



# TEXAS PROFESSIONAL SURVEYING, LLC.

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

## FIELD NOTE DESCRIPTION

### TRACT 5

11.866 ACRES

### IN THE MONTEZ AND DURAN GARCIA SURVEY, ABSTRACT NUMBER 185, AND THE EDWARD L. HOLMES SURVEY, ABSTRACT NUMBER 203 MATAGORDA COUNTY, TEXAS

BEING a 11.866 acre tract situated in the Montez and Duran Garcia Survey, Abstract Number 185, and the Edward L. Holmes Survey, Abstract Number 203, Matagorda County, Texas, being a portion of that same called 68.899 acre tract described in instrument to CREI Ventures, LLC., recorded under Clerk's File Number 20222039 of the Official Records of Matagorda County, Texas (O.R.M.C.T.), said 11.866 acre tract being more particularly described by metes and bounds as follows:

**COMMENCING** at a 1/2 inch iron rod with cap stamped "TPS 100834-00" set at the intersection of the southerly margin of Gillette Road with the westerly margin of an existing gravel road for the common northerly corner of said 68.899 acre tract and that certain called 93 acre tract described as "Second Parcel" in instrument to Larry Corporon, recorded in Volume 471, Page 848, O.R.M.C.T.;

THENCE North  $86^{\circ}01'38''$  East, 1242.45 feet, with the southerly margin of said Gillette Road, the northerly line of said 68.899 acre tract, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set for the northwesterly corner and **POINT OF BEGINNING** of the herein described 11.866 acre tract, said **POINT OF BEGINNING** having a Texas State Plane coordinate value of **N: 13,455,709.14, E: 2,899,831.43**, Texas South Central Zone 4204, grid measurements;

THENCE North  $86^{\circ}01'38''$  East, 318.77 feet, continuing with the southerly margin of said Gillette Road, the northerly line of said 68.899 acre tract, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set for the northeasterly corner of the herein described 11.866 acre tract, from which a 5/8 inch iron rod with cap found for the common northerly corner of said 68.899 acre tract and that certain called 462.89 acre tract now or formerly described in instrument to James E. Campion and Patricia P. Campion, recorded under Clerk's File Number 048338, O.R.M.C.T., bears North  $86^{\circ}01'38''$  East, 290.97 feet;

THENCE South  $03^{\circ}49'53''$  East, 1621.94 feet, severing said 68.899 acre tract, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set in the common line between said 68.899 acre tract and said 462.89 acre tract, being the southeasterly corner of the herein described 11.866 acre tract, from which a 5/8 inch iron rod with cap found for the common southerly corner of said 68.899 acre tract and said 462.89 acre tract bears North  $86^{\circ}10'07''$  East, 290.97 feet;

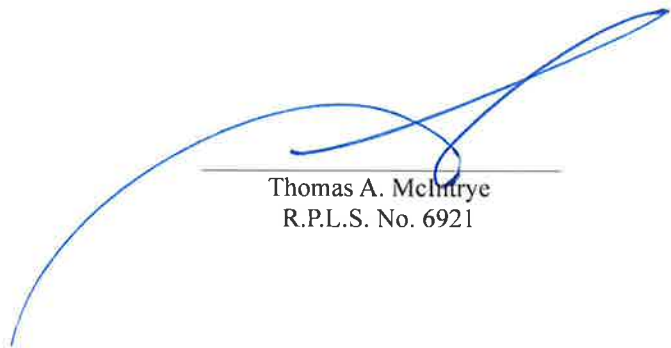
THENCE South  $86^{\circ}10'07''$  West, 318.76 feet, with the common line between said 68.899 acre tract and said 462.89 acre tract, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set for the southwesterly corner of the herein described 11.866 acre tract;

THENCE North 03°49'53" West, 1621.16 feet, continuing across said 68.899 acre tract and said 93 acre tract, to the **POINT OF BEGINNING**, and containing a computed area of 11.866 acres of land within this Field Note Description.

This Field Note Description was prepared from a survey performed on the ground on February 1, 2022, by Texas Professional Surveying, LLC., Registered Professional Land Surveyors and is referenced to Survey Drawing Project Number 22873\_TR5 - CPP.

Bearings shown hereon are based on GPS observations and are referenced to the North American Datum of 1983 (NAD83), Texas State Plane Coordinate System, South Central Zone (TXC-4204), grid measurements.

June 22, 2022  
Date



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