



TEXAS PROFESSIONAL SURVEYING, LLC.

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FIRM REGISTRATION No. 100834-00

FIELD NOTE DESCRIPTION
10.500 ACRES
IN THE LEWIS CLEMMONS SURVEY, ABSTRACT NUMBER 275
MADISON COUNTY, TEXAS

BEING a 10.500 acre tract of land situated in the Lewis Clemmons Survey, Abstract Number 275, Madison County, Texas, being a portion of that certain called 37.328 acre tract described as "Tract One" in instrument to Jill Snowden Acord, recorded in Volume 686, Page 19, of the Official Public Records of Madison County, Texas (O.P.R.M.C.T.), said 10.500 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found the common northerly corner of said 37.328 acre tract and that certain tract described as "Third Tract" in instrument to Larry Elizondo, recorded in Volume 1674, Page 111, O.P.R.M.C.T., being the westerly corner of the herein described 10.500 acre tract, said **POINT OF BEGINNING** having a Texas State Plane Coordinate value of **N: 10,330,666.67, E: 3,703,943.92**, Central Zone, (4203), grid measurements;

THENCE North $32^{\circ}15'03''$ East, 258.97 feet, with the northwesterly line of said 37.328 acre tract, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set in the southwesterly right-of-way of State Highway 75 (SH 75, 100 feet wide) for the northerly corner of said 37.328 acre tract and the herein described 10.500 acre tract, from which a 3/8 inch iron rod found for apparent northwesterly corner of that certain called 1.7 acre tract described in instrument to Daniel Lynn Kelly, Et Al, recorded in Volume 1662, Page 96, O.P.R.M.C.T., bears North $76^{\circ}20'20''$ West, 545.90 feet;

THENCE with the southwesterly right-of-way of said SH 75, the northeasterly line of said 37.328 acre tract, the following two (2) courses and distances:

1. South $76^{\circ}20'20''$ East, 629.09 feet, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set for the beginning of a curve to the right;
2. Southeasterly, 42.23 feet, with the arc of said curve to the right having a radius 2814.79 feet, a central angle $00^{\circ}52'48''$, and a chord that bears South $75^{\circ}23'40''$ East, 42.23 feet, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set for the northeasterly corner of the herein described 10.500 acre tract;

THENCE South $19^{\circ}38'13''$ West, 1033.00 feet, severing, over and across said 37.328 acre tract, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set in the common line between said 37.328 acre tract and said "Third Tract", being the southerly corner of the herein described 10.500 acre tract, from which a 6 inch cedar post found for the occupied common southerly corner of same bears, South $25^{\circ}55'59''$ East, 1172.40 feet;

(INTENTIONALLY LEFT BLANK)

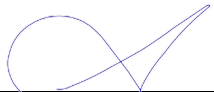
THENCE North 25°55'59" West, 1015.65 feet, with the common line between said 37.328 acre tract and said "Third Tract", to the **POINT OF BEGINNING** and containing a computed area of 10.500 acres of land within this Field Note Description.

This Field Note Description was prepared from a survey performed on the ground on May 23, 2023 by Texas Professional Surveying, LLC., Registered Professional Land Surveyors and is referenced to Survey Drawing Project 32598.

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.

June 9, 2023
Date





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