



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
20.088 ACRES
IN THE S.Y. REAMS SURVEY, ABSTRACT NUMBER 397
GONZALES COUNTY, TEXAS

BEING A 20.088 ACRE TRACT OF LAND SITUATED IN THE S.Y. REAMS SURVEY, ABSTRACT NUMBER 397, GONZALES COUNTY, TEXAS, BEING COMPRISED OF ALL OF THAT SAME CALLED 10-1/5 ACRE TRACT DESCRIBED AS "TRACT NO. 9", AND ALL OF THAT SAME CALLED 10-1/5 ACRE TRACT DESCRIBED AS "TRACT NO. 10", BOTH IN INSTRUMENT TO MARGORIE DAILEY, RECORDED IN VOLUME 1010, PAGE 660, OF THE OFFICIAL PUBLIC RECORDS OF GONZALES COUNTY, TEXAS (O.P.R.G.C.T.) AND BEING FURTHER DESCRIBED IN VOLUME 123, PAGE 312, OF THE DEED RECORDS OF GONZALES COUNTY, TEXAS (D.R.G.C.T.); BEARINGS, DISTANCES, AND AREA DESCRIBED HEREIN ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983 (2011 ADJUSTMENT), SOUTH CENTRAL ZONE, U.S. SURVEY FEET; SAID 20.088 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 5/8 inch iron rod with cap marked "RPLS 6198" found in the south margin of County Road 283 (CR 283), for the common north corner of said Tract No. 9 and that certain called 10-1/5 acre tract described as "Tract No. 8" in instrument to J.C. Sullivan Estate, recorded in Volume 1152, Page 775, O.P.R.G.C.T., from which a 5/8 inch iron rod with cap marked "RPLS 6198" found for reference bears South 79°50'10" West, 130.73 feet, said **POINT OF BEGINNING** having a Texas State Plane Coordinate value of **N: 13,791,644.75, E: 2,481,141.05**, grid measurements;

THENCE with the south margin of said CR 238 and the north line of said Tract No. 9, the following two (2) courses and distances:

1. North 79°34'31" East, 98.04 feet, to a 4 inch by 4 inch concrete right-of-way monument found for corner;
2. North 83°33'10" East, 35.25 feet, to a 3/8 inch iron rod found for the common north corner of said Tract No. 9 and said Tract No. 10, being an angle point in the north line of the herein described 20.088 acre tract;

THENCE North 83°37'58" East, 133.75 feet, continuing with the south margin of said CR 238, the north line of said Tract No. 10, to a 1/2 inch iron pipe found for the common north corner of said Tract No. 10 and that certain called 10-1/5 acre tract described as "Tract No. 11" in said instrument to J.C. Sullivan Estate, being the northeast corner of the herein described 20.088 acre tract, from which a 5/8 inch iron rod with cap marked "RPLS 6198" found for reference bears North 84°32'41" East, 136.93 feet;

THENCE South 01°17'57" East, 3304.64 feet, with the common line between said Tract No. 10 and said Tract No. 11, to a point for the southeast corner of the herein described 20.088 acre tract, the southwest corner of said Tract No. 11, and in the north margin of County Road 426 (CR 426), from which a 1/2 inch iron pipe found for reference bears North 20°33'31" West, 0.72 feet, also from which another 1/2 inch iron pipe found for reference bears North 10°42'35" West, 2.02 feet, and also from which a 1/2 inch rod found (bent) in said north margin of CR 426 bears North 88°32'41" East, 133.07 feet;


THENCE South 88°34'23" West, 133.46 feet, with the northerly margin of said CR 426, the southerly line of said Tract No. 10, to a 2 inch round concrete monument with a ½ inch iron rod found for the common south corner of said Tract No. 10 and said Tract No. 9, being an angle corner in the south line of the herein described 20.088 acre tract;

THENCE South 88°52'08" West, 133.09 feet, continuing with the northerly margin of said CR 426, with the south line of said Tract No. 9, to a 2 inch round concrete monument with a ½ inch iron rod found for the common south corner of said Tract No. 9 and said Tract No. 8, being the southwest corner of the herein described 20.088 acre tract, from which a 2 inch round concrete monument with a 3/8 inch iron rod found for reference bears, South 88°35'42" West, 133.24 feet;

THENCE North 01°16'28" West, 3274.02 feet, with the common line between said Tract No. 9 and said Tract No. 8, to the **POINT OF BEGINNING** and containing a computed area of 20.088 acres of land within this Field Note Description.

1. This Field Note Description was prepared from a survey performed on the ground on August 01, 2022, by Texas Professional Surveying, LLC., Registered Professional Land Surveyors and is referenced to Survey Drawing Project Number 26566.
2. Refer to the attached plat prepared of even date herewith and made in conjunction with and considered an integral part of this description.
3. Companion drawing is filed in the office of Texas Professional Surveying, LLC and further describes the reconstruction of this survey.

Texas Professional Surveying, LLC
3032 N. Frazier
Conroe, TX 77303
Phone: 936.756.7448
TBPELS Firm License No. 10083400


Michael D. McGuinness
Registered Professional Land Surveyor
State of Texas License No. 1965



08/10/2022
Date