



TEXAS PROFESSIONAL SURVEYING, LLC.

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

FIELD NOTE DESCRIPTION

TRACT 13

13.251 ACRES

IN THE SAMUEL BLAIR SURVEY, ABSTRACT NUMBER 4, AND IN THE JOHN SCOTT SURVEY, ABSTRACT NUMBER 62 REFUGIO COUNTY, TEXAS

BEING a 13.251 acre tract of land situated in the Samuel Blair Survey, Abstract Number 4, and in the John Scott Survey, Abstract Number 62, Refugio County, Texas, being a portion of that certain called 464.442 acre tract described in instrument to Windsor Chase, LLC, recorded under Instrument Number 2021001071 of the Official Public Records of Refugio County, Texas (O.P.R.R.C.T.), said 13.251 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 northwesterly margin of Jackson Road, the southeasterly line of said 464.442 acre tract for the southeasterly corner of the herein described 13.251 acre tract, from which a fence corner post found for reference bears, North 72°19'38" East, 258.74 feet;

THENCE South 72°19'38" West, 391.03 feet, with the northwesterly margin of said Jackson Road, the southeasterly line of said 464.442 acre tract, to a ½ inch iron rod with cap stamped "TPS 100834-00" set for the southwesterly corner of the herein described 13.251 acre tract;

THENCE severing, over and across said 464.442 acre tract, the following two (2) courses and distances:

1. North 16°05'27" West, 743.93 feet, to a ½ inch iron rod with cap stamped "TPS 100834-00" set for corner;
2. North 02°38'47" West, 780.78 feet, to a ½ inch iron rod with cap stamped "TPS 100834-00" set in the common line between said 464.442 acre tract and that certain called 652.52 acre tract described in instrument to Dionicio Arredondo and Schelsea M. Arredondo, recorded under Instrument Number 2019043216, O.P.R.R.C.T., being the northwesterly corner of the herein described 13.251 acre tract;

THENCE South 80°59'19" East, 343.49 feet, with the common line between said 464.442 acre tract and said 652.52 acre tract, to a ½ inch iron rod with cap stamped "TPS 100834-00" set for the northeasterly corner of the herein described 13.251 acre tract;

THENCE South 11°46'21" East, 1350.63 feet, over and across said 464.442 acre tract, to the **POINT OF BEGINNING**;

CONTAINING a computed area of 13.251 acres of land within this Field Note Description.

This Field Note Description was prepared from a survey performed on the ground on September 25, 2021 by Texas Professional Surveying, LLC., Registered Professional Land Surveyors and is referenced to Survey Drawing Project Number B543-19.

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).

October 20, 2021

Date



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