



TEXAS PROFESSIONAL SURVEYING, LLC.

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

FIELD NOTE DESCRIPTION
5.712 ACRES
IN THE JOSE MARIA DE LA GARZA SURVEY, ABSTRACT NUMBER 15
MONTGOMERY COUNTY, TEXAS

BEING a 5.712 acre tract of land situated in the Jose Maria de la Garza Survey, Abstract Number 15, Montgomery County, Texas, being the remainder of that same called 50 acre tract described as Tract 8 in instrument to Jane C. Browder, recorded under Clerk's File Number 2011076286 of the Official Public Records of Montgomery County, Texas (O.P.R.M.C.T.), said 5.712 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a ½ inch iron rod with cap stamped "TPS 100834-00" set in the northerly line of that certain called 10.63 acre tract described as Tract 2A in instrument to James D. Hulin and Mildred B. Hulin, recorded under Clerk's File Number 2017067595, O.P.R.M.C.T., for the common southerly corner of said remainder of a 50 acre tract and Lot 6, Block 1, of the China Grove Village Subdivision, Section 1, as shown on the map or plat thereof, recorded in Cabinet W, Sheet 152, being the southwesterly corner of the herein described 5.712 acre tract, from which a ½ inch iron rod found for reference, bears South 69°04'53" West, 80.56 feet

THENCE North 20°28'22" West, 209.26 feet, with the common line between said remainder of a 50 acre tract and said Lot 6, to a ½ inch iron rod found for the common westerly corner of said remainder of a 50 acre tract and Lot 15 of said China Grove Village Subdivision, being the northwesterly corner of the herein described 5.712 acre tract, from which a 5/8 inch iron rod found for the common easterly corner of said Lot 6 and Lot 7 of said China Grove Village Subdivision, bears North 20°33'17" West, 61.17 feet;

THENCE North 68°39'40" East, with the common line between said remainder of a 50 acre tract and said Lot 15, at a distance of 499.99 feet, pass a 5/8 inch iron rod found for the common southerly corner of said Lot 15 and that certain called 4.716 acre tract described as a portion of Lot 16 of said China Grove Village Subdivision, in instrument to William G. Brooks and Tommie F. Brooks, recorded under Clerk's File Number 2006048189, O.P.R.M.C.T., thence with the common line between said remainder of a 50 acre tract and said 4.716 acre tract, at a distance of 1,074.73, pass a ½ inch iron rod with cap stamped "TPS 100834-00" set for reference, in all, a total distance of 1,124.73 feet, to a calculated point in the approximate centerline of Peach Creek, for the common easterly corner of said remainder of a 50 acre tract and said 4.716 acre tract, being the northeasterly corner of the herein described 5.712 acre tract;

THENCE in a southeasterly direction, along the approximate centerline of said Peach Creek, with the easterly line of said remainder of a 50 acre tract the following six (6) courses and distances:

1. South 65°59'57" East, 1.64 feet, to a calculated point for corner;
2. South 76°42'11" East, 78.97 feet, to a calculated point for corner;
3. South 37°50'50" East, 52.08 feet, to a calculated point for corner;
4. South 06°19'29" West, 44.97 feet, to a calculated point for corner;
5. South 02°29'32" East, 58.02 feet, to a calculated point for corner;
6. South 23°38'50" East, 21.25 feet, to a calculated point for the common easterly corner of said remainder of a 50 acre tract and that certain called 25.424 acre tract described in instrument to Richard Sproll, recorded under Clerk's File Number 2017076362, O.P.R.M.C.T., being the southeasterly corner of the herein described 5.712 acre tract;

THENCE South 68°47'39" West, with the common line between said remainder of a 50 acre tract and said 25.424 acre tract, at a distance of 50.00 feet, pass a ½ inch iron rod with cap stamped "TPS 100834-00" set for reference, at a distance of 1,047.60 feet, pass a ½ inch iron pipe found for the common northerly corner of said 19.713 acre tract and said 10.63 acre tract, in all, a total distance of 1,170.06 feet, to the **POINT OF BEGINNING**;

CONTAINING a computed area of 5.712 acres of land within this Field Note Description.

This Field Note Description was prepared from a survey performed on the ground on May 21, 2021 by Texas Professional Surveying, LLC., Registered Professional Land Surveyors and is referenced to Survey Drawing Project Number C281-899 .

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).

June 2, 2021
Date



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