



TEXAS PROFESSIONAL SURVEYING, LLC.

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FIRM REGISTRATION No. 100834-00

FIELD NOTE DESCRIPTION
87.344 ACRES
IN THE MANUEL CRECENCIO REJON SURVEY, ABSTRACT NUMBER 26
LIMESTONE COUNTY, TEXAS

BEING a 87.344 acre tract of land situated in the Manuel Crecencio Rejon Survey, Abstract Number 26, Limestone County, Texas, being all of that same called 87.345 acre tract described in instrument to Russ Alan Alexander, recorded under Document Number 2021-0001392 of the Official Public Records of Limestone County, Texas (O.P.R.S.J.C.T.), said 87.344 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a ½ inch iron rod found in the southeasterly of that certain called 111.00 acre tract described in instrument to Ethan Krueger and Lauren Krueger, recorded under Document Number 2022-0004360, O.P.R.L.C.T., for the common northerly corner of said 87.345 acre tract and those certain tract described in instrument Paula Szanto (Szanto tracts), recorded under Document Number 20131907, O.P.R.L.C.T., being the northerly corner of the herein described 87.344 acre tract, said **POINT OF BEGINNING**, having a Texas State Plane Coordinate value of **N: 10,492,750.94, E: 3,527,176.96**, Texas Central Zone, (4203), grid measurements;

THENCE with the common line between said 87.345 acre tract and said Szanto tracts, the following two (2) courses and distances:

1. South 31°27'55" East, 1557.58 feet, to a ½ inch iron rod found for corner;
2. South 08°48'03" West, at a distance of 2361.28 feet, pass a ½ inch iron rod found for reference in the northeasterly margin of County Road 750 (CR 750), in all, a total distance of 2390.84 feet, to a mag nail set in the approximate centerline of said CR 750 for the southeasterly corner of the said 87.345 acre tract and the herein described 87.344 acre tract;

THENCE with the approximate centerline of said CR 750, the southerly line of said 87.345 acre tract, the following four (4) courses and distances:

1. North 60°11'01" West, 105.20 feet, to a calculated point for corner;
2. North 61°10'52" West, 55.39 feet, to a calculated point for corner;
3. North 57°59'18" West, 62.46 feet, to a calculated point for corner;
4. North 56°10'16" West, 88.05 feet, to a mag nail set for the southwesterly corner of said 87.345 acre tract and the herein described 87.344 acre tract, from which a ½ inch iron rod with cap stamped "TPS 100834-00" set for reference bears, South 06°05'33" East, 36.54 feet;

THENCE with the westerly line of said 87.345 acre tract, the following eight (8) courses and distances:

1. North 06°05'33" West, 50.49 feet, to a ½ inch iron rod with cap stamped "TPS 100834-00" set for corner;
2. North 85°04'35" East, 71.56 feet, to a ½ inch iron rod with cap stamped "TPS 100834-00" set for corner;
3. North 28°49'34" West, 720.51 feet, to a ½ inch iron rod with cap stamped "TPS 100834-00" set for corner;
4. North 17°00'33" West, 65.55 feet, to a 16 inch oak tree found for corner;
5. North 06°56'56" West, 129.84 feet, to a 3/8 inch iron rod found for corner;
6. North 34°25'30" West, 198.25 feet, to a ½ inch iron rod found for corner;
7. North 48°54'56" West, 230.12 feet, to 3/8 inch iron rod found for corner;

8. North 36°28'08" West, at a distance of 1064.62 feet, pass a ½ inch iron rod found for reference, in all, a total distance 1077.48 feet, to a calculated point in the approximate centerline of Loftin Creek, for a northwesterly corner of said 87.345 acre tract and the herein described 87.344 acre tract;

THENCE with the approximate centerline of said Loftin Creek, the northwesterly line of said 87.345 acre tract, the following thirty-five (35) courses and distances:

1. North 02°43'38" West, 3.34 feet, to a calculated point for corner;
2. North 06°34'19" East, 10.00 feet, to a calculated point for corner;
3. North 22°26'57" East, 15.03 feet, to a calculated point for corner;
4. North 27°23'16" West, 7.97 feet, to a calculated point for corner;
5. North 04°00'56" West, 40.57 feet, to a calculated point for corner;
6. North 12°38'12" East, 26.13 feet, to a calculated point for corner;
7. North 30°27'39" East, 18.65 feet, to a calculated point for corner;
8. North 48°23'44" East, 17.62 feet, to a calculated point for corner;
9. North 62°35'52" East, 14.60 feet, to a calculated point for corner;
10. North 51°30'30" East, 14.27 feet, to a calculated point for corner;
11. North 19°19'29" East, 12.44 feet, to a calculated point for corner;
12. North 04°58'23" East, 15.00 feet, to a calculated point for corner;
13. North 60°16'33" West, 30.05 feet, to a calculated point for corner;
14. North 73°36'23" West, 15.55 feet, to a calculated point for corner;
15. South 84°57'11" West, 18.53 feet, to a calculated point for corner;
16. North 55°07'16" West, 20.02 feet, to a calculated point for corner;
17. North 37°31'14" West, 42.93 feet, to a calculated point for corner;
18. North 17°31'44" West, 15.94 feet, to a calculated point for corner;
19. North 52°25'41" West, 21.01 feet, to a calculated point for corner;
20. North 11°16'06" West, 22.89 feet, to a calculated point for corner;
21. North 67°32'41" East, 35.50 feet, to a calculated point for corner;
22. North 05°23'54" East, 25.55 feet, to a calculated point for corner;
23. North 22°13'57" East, 32.46 feet, to a calculated point for corner;
24. North 03°49'50" East, 23.05 feet, to a calculated point for corner;
25. North 17°31'39" West, 44.00 feet, to a calculated point for corner;
26. North 08°19'59" West, 13.90 feet, to a calculated point for corner;
27. North 04°26'08" East, 78.20 feet, to a calculated point for corner;
28. North 21°33'39" East, 24.33 feet, to a calculated point for corner;
29. North 32°35'25" East, 8.97 feet, to a calculated point for corner;
30. North 37°13'54" East, 17.92 feet, to a calculated point for corner;
31. North 12°54'19" East, 17.08 feet, to a calculated point for corner;
32. North 26°03'05" West, 11.28 feet, to a calculated point for corner;
33. North 08°36'18" West, 17.16 feet, to a calculated point for corner;
34. North 14°02'43" East, 24.90 feet, to a calculated point for corner;
35. North 03°13'45" West, 29.72 feet, to a calculated point the common westerly corner of said 87.345 acre tract and said 111.00 acre tract, being the westerly corner of the herein described 87.344 acre tract;

THENCE with the common line between said 87.345 acre tract and said 111.00 acre tract, the following two(2) courses and distances:


1. North 52°33'34" East, 1156.81 feet, to a ½ inch iron rod with cap found for corner;
2. North 52°04'05" East, 186.72 feet, to the **POINT OF BEGINNING** and containing a computed area of 87.344 acres of land within this Field Note Description.

This Field Note Description was prepared from a survey performed on the ground on March 14, 2023 by Texas Professional Surveying, LLC., Registered Professional Land Surveyors and is referenced to Survey Drawing Project 31637.

Bearings recited hereon are based on GPS observations and are referenced to the North American Datum (NAD) 1983, Texas State Plane Coordinate System, Central Zone (4203).

March 29, 2023
Date





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