



TEXAS PROFESSIONAL SURVEYING, LLC.

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

FIELD NOTE DESCRIPTION

TRACT 2

12.058 ACRES

IN THE FAYETTE COUNTY SCHOOL LAND SURVEY, ABSTRACT NUMBER 182 FAYETTE COUNTY, TEXAS

BEING a 12.058 acre tract situated in the Fayette County School Land Survey, Abstract Number 182, Fayette County, Texas, being a portion of that certain called 24.25 acre tract described in instrument to Windsor Chase, LLC., recorded in Volume 1981, Page 234 of the Official Records of Fayette County, Texas (O.R.F.C.T.), said 12.058 acre tract being more particularly described by metes and bounds as follows:

COMMENCING at a ½ inch iron rod found at the intersection of the southerly margin of Knappe Road, with the westerly margin of U.S. Highway 77 (HWY 77), for the northeasterly corner of said 24.25 acre tract;

THENCE South 01°54'00" East, 454.19 feet, with the westerly margin of said HWY 77, the easterly line of said 24.25 acre tract, to a ½ inch iron rod with cap stamped "TPS 100834-00" set for the **POINT OF BEGINNING**, being the northeasterly corner of the herein described 12.058 acre tract;

THENCE South 01°54'00" East, 452.94 feet, continuing with the westerly margin of said HWY 77, the easterly line of said 24.25 acre tract, to a 5/8 inch iron rod found for the common easterly corner of said 24.25 acre tract and that certain called 5.364 acre tract described in instrument to Cy A. Hawkins and Lori M. Hawkins, recorded in Volume 1751, Page 745, O.R.F.C.T., being the southeasterly corner of the herein described 12.058 acre tract;

THENCE South 88°06'32" West, 1,168.88 feet, with the common line between said 24.25 acre tract and said 5.364 acre tract, to a 5/8 inch iron rod found in the easterly line of that certain called 24.25 acre tract described in instrument to John Leon Marek (Marek tract), recorded in Volume 1094, Page 316, O.R.F.C.T., for the common westerly corner of said 24.25 acre tract and said 5.364 acre tract, being the southwesterly corner of the herein described 12.058 acre tract;

THENCE North 01°52'33" West, 449.16 feet, with the common line between said 24.25 acre tract and said Marek tract, to a ½ inch iron rod with cap stamped "TPS 100834-00" set for the northwesterly corner of the herein described 12.058 acre tract;

THENCE severing, over and across said 24.25 acre tract, with an existing fence, the following thirteen (13) courses and distances:

1. North 88°17'40" East, 125.44 feet, to a fence angle for corner;
2. North 88°17'40" East, 325.00 feet, to a fence angle for corner;
3. North 88°17'40" East, 52.05 feet, to a fence angle for corner;
4. North 86°09'56" East, 14.48 feet, to a fence angle for corner;
5. North 88°29'53" East, 16.18 feet, to a fence angle for corner;
6. North 85°43'49" East, 12.83 feet, to a fence angle for corner;

7. North 87°50'49" East, 46.13 feet, to a fence angle for corner;
8. North 89°56'54" East, 13.31 feet, to a fence angle for corner;
9. North 87°38'23" East, 473.93 feet, to a fence angle for corner;
10. North 87°41'07" East, 25.00 feet, to a fence angle for corner;
11. North 87°41'07" East, 25.00 feet, to a fence angle for corner;
12. North 87°41'07" East, 27.07 feet, to a fence angle for corner;
13. North 86°55'44" East, 12.33 feet, to the **PLACE OF BEGINNING**;

CONTAINING a computed area of 12.058 acres of land within this Field Note Description.

This Field Note Description was prepared from a survey performed on the ground on August 11, 2021, by Texas Professional Surveying, LLC., Registered Professional Land Surveyors and is referenced to Survey Drawing Project Number B543-20.

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).

August 25, 2021
Date



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