



# TEXAS PROFESSIONAL SURVEYING, LLC.

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

**FIELD NOTE DESCRIPTION**  
**1.499 ACRES**  
**IN THE JOSE MARIA DE LA GARZA SURVEY, ABSTRACT NUMBER 22**  
**WALKER COUNTY, TEXAS**

BEING a 1.499 acre tract situated in the Jose Maria De La Garza Survey, Abstract Number 17, Walker County, Texas, being comprised of all that same called 1.00 acre tract described in instrument to Janet J. Harris Falcon, recorded in Volume 975, Page 424 of the Official Records of Walker County, Texas (O.R.W.C.T.), and all that same called 0.50 acre tract described in instrument to Anthony Fitzgerald Harris, recorded under instrument Number 58323, O.R.W.C.T., said 1.499 acre tract being more particularly described by metes and bounds as follows:

**BEGINNING** at a 5/8 inch iron rod found in the southwesterly margin of State Highway 150 (SH 150) for the common northerly corner of 1.00 acre tract and that certain called 1.00 acre tract described in instrument to Lynell Harris (Harris tract), recorded in Volume 975, Page 426, O.R.W.C.T., being the northeasterly corner of the herein described 1.499 acre tract;

THENCE South 11°05'56" West, 205.98 feet, with the common line between said 1.00 acre tract and said Harris tract, to a 5/8 inch iron rod found (bent) for the common corner of said 1.00 acre tract, said Harris tract, and the remainder of that certain called 1.48 acre tract described in instrument to Barbara Jean James, recorded in Volume 218, page 472, O.R.W.C.T., being the southeasterly corner of the herein described 1.499 acre tract;

THENCE North 78°57'08" West, with the common line between said 1.00 acre tract and said remainder of 1.48 acre tract, at a distance of 20.48 feet, pass a 5/8 inch iron rod found for reference, in all, a total distance of 174.23 feet, to a 5/8 inch iron rod found for the the common corner of said 1.00 acre tract, said 0.50 acre tract, said remainder of 1.48 acre tract, and that certain called 0.50 acre tract described in instrument to Cheryl Lynn Williams (Williams tract), recorded in Volume 406, Page 326, O.R.W.C.T., being an interior corner of the herein described 1.499 acre tract;

THENCE South 70°33'22" West, 195.13 feet, with the common line between said 0.50 acre tract and said Williams tract, to a ½ inch iron rod with cap stamped "TPS 100834-00" set in the northeasterly margin of Joyner Road for the common corner of said 0.50 acre tract, said Williams tract, that certain tract shown to be owned by Annie Lee James, per Walker County Appraisal District (W.C.A.D.) ID Number 12464, and that certain tract shown to be owned by Annie Callier and S.H. Estate, per W.C.A.D. ID Number 12456, being the southwesterly corner of the herein described 1.499 acre tract, from which a 5/8 inch iron rod found for reference bears South 28°56'21" East, 128.66 feet, and an angle iron found for reference bears, South 28°56'21" East, 374.56 feet;

THENCE North 28°56'21" West, 94.00 feet, with the common line between said 0.50 acre tract and said Annie Callier and S.H. Estate tract, to a ½ inch iron rod with cap stamped "TPS 100834-00" set for a common corner of same, being the westerly corner of the herein described 1.499 acre tract;

THENCE North 58°45'24" East, with a southeasterly line of said Annie Callier and S.H. Estate tract, common to the northwesterly line of said 0.50 acre tract and said 1.00 acre tract, at a distance of 189.31 feet, pass a 5/8 inch iron rod found for reference, in all, a total distance of 346.49 feet, to a 5/8 inch iron rod found in the southwesterly margin of said SH 150, for the common northerly corner of said 1.00 acre tract and said Annie Callier and S.H. Estate tract, being the northwesterly corner of the herein described 1.499 acre tract;

THENCE South 78°52'42" East, 146.65 feet, with the southwesterly margin of said SH 150, the northeasterly line of said 1.00 acre tract, to the **POINT OF BEGINNING**;

CONTAINING a computed area of 1.499 acres of land within this Field Note Description.

This Field Note Description was prepared from a survey performed on the ground on November 12, 2021, by Texas Professional Surveying, LLC., Registered Professional Land Surveyors and is referenced to Survey Drawing Project Number H648-01.

Bearings recited hereon are based on GPS observations and are reference to the North American Datum 1983 (NAD83), Texas State Plane Coordinate System, Central Zone (4203).

November 15, 2021  
Date



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