



TEXAS PROFESSIONAL SURVEYING, LLC.

3032 N. FRAZIER STREET, CONROE, TEXAS 77303
(936)756-7447 FAX (936)756-7448
FIRM REGISTRATION No. 100834-00

FIELD NOTE DESCRIPTION 1.836 ACRES IN THE JOHN DICKERSON SURVEY, ABSTRACT NUMBER 211 POLK COUNTY, TEXAS

BEING a 1.836 acre tract of land situated in the John Dickerson Survey, Abstract Number 211, Polk County, Texas, being all of that same called 1.82 acre tract described in instrument to Barbara Croom Lazarz, recorded in Volume 1238, Page 962 of the Official Public Records of Polk County, Texas (O.P.R.P.C.T.), said 1.836 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a ½ inch iron rod found in the southeasterly margin of Moscow Acres, for the common northerly corner of said 1.82 acre tract, and that certain called 2.38 acre tract described as "Tract 7" in instrument to Frederick Scott Hehner, recorded in Volume 2221, Page 793, O.P.R.P.C.T., being a northerly corner of the herein described 1.836 acre tract, said **POINT OF BEGINNING** having a Texas State Plane Coordinate value of **N: 10,339,026.79, E:4,018,239.89**, Texas Central Zone, (4203), grid measurements;

THENCE South 41°45'59" East, 110.87 feet, with the common line between said 1.82 acre tract and said 2.38 acre tract, to a ½ inch iron rod found in the northwesterly margin of H.E. & W.T. Railroad, for the common southerly corner of said 1.82 acre tract and said 2.38 acre tract, being the easterly corner of the herein described 1.836 acre tract;

THENCE South 47°19'31" West, 535.95 feet, with the northwesterly margin of said H.E. & W.T. Railroad, the southeasterly line of said 1.82 acre tract, to a 1 inch iron pipe found for the common southerly corner of said 1.82 acre tract and that certain called 16.96 acre tract described in instrument to Howard H. McFadyen and Patricia L. McFadyen, recorded in Volume 840, Page 787, O.P.R.P.C.T., being the southerly corner of the herein described 1.836 acre tract;

THENCE North 42°22'37" West, 151.61 feet, with the common line between said 1.82 acre tract and said 16.96 acre tract, to a ½ inch iron rod found for the common westerly corner of said 1.82 acre tract and that certain tract described as "Jones-Moscow Acres, Lot 9" in instrument to Miguel Martinez and Erika Badillo (Lot 9), recorded in Volume 2366, Page 969, O.P.R.P.C.T., being the southwesterly corner of the herein described 1.836 acre tract, from which a ½ inch iron rod found for reference bears, North 42°26'05" West, 149.95 feet;

THENCE North 47°22'59" East, 497.14 feet, with the common line between said 1.82 acre tract and said Lot 9, to a 1/2 inch iron rod found in an arc of a curve to the left in the southwesterly margin of said Moscow Acres, for the common easterly corner of said 1.82 acre tract and said Lot 9, being a northerly corner of the herein described 1.836 acre tract;

THENCE Southeasterly, 62.87 feet, with the southerly margin of said Moscow Acres, with the arc of said curve to the left, having a radius of 40.00 feet, a central angle of 90°02'53", and a chord that bears South 87°20'00" East, 56.59 feet, to the **POINT OF BEGINNING** and containing a computed area of 1.836 acres of land within this Field Note Description.

This Field Note Description was prepared from a survey performed on the ground on November 12, 2022 by Texas Professional Surveying, LLC., Registered Professional Land Surveyors and is referenced to Survey Drawing Project Number 27367.

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). grid measurements.

November 15, 2022
Date



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