



TEXAS PROFESSIONAL SURVEYING, LLC.

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FIRM REGISTRATION No. 100834-00

FIELD NOTE DESCRIPTION
29.982 ACRES
IN THE ANN WHITE SURVEY, ABSTRACT NO. 43
MONTGOMERY COUNTY, TEXAS

BEING a 29.982 acre tract of land situated in the Ann White Survey, Abstract No. 43, Montgomery County, Texas, being comprised of all of that certain called 26.965 acre tract described in instrument to William W. Addison, recorded in Clerk's File No. 2002-122124 of the Official Public Records of Montgomery County, Texas (O.P.R.M.C.T.), and all of that certain called 2.925 acre tract described in instrument to William Addison and Heather Addison, recorded in Clerk's File No. 2017004457, O.P.R.M.C.T., said 29.982 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a ½ inch iron pipe found in the northerly margin of a 30 foot road easement recorded in Volume 1020, Page 245 of the Deed Records of Montgomery County, Texas (D.R.M.C.T.), in the northerly line of a called 8.48 acre tract described in instrument to Joan Barton, recorded in Clerk's File No. 2000107865, O.P.R.M.C.T., for the common southerly corner of said 26.965 acre tract and a called 8.11 acre tract described as Share No. One, Tract Two, in instrument to Rube Adams, recorded in Volume 621, Page 386, D.R.M.C.T., being the southerly southwest corner of the herein described 29.982 acre tract, from which a ½ inch iron pipe found for reference bears South 86°57'20" West, 1,331.90 feet;

THENCE North 02°38'38" West, with the easterly line of said 8.11 acre tract and a called 16.221 acre tract described in instrument to William O. Addison and Donna L. Addison, recorded in Clerk's File No. 2003-079708, O.P.R.M.C.T., common to the southerly west line of said 26.965 acre tract, at a distance of 289.00 feet, pass a ½ inch iron rod found for the common easterly corner of said 8.11 acre tract and said 16.221 acre tract, in all, 875.59 feet, to a 1 inch iron rod found for a common corner of said 16.221 acre tract and said 26.965 acre tract, being an interior corner of the herein described 29.982 acre tract;

THENCE South 87°49'30" West, 1,204.40 feet, continuing with the common line of said 26.965 acre tract and said 16.221 acre tract, to a ½ inch iron rod found for the common northerly corner of said 16.221 acre tract and a called 75/100 acre tract described in instrument to Nozella Adams Ford, recorded in Volume 332, Page 90, D.R.M.C.T., being an angle corner in the westerly south line of said 26.965 acre tract and the herein described 29.982 acre tract;

THENCE South 88°09'02" West, 106.07 feet, with the common line of said 26.965 acre tract and said 75/100 acre tract, to a fence corner post found in the easterly line of a called 201.3 acre tract described in instrument to Sarah Wise Brown, recorded in Clerk's File No. 9783891 of the Real Property Records of Montgomery County, Texas (R.P.R.M.C.T.), for the common westerly corner of said 26.965 acre tract and said 75/100 acre tract, being the westerly southwest corner of the herein described 29.982 acre tract;

THENCE North 02°50'27" West, 727.97 feet, with the common line of said 26.965 acre tract and said 201.3 acre tract, to a fence corner post found for the common westerly corner of said 26.965 acre tract and said 2.925 acre tract, being an interior corner of said 201.3 acre tract and an angle corner in the westerly line of the herein described 29.982 acre tract, from which a ½ inch iron rod found for a common corner of said 29.982 acre tract and said 2.925 acre tract, bears North 82°35'52" East, 488.31 feet;

THENCE North 01°51'24" East, 125.19 feet, with the common line of said 2.925 acre tract and said 201.3 acre tract, to a fence corner post found for a common corner of the same, being an interior corner of the herein described 29.982 acre tract;

THENCE North 00°13'43" West, 89.27 feet, continuing with the common line of said 2.925 acre tract and said 201.3 acre tract, to a fence corner post found for the common westerly corner of said 2.925 acre tract and the remainder of a called 53.664 acre tract described in instrument to Tracey Cearley and Jackie Cearley, recorded in Clerk's File No. 2009-040762, O.P.R.M.C.T., being the northwesterly corner of the herein described 29.982 acre tract;

THENCE North 83°14'01" East, 660.37 feet, with the common line of said 2.925 acre tract and said remainder of 53.664 acre tract, to a fence corner post found for a common corner of the same, being the northerly northeast corner of the herein described 29.982 acre tract;

THENCE South 03°30'03" East, 170.38 feet, to a fence corner post found in the northerly line of said 26.965 acre tract for the common southerly corner of said 2.925 acre tract and said remainder of 53.664 acre tract, being an interior corner of the herein described 29.982 acre tract, from which a 5/8 inch iron rod found for a common corner of said 2.925 acre tract and said 26.965 acre tract, bears South 83°11'15" West, 191.42 feet;

THENCE North 85°19'33" East, 482.94 feet, with the common line of said 26.965 acre tract and said remainder of 53.664 acre tract, to a ½ inch iron rod with cap stamped "TPS 100834-00" set for a common corner of the same, being an angle corner in the easterly north line of the herein described 29.982 acre tract;

THENCE North 86°27'45" East, 224.53 feet, continuing with the common line of said 26.965 acre tract and said remainder of 53.664 acre tract, to a ½ inch iron rod with cap stamped "TPS 100834-00" set for the common northerly corner of said 26.965 acre tract and a called 30.3 (net) acre tract described as the remainder of 67.68 acres, in instrument to Tracey Cearley and Jackie Cearley, recorded in Clerk's File No. 2011052467, O.P.R.M.C.T., being the easterly northeast corner of the herein described 29.982 acre tract, from which an angle iron found for reference bears North 85°30'49" East, 410.36 feet;

THENCE South 02°40'35" East, 1,726.66 feet, with the westerly line of said 30.3 (net) acre tract and a called 10.88 acre tract described in instrument to Tracey Cearley and Jackie Cearley, recorded in Clerk's File No. 2011084050, O.P.R.M.C.T., common to the easterly line of said 26.965 acre tract, to a ½ inch iron rod with cap stamped "TPS 100834-00" set in the northerly line of said roadway easement and said 8.48 acre tract, for the common southerly corner of said 26.965 acre tract and said 10.88 acre tract, being the southeasterly corner of the herein described 29.982 acre tract, from which a 5/8 inch iron rod with cap found for reference bears North 87°18'57" East, 567.99 feet;

THENCE South 87°23'41" West, 70.00 feet, with the easterly south line of said 26.965 acre tract, common to the northerly line of said roadway easement and said 8.48 acre tract, to the **PLACE OF BEGINNING**;

CONTAINING a computed area of 29.982 acres of land within this Field Note Description.

This Field Note Description was prepared from a survey performed on the ground on January 9, 2019 by Texas Professional Surveying, LLC., Registered Professional Land Surveyors and is referenced to Survey Drawing Project Number A19-01.

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).

January 14, 2019
Date



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