WASHBURN & COMPANY

Land Surveyors
P.O. Box 460 Cleveland, Texas

FIELD NOTE DESCRIPTION
0.5953 ACRES
WILLIAM LYNCH SURVEY, ABSTRACT No. 308
MONTGOMERY COUNTY, TEXAS

BEING a 0.5953 acre tract of land, situated in the William Lynch Survey, Abstract No. 308, Montgomery County, Texas and being the west one hundred forty feet (140') of Lot Six (6), of Caney Creek Estates, according to that map or plat thereof recorded in Volume 5, Page 86 in the Map Records of Montgomery County, being more fully described by metes and bounds as follows with all bearings based on the Texas State Plane Coordinate System, Texas Central Zone, NAD83:

BEGINNING at a found 1/2 inch iron rod situated in a fence corner, in the apparent, occupied and monumented north right-of-way line of Bowden Drive (60' R.O.W.), being the southwest corner of that certain called East 98.9 feet (E/98.9') of said Lot 6, described in instrument to El Tio Beto Meat Market Taqueria, Inc. in Montgomery Clerks File No. 2022006863 of the Official Public Records of Real Property of Montgomery County and same being the southeast corner and **POINT OF BEGINNING** of the herein described tract, from which a found 1/2 inch iron rod bears North 87°26'44" East 98.68 feet, being the southeast corner of said Lot 6 and being the southwest corner of Lot Five (5), of said subdivision;

THENCE South 87°26'44" West, along and with said north right-of-way, with the south line of said Lot 6 and with said fence line, 139.30 feet to a 5/8 inch iron rod found in a fence corner, in the east line of Lot Seven (7), of said subdivision, being the southwest corner of said Lot 6 and same being the southwest corner of the herein described tract, from which a found 3/8 inch iron rod bears South 02°45'39" East 60.07 feet, being the southeast corner of said Lot 7 and being the northeast corner of Lot Eight (8), of said subdivision;

THENCE North 02°45'39" West, departing said right-of-way line, along and with the east line of said Lot 7 and the west line of said Lot 6 and with said fence line, 185.48 feet to a 5/8 inch iron rod found in a fence corner, being the northeast corner of said Lot 7, being the northwest corner of said Lot 6 and same being the northwest corner of the herein described tract;

THENCE North 86°50'08" East, along and with the south line of said 4.00 acre tract, with the north line of said Lot 6 and with said fence line, 139.15 feet to a found 1/2 inch iron rod, being the northwest corner of said E/98.9' tract and same being the northeast corner of the herein described tract;

THENCE South 02°48'26" East, along and with the west line of said E/98.9' tract and with said fence line, 186.96 feet to the **POINT OF BEGINNING,** containing a computed area of 0.5953 acres of land within this field note description.

Kenneth E. Savoy, R.P.L.S. 5730

27 June, 2023

Notes:
Only those items noted in the title commitment issued by:
Old Republic National Title Insurance Company
G.F.No.: 2301204 Effective Date: June 5, 2023
According to Schedule B of the above noted title commitment, the following may apply to the subject tracts.
D.) Any encroachment shown hereon.
F.) Easements and Building Lines as shown on plat.
Basis of Bearings is the Texas State Plane Coordinate System, Texas Central Zone NAD83

N
W E
S

Arshdeep Singh, Et. Ux.
Called 4.00 Acres
MCCF# 2023033352
O.P.R.R.P.M.C.

Scott Beltram, Et. Ux.
Called 2.50 Acres
MCCF# 2010061171
O.P.R.R.P.M.C.

William Lynch Survey, A-308

(Called 140.00')
N 86°50'08" E 139.15'
Fence

Fnd 5/8" Iron Rod

Fnd 1/2" Iron Rod

Caney Creek Estates

0.5953 Acres
Robert Haynes, Et. Ux.
Called W/140' of Lot 6
MCCF# 2013000719
O.P.R.R.P.M.C.

Fence

16' 19.5' 24'
Shed Covered Area

185.48' (Called 185.40')

N 02°45'39" W 245.55'

PP

56'
30'
Manufactured Home on Blocks

Gravel Driveway

S 02°48'26" E 186.96'

El Tio Beto Meat Market
Taqueria, Inc.
Called E/98.9' of Lot 6
MCCF# 2022006863
O.P.R.R.P.M.C.

Lot 5

Lot 7

Fence

P.O.B.
Fnd 1/2" Iron Rod

(Called 140.00')
139.30'

(Called 98.90')
98.68'

Fnd 1/2" Iron Rod

S 87°26'44" W 237.98'
(Called 238.30')

Fnd 5/8" Iron Rod

E
60.07'

Bowden Drive (60' R.O.W.)

PP

E — E — E

F — F — F — F — F — F — F

Fnd 3/8" Iron Rod

Lot 8

Lot 9

LEGEND	
Fence Line	—X—
Overhead Powerline	— E —
Building Line	— · — · —
Utility Easement	— - — - —
Found 5/8" Iron Rod (Unless Noted)	⊕

0' 30' 60'
GRAPHIC SCALE IN FEET

MAP OF SURVEY OF

0.5953 ACRES OF LAND, SITUATED IN THE WILLIAM LYNCH SURVEY, A-308, MONTGOMERY COUNTY, TEXAS, BEING THE WEST ONE HUNDRED FORTY FEET (140') OF LOT SIX (6), OF CANEY CREEK ESTATES, ACCORDING TO THAT MAP OR PLAT THEREOF RECORDED IN VOLUME 5, PAGE 86 IN THE MAP RECORDS OF MONTGOMERY COUNTY, WITH ALL BEARINGS BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS CENTRAL ZONE NAD83

The undersigned does hereby certify that this survey was made on the ground of the property legally described hereon and was correct at the time of the survey, and that there are no visible and/or apparent discrepancies, conflicts, boundary line conflicts, encroachments, overlapping of improvements, easements, rights-of-ways or utility easements, except as shown hereon and that said property has access to and from a dedicated roadway.

Dated this, the 27th day of June, 2023.

STATE OF TEXAS
REGISTERED
KENNETH E. SAVOY
5730
PROFESSIONAL
LAND SURVEYOR

KENNETH E. SAVOY
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 5730

WASHBURN COMPANY
LAND SURVEYORS
Residential, Commercial, Construction,
Industrial, Alta Surveys, Flood Certificates
P.O. Box 460
Cleveland, Texas 77328
P: 281-432-1665
F: 281-432-1462
awashburnsurvey@gmail.com

June 27, 2023
Book: 515
Page: 37
File: 23060011 Nelson
Firm No. 10104100

W:\Active Jobs\6.23 JUNE\23060011 NELSON\Drawing\23060011_NELSON_jp.dwg