



# 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

80.947 ACRES

### IN THE WILLIAM KIBBE SURVEY, ABSTRACT NUMBER 303 AND THE BEASLEY PRUETT SURVEY, ABSTRACT NUMBER 419 MONTGOMERY COUNTY, TEXAS

BEING a 80.947 acre tract of land situated in the William Kibbe Survey, Abstract Number 303 and Beasley Pruett Survey, Abstract Number 419, Montgomery County, Texas, being comprised of all that same called 2.783 acre tract described in instrument to Seven bar Holding, LLC., recorded under Clerk's File Number 2016046516 of the Official Public Records of Montgomery County, Texas (O.P.R.M.C.T.) and all that same called 77.60 acre tract described in instrument to Seven Bar Holding, LLC., recorded under Clerk's File Number 2011083822, O.P.R.M.C.T., said 80.947 acre tract being more particularly described by metes and bounds as follows:

**BEGINNING** at a 5/8 inch iron rod found for the common westerly corner of said 2.783 acre tract and that certain called 2.577 acre tract described in instrument to James Case, recorded under Clerk's File Number 2013035863, O.P.R.M.C.T., being the westerly northwest corner of the herein described 80.947 acre tract, from which a 4 inch by 4 inch concrete monument found in the southerly margin of Tommy Smith Road for the common northerly corner of said 2.577 acre tract and the remainder of that certain called 10.00 acre tract described in instrument to Bob Machann, recorded under Clerk's File Number 2010083870, O.P.R.M.C.T., bears North 03°01'27" West, 387.34 feet;

THENCE North 86°56'55" East, thence with the southerly line of said 2.577 acre tract and that certain called 2.50 acre tract described in instrument to Dawayne Bullard and Heather Bullard, recorded under Clerk's File Number 2014068292, O.P.R.M.C.T., common to the northerly line of said 2.783 acre tract, at a distance of 30.06 feet, pass a 5/8 inch iron rod found for reference, at a distance of 289.62 feet, pass a 5/8 inch iron rod found for the common southerly corner of said 2.577 acre tract and said 2.50 acre tract, in all, a total distance of 570.44 feet, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set in the westerly line of that certain called 2.479 acre tract described in instrument to Dennis and Sheryl Sears, recorded under Clerk's File Number 2012075418, O.P.R.M.C.T., for the common easterly corner of said 2.783 acre tract and said 2.50 acre tract, being a northeasterly corner of the herein described 80.947 acre tract;

THENCE South 03°00'43" East, 212.73 feet, with the common line between 2.783 acre tract and said 2.479 acre tract, to a 5/8 inch iron rod found in the northerly line of said 77.60 acre tract for the common southerly corner of said 2.783 acre tract and said 2.479 acre tract, being an interior corner of the herein described 80.947 acre tract;

THENCE North 86°55'55" East, 359.39 feet, with the southerly line of said 2.479 acre tract and that certain called 2.479 acre tract described in instrument to Carl Lucius (Lucius tract), recorded under Clerk's File Number 201415047, O.P.R.M.C.T., common to a northerly line of said 77.60 acre tract, to a 1/2 inch iron rod for the common corner of said 77.60 acre tract, said Lucius tract and that certain called 4.237 acre tract described in instrument to Sugenni Flores, recorded under Clerk's File Number 2012058300, O.P.R.M.C.T., being a northeasterly corner of the herein described 80.947 acre tract;

THENCE with the common line between said 77.60 acre tract and said 4.237 acre tract, the following two (2) courses and distances:

1. South 55°56'47" East, 421.12 feet, to a 5/8 inch iron rod found for corner;
2. North 02°58'50" West, 483.32 feet, to a 1/2 inch iron found for the common corner of said 77.60 acre tract, said 4.237 acre tract and that certain called 2.830 acre tract described in instrument to Spindle Top Gas Distribution System, recorded under Clerk's File Number 8452487 of the Real Property Records of Montgomery County, Texas (R.P.R.M.C.T.), being a northwesterly corner of the herein described 80.947 acre tract;

THENCE with the common line between said 77.60 acre tract and said 2.830 acre tract, the following two (2) courses and distances:

1. North 47°42'22" East, 290.69 feet, to a 1/2 inch iron rod found (disturbed) for corner;
2. North 03°20'35" West, 187.36 feet, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set in the southerly margin of said Tommy Smith Road for the northerly northwest corner of said 77.60 acre tract and the herein described 80.947 acre tract;

