



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
TRACT 1
11.000 ACRES
IN THE SAN FELIPE DE AUSTIN SURVEY, ABSTRACT NUMBER 5
AUSTIN COUNTY, TEXAS

BEING a 11.000 acre tract of land situated in the San Felipe De Austin Survey Abstract Number 5, Austin County, Texas, being comprised of a portion of that certain called 144.623 acre tract described as "Tract Two" in instrument to Hawthorne Ventures, L.P., recorded under Instrument Number 203045 of the Official Records of Austin County, Texas (O.R.A.C.T.), said 11.000 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8 inch iron rod found in the approximate centerline of Meith Road for a common corner of said 144.623, northwesterly right-of-way of the remainder of the K.T.C. Railroad (100 feet wide), recorded in Volume 621, Page 647, O.R.A.C.T., that certain called 12.34 acre tract described in instrument to Amber Leigh Schneider, recorded under Clerk's File Number 093343, O.R.A.C.T., and that certain called 258.32 acre tract described in instrument to Daniel George and Laura George, recorded under Clerk's File Number 154357, O.R.A.C.T., being the southerly corner of the herein described 11.000 acre tract;

THENCE North 47°18'55" West, 443.58 feet, with the approximate centerline of said Meith Road, the common line between said 144.623 acre tract and said 258.32 acre tract, to a ½ inch iron rod with cap stamped "TPS 100834-00" set for the westerly corner of the herein described 11.000 acre tract, from which a 5/8 inch iron rod with cap found for reference bears, North 47°18'55" West, 1,216.82 feet;

THENCE severing over and across said 144.623 acre tract, the following two (2) courses and distances:

1. North 42°40'31" East, 1575.12 feet, to a ½ inch iron rod with cap stamped "TPS 100834-00" set for corner;
2. South 47°18'55" East, 164.83 feet, to a ½ inch iron rod with cap stamped "TPS 100834-00" set in the northwesterly right-of-way of said K.T.C. Railroad, the southeasterly line of said 144.623 acre tract, being the easterly corner of the herein described 11.000 acre tract, from which a ½ inch iron pipe found for reference bears, North 32°28'24" East, 1,081.744 feet;

THENCE South 32°38'24" West, 1,599.64 feet, along the northwesterly right-of-way of said K.T.C. Railroad, with the southeasterly line of said 144.623 acre tract, to the **POINT OF BEGINNING**;

CONTAINING a computed area of 11.000 acres of land within this Field Note Description.

This Field Note Description was prepared from a survey performed on the ground on March 26, 2021 by Texas Professional Surveying, LLC., Registered Professional Land Surveyors and is referenced to Survey Drawing Project Number B543-02.

Bearings recited hereon are based on GPS observations and are referenced to the North American Datum (NAD) 1983, Texas State Plane Coordinate System, South Central Zone (4204).

April 5, 2021
Date



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