



TEXAS PROFESSIONAL SURVEYING, LLC.

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

FIELD NOTE DESCRIPTION

4.776 ACRES

IN THE JAMES TAYLOR 1/3 LEAGUE, ABSTRACT NUMBER 553 MONTGOMERY COUNTY, TEXAS

BEING a 4.776 acre tract of land situated in the James Taylor 1/3 League, Abstract Number 553, Montgomery County, Texas, being the remainder of that certain called 5.0 acre tract described as Lot 2, Hill and Dale Subdivision, Section 3 (Unrecorded), in instrument to James Masters and Nancy Masters, now or formerly (Masters Tract), recorded in Volume 803, Page 775, of the Deed Records of Montgomery County, Texas (D.R.M.C.T.), said 4.776 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a mag nail set in the root of a 26 inch post oak tree in the southerly margin of Hill and Dale Avenue, for the common northerly corner of said Masters Tract and that certain tract described as the East 20 feet of Lot 2 of said Hill and Dale Subdivision, Section 3, described in instrument to Sanford E. McCormick (McCormick Tract), recorded in Volume 722, Page 80, D.R.M.C.T., being the northeasterly corner of the herein described 4.776 acre tract, from which a 5/8 inch iron rod with cap found for the common northerly corner of said McCormick Tract and Reserve A, Block 1, Splendora ISD Tram Road, as shown on the map or plat thereof, recorded in Cabinet Z, Sheet 6836, of the Map Records of Montgomery County, Texas (M.R.M.C.T.) bears North 86°33'47" East, 20.00 feet, said **POINT OF BEGINNING** having a Texas State Plane Coordinate value of **N: 10,076,575.99, E: 3,935,318.47**, Central Zone, grid measurements;

THENCE South 03°09'35" East, 495.90 feet, with the common line between said Masters Tract and said McCormick Tract, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set in the westerly north line of said Reserve A, for the common southerly corner of said Masters Tract and said McCormick Tract, being the southeasterly corner of the herein described 4.776 acre tract;

THENCE South 86°33'47" West, 419.50 feet, with the common line between said Masters Tract and said Reserve A, to a 5/8 inch iron rod found for the common southerly corner of said Masters Tract and that certain called 5.0 acre tract described in instrument to Raul J. Macias and Maria J. Rodriguez (Macias Tract), recorded under Clerk's File Number 2007070946, of the Official Public Records of Montgomery County, Texas (O.P.R.M.C.T.), being the southwesterly corner of the herein described 4.776 acre tract, from which a 4 inch by 4 inch concrete monument found for reference bears South 86°33'47" West, 440.05 feet;

THENCE North 03°09'35" West, 495.90 feet, with the common line between said Masters Tract and said Macias Tract, to a 1 inch P.T.P. found in the southerly margin of said Hill and Dale Avenue, for the common northerly corner of said Masters Tract and said Macias Tract, being the northwesterly corner of the herein described 4.776 acre tract, from which a 1/2 inch iron pipe found for reference bears South 86°36'13" West, 438.50 feet;

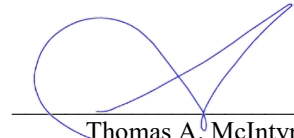
THENCE North 86°33'47" East, 419.50 feet, with the southerly margin of said Hill and Dale Avenue, the northerly line of said Masters Tract, to the **POINT OF BEGINNING** and containing a computed area of 4.776 acres of land within this Field Note Description.

This Field Note Description was prepared from a survey performed on the ground on August 31, 2026, by Texas Professional Surveying, LLC., and referenced to Survey Drawing Project 43248.

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.

August 31, 2026
Date




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