



TEXAS PROFESSIONAL SURVEYING, LLC.

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FIRM REGISTRATION No. 100834-00

FIELD NOTE DESCRIPTION 39.896 ACRES IN THE ANNA WHITE LEAGUE, ABSTRACT NUMBER 43 MONTGOMERY COUNTY, TEXAS

BEING a 39.896 acre tract of land situated in the Anna White League, Abstract Number 43, Montgomery County, Texas, being all of that same called 39.836 acre tract described in instrument to Joey Romero and Amanda Romero, recorded under Clerks File Number 2017015288, of the Official Public Records of Montgomery County, Texas (O.P.R.M.C.T.), said 39.896 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8 inch iron rod found in the westerly margin of Farm to Market Road 1486, for the common easterly corner of said 39.836 acre tract and that certain called 1.997 acre tract described in instrument to James A. Williams and Mary J. Williams, recorded under Clerks File Number 2014009170, O.P.R.M.C.T., being the easterly northeast corner of herein described 39.896 acre tract, from which a 1/2 inch iron rod found for reference bears, North 14°21'45" West, 300.40 feet, said **POINT OF BEGINNING** having a Texas State Plane Coordinate value of **N: 10,140,280.70, E: 3,730,237.64**, Central Zone, grid measurements;

THENCE South 14°25'45" East, 671.25 feet, with the westerly margins of said Farm to Market Road 1486, the easterly line of said 39.836 acre tract, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set in the base of an 8" broken creosote post, for the common easterly corner of said 39.836 acre tract and that certain called 7.217 acre tract described in instrument to Kevin Cahoon, recorded under Clerks File Number 2024024843, O.P.R.M.C.T., being the southeasterly corner of herein described 39.896 acre tract;

THENCE South 87°17'30" West, with the northerly line of said 7.217 acre tract and that certain called 40.54 acre tract described as "Tract III" in instrument to Shinton Simon Chakuncal, recorded under Clerks File Number 2022113191, O.P.R.M.C.T., common to the southerly line of said 39.836 acre tract, at a distance of 1253.10 feet, pass a calculated point, from which a bent 1/2 inch iron rod found for refence bears, North 02°50'22" West, 0.76 feet, at a distance of 1683.63 feet, pass a 1 inch iron pipe found for refence, at a distance of 2601.65 feet, pass a 1/2 inch iron rod with cap stamped "TPS 100834-00" set for reference, in all, a total distance of 2648.98 feet, to a calculated point in the centerline of Little Caney Creek, for the common westerly corner of said 39.836 acre tract and said 40.54 acre tract, being the southwesterly corner of herein described 39.896 acre tract;

THENCE in a northwesterly direction, with the centerline of Little Caney Creek, the westerly line of said 39.836 acre tract, the following thirty eight (38) courses and distances:

1. North 75°31'57" West, 13.88 feet, to a calculated point for corner;
2. South 81°07'01" West, 29.72 feet, to a calculated point for corner;
3. North 84°37'32" West, 30.25 feet, to a calculated point for corner;
4. North 75°32'07" West, 30.75 feet, to a calculated point for corner;
5. North 61°32'23" West, 26.80 feet, to a calculated point for corner;
6. North 60°45'32" West, 25.20 feet, to a calculated point for corner;
7. North 57°36'35" West, 25.56 feet, to a calculated point for corner;
8. North 70°31'04" West, 23.82 feet, to a calculated point for corner;
9. South 78°37'30" West, 22.28 feet, to a calculated point for corner;
10. South 55°06'35" West, 38.55 feet, to a calculated point for corner;
11. South 52°26'29" West, 45.59 feet, to a calculated point for corner;

