



# TEXAS PROFESSIONAL SURVEYING, LLC.

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

## FIELD NOTE DESCRIPTION

### TRACT 14

10.500 ACRES

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

BEING a 10.500 acre tract of land situated in the Samuel Blair Survey, Abstract Number 4, and 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 10.500 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 southerly line of said 464.442 acre tract for the southeasterly corner of the herein described 10.500 acre tract;

THENCE South 72°19’38” West, 207.00 feet, along and with a fence, the northerly margin of said Jackson Road, the southerly line of said 464.442 acre tract, to a ½ inch iron rod with cap stamped “TPS 100834-00” set in the southerly line of said 464.442 acre tract for the southwest corner of the herein described 10.500 acre tract;

THENCE North 17°43’45” West, 1714.68 feet, severing said 464.442 acre tract, to a ½ inch iron rod with cap stamped “TPS 100834-00” set in the common line between said 464.442 acre tract and of that certain called 652.52 acre tract described in instrument to Dionicio Arredondo and Schelsea M. Arredondo, recorded in Instrument No. 2019043216 O.P.R.R.C.T., for the northwesterly corner of the herein described 10.500 acre tract;

THENCE South 80°59’19” East, 483.10 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 northerly northeast corner of the herein described 10.500 acre tract;

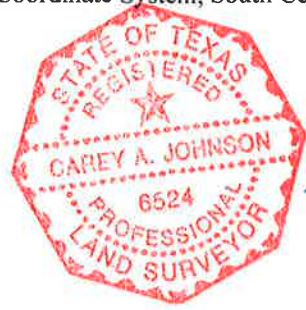
THENCE South 02°38’47” East, 780.78 feet, severing said 464.442 acre tract to a ½ inch iron rod with cap stamped “TPS 100834-00” set for an interior corner of the herein described 10.500 acre tract;

THENCE South 16°05'27" East, 743.93 feet, over and across said 464.442 acre to the **POINT OF BEGINNING**;  
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 September 25, 2021 by Texas Professional Surveying, LLC., Registered Professional Land Surveyors and is referenced to Survey Drawing Project Number B543-19\_Tract14.

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).

January 8, 2022  
Date



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