



# TEXAS PROFESSIONAL SURVEYING, LLC.

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FIRM REGISTRATION No. 100834-00

**FIELD NOTE DESCRIPTION**  
**TRACT 14**  
**10.100 ACRES**  
**IN THE S. HENRY HITCHCOCK SURVEY, ABSTRACT NUMBER 135**  
**WILSON COUNTY, TEXAS**

BEING a 10.100 acre tract of land situated in the S. Henry Hitchcock Survey, Abstract Number 135, Wilson County, Texas, being a portion of that certain called 197.718 acre tract described in instrument to Windsor Chase, LLC, recorded under Instrument Number 118725 of the Official Public Records of Wilson County, Texas (O.P.R.W.C.T.), said 10.100 acre tract being more particularly described by metes and bounds as follows:

**BEGINNING** at a concrete monument found for a cut back at the intersection of Farm-to-Market Road 3161 with the southerly right-of-way of State Highway 97, for the northerly corner of said 197.718 acre tract and the herein described 10.100 acre tract, said **POINT OF BEGINNING** having a Texas State Plane Coordinate value of N: 13,574,878.20, E: 2,212,156.60, Texas South Central Zone (4204), grid measurements;

THENCE South  $64^{\circ}00'01''$  East, 102.83 feet, with the cutback line of said Farm-to-Market Road 3161, a northeasterly line of said 197.718 acre tract, to a 1/2 inch iron rod with cap stamped "INTREPID" found for the northeasterly corner of said 197.718 acre tract and the herein described 10.100 acre tract;

THENCE South  $14^{\circ}37'13''$  East, 1051.82 feet, with the westerly margin of said Farm-to-Market Road 3161, the easterly line of said 197.718 acre tract, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set for the southeasterly corner of the herein described 10.100 acre tract, from which a 1/2 inch iron rod found, bent, for a cut back at the intersection of the westerly margin of said Farm-to-Market Road 3161 with the northerly margin of County Road 136, for the easterly southeast corner of said 197.718 acre tract, bears South  $14^{\circ}37'13''$  East, 562.74 feet;

THENCE severing, over and across said 197.718 acre tract the following two (2) courses and distances:

1. South  $63^{\circ}38'57''$  West, 283.27 feet, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set for corner;
2. North  $26^{\circ}22'11''$  West, 1111.27 feet, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set in the southeasterly right-of-way of State Highway 97, the northwesterly line of said 197.718 acre tract, for the northwesterly corner of the herein described 10.100 acre tract, from which a 2 inch steel fence corner post found for the common northerly corner of said 197.718 acre tract and that certain called 168.73 acre tract described in instrument to William R. Carr and Edith J. Carr, recorded in Volume 1334, Page 130 O.P.R.W.C.T., bears South  $63^{\circ}38'57''$  West, 5146.76 feet;


THENCE North 63°38'57" East, 434.66 feet, with the southeasterly right-of-way of said State Highway 97, the northeasterly line of said 197.718 acre tract, to the **POINT OF BEGINNING**, containing a computed area of 10.100 acres of land within this Field Note Description.

This Field Note Description was prepared from a survey performed on the ground on April 1, 2022 by Texas Professional Surveying, LLC., Registered Professional Land Surveyors and is referenced to Survey Drawing Project Number 22789\_TR14.

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), grid measurements.

April 11, 2022  
Date



  
Thomas A. McIntyre  
R.P.L.S. No. 6921