



TEXAS PROFESSIONAL SURVEYING, LLC.

3032 N. FRAZIER STREET, CONROE, TEXAS 77303
(936)756-7447 FAX (936)756-7448
FIRM REGISTRATION No. 100834-00

FIELD NOTE DESCRIPTION
16.928 ACRES
IN THE JACOB SHANNON SURVEY, ABSTRACT NO. 35
MONTGOMERY COUNTY, TEXAS

BEING a 16.928 acre tract of land situated in the Jacob Shannon Survey, Abstract No. 35, Montgomery County, Texas, being out of and part of that certain called 34.2756 acre tract described in instrument to Melissa Clark, recorded in Clerk's File No. 2017009602 of the Official Public Records of Montgomery County, Texas (O.P.R.M.C.T.), said 16.928 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at $\frac{1}{2}$ inch iron rod with cap stamped "TPS 100834-00" set in a fenceline in the easterly margin of South Farm to Market Road 1486 (FM 1486 S), for the common westerly corner of said 34.2756 acre tract and a called 8.80 acre tract described in said instrument to Melissia Clark, being a southwesterly corner of the herein described 16.928 acre tract;

THENCE North $03^{\circ}41'02''$ West, 567.49 feet, generally along and with said fence, with the most westerly west line of said 34.2756 acre tract, along the easterly margin of said FM 1486 S, to a fence corner post found for the common westerly corner of said 34.2756 acre tract and a called 1.994 acre tract described in instrument to Nickalaus Judd, recorded in Clerk's File No. 2007132922, O.P.R.M.C.T., being the westerly northwest corner of the herein described 16.928 acre tract;

THENCE North $87^{\circ}34'48''$ East, 399.92 feet, continuing along said fence, with the common line of said 34.2756 acre tract and said 1.994 acre tract, to a railroad tie found for a common corner of the same, being an interior corner of the herein described 16.928 acre tract;

THENCE North $02^{\circ}14'17''$ West, 81.33 feet, continuing along said fence and continuing with the common line of said 34.2756 acre tract and said 1.994 acre tract, to a railroad tie found for the common westerly corner of said 34.2756 acre tract and a called 1.00 acre tract described as "Parcel Two" in instrument to Thomas Mock, recorded in Clerk's File No. 99001233 of the Real Property Records of Montgomery County, Texas (R.P.R.M.C.T.), being a northwesterly corner of the herein described 16.928 acre tract;

THENCE North $87^{\circ}02'14''$ East, 337.91 feet, continuing along said fence, with the common line of said 34.2756 acre tract and said 1.00 acre tract, to a fence corner post found for a common corner of the same, being an interior corner of the herein described 16.928 acre tract;

THENCE North $03^{\circ}25'35''$ West, 262.31 feet, continuing along said fence, with the easterly line of said 1.00 acre tract and a called 4.03 acre tract described in said instrument to Thomas Mock, common to a westerly line of said 34.2756 acre tract, to a railroad tie found for the common westerly corner of said 34.2756 acre tract and a called 2.045 acre tract described in instrument to Jimmie and Georgia Brown, recorded in Clerk's File No. 2017009602, O.P.R.M.C.T., being a northwesterly corner of the herein described 16.928 acre tract;

THENCE North 87°41'24" East, 220.76 feet, continuing along said fence, with the common line of said 34.2756 acre tract and said 2.045 acre tract, to a railroad tie found for a common corner of the same, being an interior corner of the herein described 16.928 acre tract;

THENCE North 02°18'36" West, 391.68 feet, continuing along said fence, with the common line of said 34.2756 acre tract and said 2.045 acre tract, to a 60D nail found at a railroad tie, for the common northerly corner of the same, being the northerly northwest corner of the herein described 16.928 acre tract;

THENCE North 66°20'07" East, 193.43 feet, continuing along said fence, with a northwesterly line of said 34.2759 acre tract, to a fence corner post found for an interior corner of said 34.2756 acre tract and the herein described 16.928 acre tract;

THENCE North 60°48'45" East, 445.64 feet, continuing along said fence, with the most northerly northwest line of said 34.2756 acre tract, to a fence corner post found for the most northerly corner of said 34.2756 acre tract and the herein described 16.928 acre tract;

THENCE South 17°54'01" East, 171.14 feet, generally along and with said fence, with the most northerly northeast line of said 34.2756 acre tract, to a ½ inch iron rod with cap stamped "TPS 100834-00" set for an easterly corner of the herein described 16.928 acre tract;

