



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
TRACT 2
11.555 ACRES
IN THE TRINIDAD GARCIA SURVEY, ABSTRACT NUMBER 279
ATASCOSA COUNTY, TEXAS

BEING a 11.555 acre tract situated in the Trinidad Garcia Survey, Abstract Number 279, Atascosa County, Texas, being a portion of that certain called 93.422 acre tract described in instrument to Topline Residential Services, LLC., recorded under File Number 227146 of the Official Public Records of Atascosa County, Texas (O.P.R.A.C.T.), said 11.555 acre tract being more particularly described by metes and bounds as follows:

COMMENCING at a 1 inch iron pipe found in the westerly margin of Farm to Market Road 1784 (FM 1784), for the common easterly corner said 93.422 acre tract and the remainder of that certain called 60.93 acre tract now or formerly described as "Tract II" in instrument to John Ray Bond, recorded in Volume 209, Page 221, O.P.R.A.C.T.;

THENCE South 22°39'16" East, 1455.12 feet, with the westerly margin of said FM 1784, the easterly line of said 93.422 acre tract, to a ½ inch iron rod with cap stamped "TPS 100834-00" set for the northeasterly corner of the herein described 11.555 acre tract, said **POINT OF BEGINNING** having a Texas State Plane Coordinate value of **N: 13,557,215.112, E: 2,162,254.172**, Texas South Central Zone, (4204), grid measurements;

THENCE South 22°39'16" East, 234.98 feet, with the westerly margin of said FM 1784, the easterly line of said 93.422 acre tract, to a ½ inch iron rod with cap stamped "TPS 100834-00" set for the southeasterly corner of the herein described 11.555 acre tract;

THENCE South 89°35'54" West, 2360.59 feet, severing, over and across said 93.422 acre tract, to a ½ inch iron rod with cap stamped "TPS 100834-00" set in an easterly line of that certain called 10.00 acre tract described in instrument to Paul Macmanus and Tera Macmanus, recorded under File Number 104950, O.P.R.A.C.T., common to a westerly line of said 93.422 acre tract, for the southwesterly corner of the herein described 11.555 acre tract;

THENCE North 00°27'55" East, 217.50 feet, with the common line between said 93.422 acre tract and said 10.00 acre tract, to a ½ inch iron rod with cap stamped "TPS 100834-00" set for the northwesterly corner of the herein described 11.555 acre tract;

THENCE North 89°35'54" East, 2268.32 feet, continuing over and across said 93.422 acre tract, to the **POINT OF BEGINNING** and containing a computed area of 11.555 acres of land within this Field Note Description.

This Field Note Description was prepared from a survey performed on the ground on August 3, 2022 by Texas Professional Surveying, LLC., Registered Professional Land Surveyors and is referenced to Survey Drawing Project Number 25853_TR2.

Bearings and distances recited herein are based on GPS observations and reference the North American Datum of 1983 (NAD83), Texas State Plane Coordinate System, Texas South Central Zone (4204), grid measurements.

September 12, 2022
Date



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