THENCE North 86°55'40" East, 64.41 feet, with the southerly margin of said Tommy Smith Road, the most northerly line of said 77.60 acre tract, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set for the common northerly corner of said 77.60 acre tract and that certain called 3.244 acre tract described in instrument to Jesus Vera and Esperanza Inglesias Vera, recorded under Clerk's File Number 2008027507, O.P.R.M.C.T., being the easterly northeast corner of the herein described 80.947 acre tract;

THENCE South 03°01'40" East, 859.41 feet, with the common line between said 77.60 acre tract and said 3.244 acre tract, to a 5/8 inch iron rod found for the common corner of said 77.60 acre tract, said 3.244 acre tract and Tower Brook Subdivision, Section 1, as shown on map recorded in Cabinet X, Sheet 78 of the Map Records of Montgomery County, Texas (M.R.M.C.T.), being an interior corner of the herein described 80.947 acre tract;

THENCE South 27°23'47" East, 1552.70 feet, with the common line between said 77.60 acre tract and said Tower Brook, to a 1/2 inch iron rod found in the northwesterly line of that certain called 5.8 acre tract now or formerly described in instrument to W.M. McGaughey, recorded in Volume 147, Page 44 of the Deed Records of Montgomery County, Texas (D.R.M.C.T.), for the common southerly corner of said 77.60 acre tract and said Tower Brook, being the easterly southeast corner of the herein described 80.947 acre tract;

THENCE with the common line between said 77.60 acre tract and said 5.8 acre tract, the following two (2) courses and distances:

1. South 59°15'26" West, 730.21 feet, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set for corner;
2. South 86°50'33" West, at a distance of 312.98 feet, pass a 60d nail found for reference, in all, a total distance of 382.72 feet, to a calculated point in the approximate centerline of Caney Creek for the southerly southwest corner of said 77.60 acre tract and the herein described 80.947 acre tract;

THENCE with the approximate centerline of said Caney Creek, the southwesterly line of said 77.60 acre tract, the following twenty (20) courses and distances:

1. North 18°15'31" West, 17.39 feet, to a calculated point for corner;
2. North 68°01'49" West, 90.75 feet, to a calculated point for corner;
3. South 56°57'28" West, 282.23 feet, to a calculated point for corner;
4. North 71°31'28" West, 83.68 feet, to a calculated point for corner;
5. North 28°44'47" West, 100.25 feet, to a calculated point for corner;
6. North 16°15'26" East, 219.41 feet, to a calculated point for corner;
7. North 01°02'20" East, 80.37 feet, to a calculated point for corner;

8. North 36°24'03" West, 67.55 feet, to a calculated point for corner;
9. North 86°17'09" West, 57.13 feet, to a calculated point for corner;
10. South 81°03'19" West, 45.09 feet, to a calculated point for corner;
11. South 21°04'48" West, 37.67 feet, to a calculated point for corner;
12. South 40°40'35" West, 48.38 feet, to a calculated point for corner;
13. South 81°26'19" West, 121.16 feet, to a calculated point for corner;
14. North 78°29'46" West, 105.72 feet, to a calculated point for corner;
15. North 70°08'28" West, 19.99 feet, to a calculated point for corner;
16. North 35°57'46" West, 366.31 feet, to a calculated point for corner;
17. North 16°25'18" West, 122.80 feet, to a calculated point for corner;
18. North 42°46'53" West, 64.79 feet, to a calculated point for corner;
19. North 57°20'48" West, 87.71 feet, to a calculated point for corner;
20. North 72°40'39" West, 24.09 feet, to a calculated point for the southwesterly corner of said 77.60 acre tract and the herein described 80.947 acre tract;

THENCE North 03°01'27" West, with the westerly line of said 77.60 acre tract, at a distance of 49.73 feet, pass a ½ inch iron rod with cap stamped "TPS 100834-00" set for reference, in all, a total distance of 1355.53 feet, to the **POINT OF BEGINNING** and containing a computed area of 80.947 acres of land within this Field Note Description.

This Field Note Description was prepared from a survey performed on the ground on July 8, 2022, by Texas Professional Surveying, LLC., Registered Professional Land Surveyors and is referenced to Survey Drawing Project Number 25840.

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

July 13, 2022  
Date

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

