



TEXAS PROFESSIONAL SURVEYING, LLC.

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

FIELD NOTE DESCRIPTION 12.183 ACRES IN THE RICHARD FARRIS SURVEY, ABSTRACT NUMBER 205 WALKER COUNTY, TEXAS

BEING a 12.183 acre tract situated in the Richard Farris Survey, Abstract Number 205, Walker County, Texas, being all of that certain that certain called 12.29 acre tract described as "Tract 1" in instrument to Thomas Joseph Prasika and Patricia LaVaughn Prasika, recorded in Volume 1288, Page 293 of the Official Records of Walker County, Texas (O.R.W.C.T.), said 12.183 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a 1 inch iron pipe found in the northerly margin of Farm to Market Road 1791 (FM 1791) for the common southerly corner of said 12.29 acre tract and that certain called 12.05 acre tract described as "Tract 1" in instrument to Phil W. Miller and Kathleen A. Miller, recorded in Volume 459, Page 267, O.R.W.C.T., being the southeasterly corner of the herein described 12.183 acre tract, said **POINT OF BEGINNING** having a Texas State Plane Coordinate value of N: 10,220,653.21, E: 3,747,804.00, Texas Central Zone (4203), grid measurements:

THENCE South 61°50'04" West, 270.91 feet, with the northerly margin of said FM 1791, the southerly line of said 12.29 acre tract, to a fence corner post found for the recognized common southerly corner of said 12.29 acre tract and the remainder of that certain called 12.62 acre tract described in instrument to Henry Bruce, Jr., recorded in Volume 189, Page 225 of the Deed Records of Walker County, Texas (D.R.W.C.T.), being the southwesterly corner of the herein described 12.183 acre tract:

THENCE North 01°54'59" West, 2302.92 feet, with the common line between said 12.29 acre tract and said remainder of 12.62 acre tract, to a 3/4 inch iron pipe found in the apparent common line between said Farris Survey and the Garza Irrigation & Manufacturing Company Survey, Abstract Number 624, the southerly line of that certain called 26.94 acre tract described as "Second Tract" in instrument to Trent Jay Burnet, recorded in Volume 300, Page 326, O.R.W.C.T., for the common northerly corner of said 12.29 acre tract and said remainder of 12.62 acre tract, being the northwesterly corner of the herein described 12.183 acre tract:

THENCE North 87°50'22" East, 229.75 feet, with the apparent common line between said Farris Survey and said Garza Irrigation & Manufacturing Company Survey, the common line between said 12.29 acre tract and said 26.94 acre tract, to a 3/4 inch iron pipe found (bent) for the common northerly corner of said 12.29 acre tract and said 12.05 acre tract, being the northeasterly corner of the herein described 12.183 acre tract:

THENCE South 02°15'48" East, 2184.12 feet, with the common line between said 12.29 acre tract and said 12.05 acre tract, to the **POINT OF BEGINNING** and containing a computed area of 12.183 acres of land within this Field Note Description.

This Field Note Description was prepared from a survey performed on the ground on April 27, 2022 by Texas Professional Surveying, LLC., Registered Professional Land Surveyors and is referenced to Survey Drawing Project Number 24333.

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 9, 2022
Date

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