12. South 44°29'20" West, 27.43 feet, to a calculated point for corner;
13. South 39°36'02" West, 26.10 feet, to a calculated point for corner;
14. South 41°54'16" West, 29.50 feet, to a calculated point for corner;
15. North 72°14'44" West, 42.61 feet, to a calculated point for corner;
16. North 47°04'27" West, 49.08 feet, to a calculated point for corner;
17. North 37°31'00" West, 31.63 feet, to a calculated point for corner;
18. North 11°56'02" West, 39.53 feet, to a calculated point for corner;
19. North 00°15'34" West, 25.84 feet, to a calculated point for corner;
20. North 16°08'36" East, 42.88 feet, to a calculated point for corner;
21. North 14°48'56" East, 30.65 feet, to a calculated point for corner;
22. North 17°57'39" East, 26.48 feet, to a calculated point for corner;
23. North 01°14'59" East, 27.14 feet, to a calculated point for corner;
24. North 04°50'13" West, 21.45 feet, to a calculated point for corner;
25. North 49°57'33" West, 16.31 feet, to a calculated point for corner;
26. North 46°09'04" West, 22.07 feet, to a calculated point for corner;
27. North 29°24'19" West, 23.14 feet, to a calculated point for corner;
28. North 36°12'50" West, 34.50 feet, to a calculated point for corner;
29. North 26°45'48" West, 31.53 feet, to a calculated point for corner;
30. North 11°36'29" West, 6.41 feet, to a calculated point for corner;
31. North 09°16'26" West, 32.39 feet, to a calculated point for corner;
32. North 00°13'46" East, 34.46 feet, to a calculated point for corner;
33. North 04°23'17" East, 30.74 feet, to a calculated point for corner;
34. North 11°55'17" East, 20.46 feet, to a calculated point for corner;
35. North 14°25'42" East, 18.37 feet, to a calculated point for corner;
36. North 22°51'06" East, 17.98 feet, to a calculated point for corner;
37. North 16°19'47" East, 12.19 feet, to a calculated point for corner;
38. North 29°59'24" East, 8.92 feet, to a calculated point for the common westerly corner of said 39.836 acre tract and that certain called 40.00 acre tract described in instrument to H.C. Smith and Shar Smith, recorded under Clerks File Number 2013076063, O.P.R.M.C.T., being the northwesterly corner of herein described 39.896 acre tract;

THENCE with the common line between said 39.836 acre tract and said 40.00 acre tract, the following three (3) courses and distances:

1. North 87°25'38" East, at a distance of 14.53 feet, pass a 1/2 inch iron rod found for reference, in all, a total distance of 1301.64 feet to a 1 inch iron pipe found for corner;
2. North 79°48'56" East, 991.51 feet, to a 1/2 inch iron rod found for corner;
3. North 61°23'19" East, 301.67 feet, to a 1/2 inch iron rod with cap found in the southerly line of said 40.00 acre tract, for the common northerly corner of said 39.836 acre tract and that certain called 1.997 acre tract described in instrument to James A. Williams and Mary J. Williams, recorded under Clerks File Number 2014009170, O.P.R.M.C.T., being the northerly northeast corner of herein described 39.896 acre tract;

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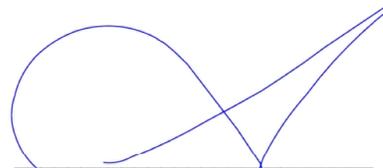
THENCE with the apparent common line between said 39.836 acre tract and said 1.997 acre tract, the following two (2) courses and distances:

1. South 14°24'36" East, 173.32 feet, to a 1/2 inch iron rod with cap found for corner;
2. North 79°52'15" East, 369.83 feet, to the **POINT OF BEGINNING** and containing a computed area of 39.896 acres of land within this Field Note Description.

This Field Note Description was prepared from a survey performed on the ground on June 10, 2025, by Texas Professional Surveying, LLC., and referenced to Survey Drawing Project 40245.

All coordinates, bearings, distances, and areas shown hereon are grid measurements based on GPS observations and referenced to the North American Datum of 1983 (NAD83), Texas State Plane Coordinate System, Central Zone, U.S. Survey Feet.

June 12, 2025
Date



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