



# TEXAS PROFESSIONAL SURVEYING, LLC.

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FIRM REGISTRATION No. 100834-00

**FIELD NOTE DESCRIPTION**  
**TRACT 1**  
**10.698 ACRES**  
**IN THE WILLIAM McDONALD SURVEY, ABSTRACT NUMBER 30,**  
**WALKER COUNTY, TEXAS**

BEING a 10.698 acre tract of land situated in the William McDonald Survey, Abstract Number 30, Walker County, Texas, and being a portion of that certain called 599.83 acre tract described as "Tract 1" in instrument to Maurice Estlinbaum, recorded in Volume 1353, Page 692 of the Official Records of Walker County, Texas (O.R.W.C.T.), said 10.698 acre tract being more particularly described by metes and bounds as follows:

**BEGINNING** at a 1/2 inch iron rod with cap found for the common southerly corner of said 599.83 acre tract and that certain called 33.42 acre tract described in instrument to Lex Forgason and Stacey Forgason, recorded under Instrument Number 63823 O.R.W.C.T., being the southwesterly corner of the herein described 10.698 acre tract, from which a 1/2 inch iron rod with cap found for reference bears, South 87°21'10" West, 1534.75 feet, said **POINT OF BEGINNING** having a Texas State Plane Coordinate value of **N: 10,234,598.06, E: 3,786,493.48**, Texas Central Zone (4203), grid measurements;

THENCE North 12°57'05" West, with the common line between said 599.83 acre tract and said 33.42 acre tract, at a distance of 901.04 feet pass a 1/2 inch iron rod with cap found for reference in the southerly margin of Robinson Creek Road, in all, a total distance of 930.49 feet to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set within the margins of said Robinson Creek Road for the common northerly corner of said 599.83 acre tract and said 33.42 acre tract, being the northwesterly corner of the herein described 10.698 acre tract;

THENCE North 87°21'11" East, 592.27 feet, within the margins of said Robinson Creek Road, the northerly line of said 599.83 acre tract, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set for the northeasterly corner of the herein described 10.698 acre tract, from which a 4 inch by 4 inch concrete monument found for reference bears, North 87°21'11" East, 3267.03 feet;

THENCE South 02°38'49" East, severing over and across said 599.83 acre tract, at a distance of 30.00 feet pass a 1/2 inch iron rod with cap stamped "TPS 100834-00" set for reference in the southerly margin of said Robinson Creek Road, in all, a total distance of 915.48 feet, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set for the southeasterly corner of the herein described 10.698 acre tract;

THENCE South 87°21'11" West, 425.82 feet, continuing over and across said 599.83 acre tract, to the **POINT OF BEGINNING** and containing a computed area of 10.698 acres of land within this Field Note Description.

This Field Note Description was prepared from a survey performed on the ground on April 22, 2022 by Texas Professional Surveying, LLC., Registered Professional Land Surveyors and is referenced to Survey Drawing Project Number 24595.

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

May 20, 2022  
Date



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