



TEXAS PROFESSIONAL SURVEYING, LLC.

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

FIELD NOTE DESCRIPTION
TRACT 7
18.687 ACRES
IN THE ANTONIO MARIA ESNAURIZAR SURVEY, ABSTRACT NUMBER 20
GUADALUPE COUNTY, TEXAS

BEING an 18.687 acre tract of land situated in the Antonio Maria Esnaurizar Survey, Abstract Number 20, Guadalupe County, Texas, being a portion of that certain called 79.722 acre tract described in instrument to Windsor Chase, LLC, recorded under Clerk's File Number 202299010794 of the Official Records of Guadalupe County, Texas (O.R.G.C.T.), said 18.687 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a fence corner post found in the southerly line of that certain called 163.802 acre tract described in instrument to Patricia Nyegaard, recorded in Clerk's File Number 20209902949, O.R.G.C.T., for the common northerly corner of said 79.722 acre tract and that certain called 27.331 acre tract described in instrument to Emilio Perez Cantu, recorded in Volume 645, Page 493, O.R.G.C.T., being the northeasterly corner of the herein described 18.687 acre tract, said **POINT OF BEGINNING** having a Texas State Plane Coordinate value of **N: 13,815,203.25, E: 2,292,443.33**, South Central Zone, (4204), grid measurements;

THENCE South 01°00'49" East, with the common line between said 79.722 acre tract and said 27.331 acre tract, at a distance of 1203.40 feet, pass a fence corner post found for the common westerly corner of said 27.331 acre tract and that certain called 27.334 acre tract described in instrument to Arturo Cantu, recorded in Volume 637, Page 294, O.R.G.C.T., thence continuing, with the common line between said 79.722 acre tract and said 27.334 acre tract, in all, a total distance of 1339.06 feet, to a ½ inch iron rod with cap stamped "TPS 100834-00" set for the southeasterly corner of the herein described 18.687 acre tract, from which a iron rod found in the northerly margin of Dietert Road, for the southeasterly corner of said 79.722 acre tract bears South 01°00'49" East, 2037.14 feet;

THENCE severing, over and across said 79.722 acre tract, the following four (4) courses and distances:

1. South 88°59'18" West, at a distance of 729.06 feet, pass a ½ inch iron rod with cap stamped "TPS 100834-00" set for reference, in all, a total distance of 789.06 feet, to a ½ inch iron rod with cap stamped "TPS 100834-00" set for corner;
2. North 45°07'52" East, at a distance of 60.00 feet, pass a ½ inch iron rod with cap stamped "TPS 100834-00" set for reference, in all, a total distance of 188.39 feet, to a ½ inch iron rod with cap stamped "TPS 100834-00" set for corner;
3. North 23°55'43" East, 220.80 feet, to a ½ inch iron rod with cap stamped "TPS 100834-00" set for corner;
4. North 04°37'08" West, 1015.83 feet, to a ½ inch iron rod with cap stamped "TPS 100834-00" set in the common line between said 79.722 acre tract and that certain called 116.804 acre tract described in instrument to Roger C. Allen and Mary Annis Allen, recorded in Volume 2251, Page 259, O.R.G.C.T., for the northwesterly corner of the herein described 18.687 acre tract, from which a fence corner post found for the northwesterly corner of said 79.722 acre tract bears South 89°31'53" West, 536.35 feet;

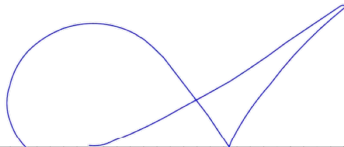
THENCE North 89°31'53" East, 433.15 feet, with the common line between said 79.722 acre tract and said 116.804 acre tract, to a 3/8 inch iron rod found for the common corner of said 79.722 acre tract, said 116.804 acre tract, and said 163.802 acre tract, being an angle point in the northerly line of the herein described 18.687 acre tract;

THENCE North 89°24'31" East, 190.85 feet, with the common line between said 79.722 acre tract and said 163.802 acre tract, to the **POINT OF BEGINNING** and containing a computed area of 18.687 acres of land within this Field Note Description.

This Field Note Description was prepared from a survey performed on the ground on October 10, 2023, by Texas Professional Surveying, LLC., Registered Professional Land Surveyors and is referenced to Survey Drawing Project 22784.

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), grid measurement.

October 19, 2023
Date



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