1.279 acre tract of land situated in the Jose Maria De La Garza Survey, Abstract Number 15, Montgomery County, Texas, being all of that same called 1.2824 acre tract described as the North 1/2 of Lot 716, of Royal Forest Estates (unrecorded subdivision), in instrument to Leslie Seisen Chewning Ray, recorded under Clerk's File Number 8542971 of the Real Property Records of Montgomery County, Texas (R.P.R.M.C.T.), said 1.279 acre tract being more particularly described by metes and bounds as follows:

**BEGINNING** at a 1/2 inch iron rod found in the easterly margin of Royal Estates Drive, for the common westerly corner of said 1.2824 acre tract and that certain tract described as Lot 715, of Royal Forest, Section C (unrecorded subdivision), in instrument to Arturo Garcia, recorded under Clerk's File Number 2023009284 of the Official Public Records of Montgomery County, Texas (O.P.R.M.C.T.), being the northwesterly corner of the herein described 1.279 acre tract;

THENCE North 79°47'45" East, 548.79 feet, (basis for bearings) with the common line between said 1.2824 acre tract and said Lot 715, to a 5/8 inch iron rod found in the westerly line of that certain tract described as "Tract 7-1," recorded under Clerk's File Number 9431137, R.P.R.M.C.T., for the common easterly corner of said 1.2824 acre tract and said Lot 715, being the northeasterly corner of the herein described 1.279 acre tract, from which a 5/8 inch iron rod found for reference bears, North 10°00'01" West, 219.83 feet;

THENCE South 10°00'01" East, 97.35 feet, with the common line between said 1.2824 acre tract and said Tract 7-1, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set for the common easterly corner of said 1.2824 acre tract and that certain called 1.3281 acre tract described as the South 1/2 of Lot 716 of said Royal Forest Estates, in instrument to Richard Arvin Chewning, recorded under Clerk's File Number 8710310, R.P.R.M.C.T., being the southeasterly corner of the herein described 1.279 acre tract;

THENCE South 79°47'45" West, with the common line between said 1.2824 acre tract and said 1.3281 acre tract, at a distance of 4.65 feet, pass a 1/2 inch iron rod found for reference, in all, a total distance of 588.69 feet, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set in the easterly margin of said Royal Estates Drive, in the arc of a curve to the right, for the common westerly corner of said 1.2824 acre tract and said 1.3281 acre tract, being the southwesterly corner of the herein described 1.279 acre tract;


THENCE Northeasterly, 106.03 feet, with the arc of said curve to the right, with the easterly margin of said Royal Estates Drive, the westerly line of said 1.2824 acre tract, having a radius of 270.00 feet, a central angle of 22°29'57", and a chord that bears North 12°15'32" East, 105.35 feet, to the **POINT OF BEGINNING** and containing a computed area of 1.279 acres of land within this Field Note Description.

This Field Note Description was prepared from a survey performed on the ground on September 25, 2023, by Texas Professional Surveying, LLC., Registered Professional Land Surveyors and referenced to Survey Drawing Project 34531.

Bearings recited hereon are based on the recorded deed of the subject property.

October 3, 2023  
Date



  
Thomas A. McIntyre  
R.P.L.S. No. 6921