THENCE South 35°21'55" West, 1,320.32 feet, severing said 34.2756 acre tract, to a ½ inch iron rod with cap stamped "TPS 100834-00" set for a southerly corner of the herein described 16.928 acre tract;

THENCE North 63°23'05" West, 126.46 feet, continuing across said 34.2756 acre tract, to a ½ inch iron rod with cap stamped "TPS 100834-00" set for an interior corner of the herein described 16.928 acre tract;

THENCE South 32°09'36" West, 695.85 feet, continuing across said 34.2756 acre tract, to a ½ inch iron rod with cap stamped "TPS 100834-00" set in the common line between said 34.2756 acre tract and said 8.80 acre tract, being the most southerly corner of the herein described 16.928 acre tract;

THENCE North 62°42'26" West, 289.98 feet, with said common line, to the **PLACE OF BEGINNING**;

CONTAINING a computed area of 16.928 acres of land within this Field Note Description.

This Field Note Description was prepared from a survey performed on the ground on September 5, 2018 by Texas Professional Surveying, LLC., Registered Professional Land Surveyors and is referenced to Survey Drawing Project Number C499-01.

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).

September 27, 2018
Date



Carey A. Johnson
R.P.L.S. No. 6524



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FIRM REGISTRATION No. 100834-00

FIELD NOTE DESCRIPTION PROPOSED ACCESS EASEMENT IN THE JACOB SHANNON SURVEY, ABSTRACT NO. 35 MONTGOMERY COUNTY, TEXAS

BEING an access easement situated in the Jacob Shannon Survey, Abstract No. 35, Montgomery County, Texas, being over and across that certain called 34.2756 acre tract described in instrument to Melissa Clark, recorded in Clerk's File No. 2017009602 of the Official Public Records of Montgomery County, Texas (O.P.R.M.C.T.), said easement being more particularly described by metes and bounds as follows:

BEGINNING at a calculated point in the northwesterly margin of Old Highway 105 West (a/k/a Dobbin Road), in the southeasterly line of said 34.2756 acre tract, for the most easterly corner of the herein described easement, from which a fence corner post found for reference bears North 29°45'23" East, 11.15 feet;

THENCE South 29°45'23" West, 16.38 feet, with the southeasterly line of said 34.2756 acre tract and along the northwesterly margin of said Old Highway 105 West, to a calculated point for the most southerly corner of the herein described easement, from which a fence corner post found for reference bears South 29°45'23" West, 8.99 feet;

THENCE over and across said 34.2756 acre tract, the following

- 1) North 43°56'56" West, 13.17 feet, to a calculated point for corner;
- 2) North 55°44'01" West, 86.97 feet, to a calculated point for corner;
- 3) North 54°28'12" West, 196.06 feet, to a calculated point for corner;
- 4) North 53°38'53" West, 138.12 feet, to a calculated point for corner;
- 5) North 51°05'28" West, 86.10 feet, to a calculated point for corner;
- 6) North 64°29'25" West, 43.30 feet, to a calculated point for corner;
- 7) North 32°09'36" East, 88.74 feet, to a calculated point for corner;
- 8) South 57°42'11" East, 109.99 feet, to a calculated point for corner;
- 9) South 09°12'08" West, 38.73 feet, to a calculated point for corner;
- 10) South 16°40'34" East, 64.11 feet, to a calculated point for corner;
- 11) South 39°45'52" East, 31.58 feet, to a calculated point for corner;
- 12) South 54°42'29" East, 332.81 feet, to a calculated point for corner;
- 13) South 59°18'17" East, 25.30 feet, to the **PLACE OF BEGINNING**;

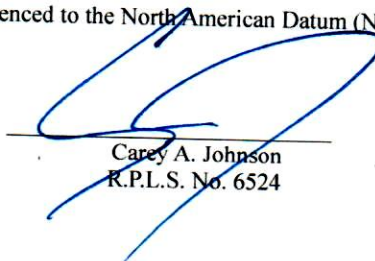
CONTAINING a computed area of 0.404 acres of land within this Field Note Description.

This Field Note Description was prepared from a survey performed on the ground on September 5, 2018 by Texas Professional Surveying, LLC., Registered Professional Land Surveyors and is referenced to Survey Drawing Project Number C499-01.

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