



# 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 20

### 10.100 ACRES

### IN THE ANDREW MILLER SURVEY, ABSTRACT NUMBER 83 WASHINGTON COUNTY, TEXAS

BEING a 10.100 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 10.100 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" set in the northerly margin of Bosse Road, in the southerly line of said 232.6 acre tract, for the southeasterly 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 a southwesterly corner of the herein described 10.100 acre tract;

THENCE North 03°29'49" West, 1208.39 feet, severing, over and across said 232.6 acre tract, with the easterly line of said 10.069 acre tract, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set for the northwesterly corner of the herein described 10.100 acre tract;

THENCE North 86°38'44" East, 859.33 feet, continuing, over and across said 232.6 acre tract, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set in the common line between said 232.6 acre tract and that certain called 40.393 acre tract described in instrument to Jeffrey Sommers, recorded in Volume 1123, Page 566, O.P.R.W.C.T., for the northeasterly corner of the herein described 10.100 acre tract, from which a fence corner post found for the southeasterly corner of that certain called 10.229 acre tract described in instrument to Mark Jensen, recorded in Volume 1836, Page 653, O.P.R.W.C.T. bears, North 03°21'38" West, 1057.54 feet;

THENCE South 03°21'38" East, 78.92 feet, with the common line between said 232.6 acre tract and said 40.393 acre tract, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set for an angle point in the easterly line of the herein described 10.100 acre tract, from which a 1/2 inch iron rod with cap stamped "TPS 100834-00" found for the southeasterly corner of said 232.6 acre tract bears South 03°21'38" East, 1129.63 feet;

THENCE severing, over and across said 232.6 acre tract, the following three (3) courses and distances:

1. South 26°51'56" West, 529.49 feet, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set for corner;
2. South 86°39'22" West, 531.50 feet, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set for corner;
3. South 03°29'49" East, 672.05 feet, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set in the northerly margin of said Bosse Road, in the southerly line of said 232.6 acre tract, for a southwesterly corner of the herein described 10.100 acre tract;

THENCE South 86°39'22" West, 60.00 feet, with the northerly margin of said Bosse Road, the southerly line of said 232.6 acre tract, to the **POINT OF BEGINNING**.

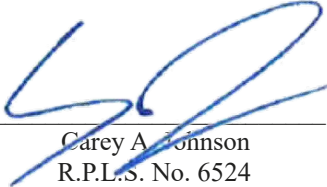
CONTAINING a computed area of 10.100 acres of land within this Field Note Description.

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).

September 20, 2023  
Date



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