



# TEXAS PROFESSIONAL SURVEYING, LLC.

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

**FIELD NOTE DESCRIPTION**  
**35.661 ACRES**  
**IN THE GREEN A. BLUNT PRE-EMPTION, ABSTRACT NUMBER 87**  
**FREESTONE COUNTY, TEXAS**

Being a 35.661 acre tract of land situated in the Green A. Blunt Pre-Emption, Abstract Number 87, Freestone County, Texas, being all of that same called 35 acre tract described in instrument to Julio A. Cosme and Guadalupe Cosme, recorded in Volume 1745, Page 380, of the Official Records of Freestone County, Texas (O.R.F.C.T.), being further described in Volume 1513, Page 368, O.R.F.C.T., said 35.661 acre tract being more particularly described by attached metes and bounds description.

**BEGINNING** at a 1/2 inch iron rod found in the apparent common line between said Blunt Pre-Emption and the William C. Autry Pre-Emption, Abstract Number 42, the easterly right-of-way of Interstate Highway 45 (width varies), for the common westerly corner of said 35 acre tract and that certain called 27.506 acre tract described as "Second Tract" in instrument to Darnella Fay Grant Exempt Lifetime Trust, et al, recorded in Volume 1715, Page 458, O.R.F.C.T., from which a concrete monument found for reference bears, South 28°34'23" East, 794.11 feet, said **POINT OF BEGINNING** having a Texas State Plane Coordinate value of **N: 10,551,231.78, E: 3,606,941.39**, Central Zone, grid measurements;

THENCE with the easterly right-of-way of said Interstate Highway 45, the westerly line of said 35 acre tract, the following two (2) courses and distances:

1. North 28°34'23" West, 158.92 feet, to a concrete monument found for corner;
2. North 26°37'20" West, 1389.39 feet, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set for the common westerly corner of said 35 acre tract and that certain called 188.243 acre tract described as "Tract 3" in instrument to Doyle Daniel and Neta M. Daniel, recorded in Volume 1049, Page 413, O.R.F.C.T., being the northwesterly corner of the herein described 35.661 acre tract, from which a concrete monument found for reference bears, North 26°37'20" West, 317.31 feet;

THENCE North 61°45'13" East, with the common line between said 35 acre tract and said 188.243 acre tract, at a distance of 0.37 feet, pass a t-post found for reference, in all, a total distance of 1019.46 feet, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set for the common northerly corner of said 35 acre tract and that certain called 40 acre tract, now or formerly, described in instrument to Raymond E. Peters, recorded in Volume 698, Page 184, O.R.F.C.T., being the northeasterly corner of the herein described 35.661 acre tract;

THENCE with the common line between said 35 acre tract and said 40 acre tract, generally along and with a fence, the following two (2) courses and distances:

1. South 32°58'07" East, 1114.62 feet, to a wrought iron fence corner post found for corner;
2. South 33°52'35" East, 132.24 feet, to a 1/2 inch iron rod found in the southeasterly margin of Private Road 408, the northwesterly line of that certain called 9.68 acre tract described as "Tract One" in instrument to Charles Shay Wideman and Deena S. Wideman, recorded in Volume 1590, Page 849, O.R.F.C.T., for the common southerly corner of said 35 acre tract and said 40 acre tract, from which a 1/2 inch iron rod with cap found for reference bears, North 40°01'44" East, 714.11 feet;

THENCE South 40°13'06" West, 330.73 feet, with the common line between said 35 acre tract and said 9.68 acre tract, to a t-post found for the apparent common northerly corner of said Blunt Pre-Emption and said Autry Pre-Emption, the common northerly corner of said 9.68 acre tract and said 27.506 acre tract, being an angle point in the southerly line of the herein described 35.661 acre tract;

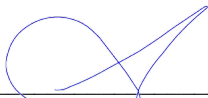
THENCE South 49°36'53" West, 874.58 feet, with the apparent common line between said Blunt Pre-Emption and said Autry Pre-Emption., the common line between said 35 acre tract and said 27.506 acre tract, to the **POINT OF BEGINNING** and containing a computed area of 35.661 acres of land within this Field Note Description.

This Field Note Description was prepared from a survey performed on the ground on February 09, 2025, by Texas Professional Surveying, LLC., and referenced to Survey Drawing Project 41870.

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.

February 24, 2026  
Date



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