



TEXAS PROFESSIONAL SURVEYING, LLC.

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

FIELD NOTE DESCRIPTION
16.971 ACRES
IN THE RALEIGH ROGERS SURVEY, ABSTRACT NUMBER 33
MONTGOMERY COUNTY, TEXAS

BEING a 16.971 acre tract of land situated in the Raleigh Rodgers Survey, Abstract Number 33, Montgomery County, Texas, being all of that same called 17.02 acre tract described in instrument to Kathleen Padon, recorded under Clerk's File Number 2019045198, of the Official Records of Montgomery County, Texas (O.R.M.C.T.), further described in Clerk's File Number 8131413 of the Real Property Records of Montgomery County Texas (R.P.R.M.C.T.), said 16.971 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found in the easterly margin of Farm to Market Road 149 (FM 149) for the common westerly corner of said 17.02 acre tract and that certain called 2.011 acre tract, described in instrument to NH-Bell Investments, LLC., recorded under Clerk's File Number 2021180295, O.P.R.M.C.T., being the westerly southwest corner of the herein described 16.971 acre tract, said **POINT OF BEGINNING** having a Texas State Plane Coordinate value of **N: 10,113,204.10, E: 3,758,923.48**, Central Zone, grid measurements;

THENCE with the easterly margin of said FM 149, the common westerly line of said 17.02 acre tract, the following four (4) courses and distances:

1. North 02°41'26" West, 299.70 feet, 1/2 inch iron rod with cap stamped "TPS 100834-00" set for corner;
2. North 16°43'46" West, 102.86 feet, to a 5/8 inch iron rod with TXDOT disk for the beginning of a curve to the right;
3. Northwesternly 16.55 feet, with the arc of said curve to the right, having a radius of 5679.58 feet, a central angle of 00°10'01", and a chord that bears North 02°26'27" West, 16.55 feet, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set for the end of said curve;
4. North 02°41'04" West, 25.98 feet, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set for the common westerly corner of said 17.02 acre tract and that certain called 9.7 acre tract in instrument to Jeffrey Russell Burell Trust, recorded under Clerk's File Number 2013108474, O.P.R.M.C.T., being the northwesterly corner of the herein described 16.971 acre tract, from which a 1/2 inch iron rod found for reference, bears North 02°41'04" West, 357.21 feet;

THENCE North 87°27'36" East, with the common line between said 17.02 acre tract and said 9.7 acre tract, at a distance of 1.52 feet, pass a 1/2 inch iron rod found for reference, continuing with said common line, at a distance of 15.44 feet, pass a 1/2 inch iron rod found for reference, in all, a total distance of 1177.91 feet, to a 1/2 inch iron rod found in the westerly line of that certain called 3.995 acre tract described in instrument to Michael Pirie and Lindsey Pirie, recorded under Clerk's File Number 2021052495, O.P.R.M.C.T., for the common easterly corner of said 17.02 acre tract and said 9.7 acre tract, being the northeasterly corner of the herein described 16.971 acre tract;

THENCE South 02°45'42" East, 707.73 feet, with the common westerly line of said 3.995 acre tract, Lot 4 of Rachel and Grace Estates, Section One, as shown on the map or plat thereof, recorded in Cabinet Z, Sheet 1267, of the Map Records Montgomery County Texas (M.R.M.C.T.), and Lot 3 of said Rachel and Grace Estates, common easterly line of said 17.02 acre tract, to a 1/2 inch iron pipe found for the common easterly corner of said 17.02 acre tract and that certain called 19.258 acre tract, described in instrument to PWP Land Co. LLC., recorded under Clerk's File Number 2018027790, O.P.R.M.C.T., being the southeasterly corner of the herein described 16.971 acre tract;

THENCE South 87°35'57" West, 837.67 feet, with the common line between said 17.02 acre tract and said 19.258 acre tract, to a 1/2 inch iron rod found for the common southerly corner between said 17.02 acre tract and said 2.011 acre tract, being the southerly southwest corner of the herein described 16.971 acre tract;

THENCE with the common line between said 17.02 acre tract and said 2.011 acre tract, the following two (2) courses and distances:

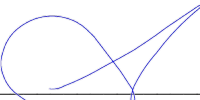
1. North 02°41'38" West, 228.91 feet, to a 1/2 inch iron rod found for corner;
2. North 86°15'20" West, 318.24 feet, to the **POINT OF BEGINNING** and containing a computed area of 16.971 acres of land within this Field Note Description.

This Field Note Description was prepared from a survey performed on the ground on September 30, 2024, by Texas Professional Surveying, LLC., Registered Professional Land Surveyors and referenced to Survey Drawing Project 38204.

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

October 7, 2024
Date




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