



TEXAS PROFESSIONAL SURVEYING, LLC.

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FIRM REGISTRATION No. 100834-00

FIELD NOTE DESCRIPTION
TRACT 17
10.550 ACRES
IN THE ANDREW MILLER SURVEY, ABSTRACT NUMBER 83
WASHINGTON COUNTY, TEXAS

BEING a 10.550 acre tract of land situated in the Andrew Miller Survey, Abstract Number 83, Washington County, Texas, being a portion of that certain called 232.6 acre tract described in instrument to Windsor Chase, LLC., recorded in Volume 1769, Page 627, of the Official Public Records of Washington County, Texas (O.P.R.W.C.T.), said 10.550 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod with cap stamped "TPS 100834-00" found for the common corner of that certain called 10.762 acre tract described in instrument to Christopher Adam Lermann and Emily Anne Lermann, recorded in Volume 1847, Page 515, O.P.R.W.C.T., that certain called 10.100 acre tract described in instrument to Timothy Scott Little and Shaghayegh Sara Little, recorded in Volume 1832, Page 636, O.P.R.W.C.T., and that certain called 10.142 acre tract described in instrument to Jaime Luis Velasco Masson, recorded in Volume 1840, Page 418, O.P.R.W.C.T., being the southerly southwest corner of the herein described 10.550 acre tract;

THENCE severing, over and across said 232.6 acre tract, with the easterly and northerly line of said 10.142 acre tract, the following two (2) courses and distances:

1. North 03°29'49" West, 334.22 feet, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" found for corner;
2. South 86°39'22" West, 5.46 feet, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" found for the southeasterly corner of that certain called 10.100 acre tract described in instrument to Michael A. Baffer and Maria M. Baffer (Baffer Tract), recorded in Volume 1836, Page 219, O.P.R.W.C.T., being the westerly southwest of the herein described 10.550 acre tract;

THENCE North 03°29'49" West, 335.09 feet, continuing, over and across said 232.6 acre tract, with the easterly line of said Baffer Tract, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" found in the southerly line of that certain called 10.100 acre tract described in instrument to Marc Karel Clement Potemans and Ann Appeltants (Potemans Tract), recorded in Volume 1779, Page 367, O.P.R.W.C.T., for the northeasterly corner of said Baffer Tract, being the northwesterly corner of the herein described 10.550 acre tract;

THENCE North 86°39'22" East, 691.05 feet, continuing, over and across said 232.6 acre tract, with the southerly line of said Potemans Tract, that certain called 12.380 acre tract described in instrument to Marc Karel Clement Potemans, recorded in Volume 1819, Page 313, O.P.R.W.C.T., and that certain called 15.060 acre tract described in instrument to Justin Ryan Elliott and Robin Kate Elliott, recorded in Volume 1810, Page 475, O.P.R.W.C.T., to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set for the northeasterly corner of the herein described 10.550 acre tract;

THENCE continuing, over and across said 232.6 acre tract, the following two (2) courses and distances:

1. South 03°39'44" East, at a distance of 549.48 feet, pass a 1/2 inch iron rod with cap stamped "TPS 100834-00" set for reference, in all, a total distance of 609.48 feet, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set for corner;

2. South 41°39'22" West, 84.63 feet, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" found for the northeasterly corner of that certain called 10.069 acre tract described in instrument to Eric Brent Moore, recorded in Volume 1822, Page 917, O.P.R.W.C.T., being the southerly southeast corner of the herein described 10.550 acre tract;

THENCE South 86°39'22" West, 627.34 feet, continuing, over and across said 232.6 acre tract, with the northerly line of said 10.069 acre tract and said 10.762 acre tract, to the **POINT OF BEGINNING**.

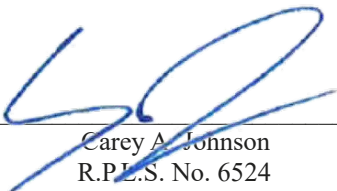
CONTAINING a computed area of 10.550 acres of land within this Field Note Description.

This Field Note Description was prepared from a survey performed on the ground on September 7, 2023, by Texas Professional Surveying, LLC., Registered Professional Land Surveyors and is referenced to Survey Drawing Project 19875.

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.

September 20, 2023
Date




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