



TEXAS PROFESSIONAL SURVEYING, LLC.

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

FIELD NOTE DESCRIPTION

3.445 ACRES

IN THE ROBERT P. STEWART SURVEY, ABSTRACT NUMBER 478, MONTGOMERY COUNTY, TEXAS

BEING a 3.445 acre tract of land, situated in the Robert P. Stewart Survey, Abstract Number 478, Montgomery County, Texas, and being a portion of that certain called 4.946 acre tract described in instrument to Ronald Lofton and Beverly Lofton, recorded under Clerk's File Number 2009042396 of the Official Public Records of Montgomery County, Texas (O.P.R.M.C.T.), said 3.445 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found in the easterly right-of-way of Pennsylvania Avenue (60 feet wide) for the common westerly corner of said 4.946 acre tract and the remainder of that certain called 2.878 acre tract described in instrument to Edward Thomas Taylor recorded under Clerk's File Number 2011008291, O.P.R.M.C.T., being the southwesterly corner of the herein described 3.445 acre tract, said **POINT OF BEGINNING** having a Texas State Plane Coordinate value of N: 10,116,219.41, E: 3,790,834.65, Texas Central Zone (4203), grid measurements;

THENCE North 03°10'21" East, 30.21 feet, with the easterly right-of-way of said Pennsylvania Avenue, the westerly line of said 4.946 acre tract, to a 5/8 inch iron rod found for an angle point in the westerly line of said 4.946 acre tract and the herein described 3.445 acre tract;

THENCE North 03°39'51" West, 124.84 feet, continuing with the easterly right-of-way of said Pennsylvania Avenue, the westerly line of said 4.946 acre tract, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set in for the westerly northwest corner of the herein described 3.445 acre tract, from which a 1/2 inch iron pipe found for the common westerly corner of said 4.946 acre tract and that certain tract described as Lot 44 of Capitol Hills Estates, Section 2, as shown on map recorded in Cabinet D, Sheet 109B of the Map Records of Montgomery County, Texas (M.R.M.C.T.), bears North 03°39'51" West, 175.10 feet;

THENCE severing, over and across said 4.946 acre tract the following two (2) courses and distances:

1. North 85°56'26" East, 375.01 feet, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set for corner;
2. North 03°39'51" West, 173.97 feet, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set in the the common line between said 4.946 acre tract and said Lot 44 for the northerly northwest corner of the herein described 3.445 acre tract, from which a 1/2 inch iron rod found for reference bears South 85°57'48" West, 225.05 feet;

THENCE North 85°57'48" East, 274.69 feet, with the common line between said 4.946 acre tract and said Lot 44, to a 1/2 inch iron rod found in the apparent common line between said Stewart Survey and the John Shaffold Survey, Abstract Number 527, the westerly line of Lot 57, Block 1 of Highland Ranch, Section 1, as shown on map recorded in Cabinet K, Sheet 21, M.R.M.C.T., for the common easterly corner of said 4.946 acre tract and said Lot 44, being the northeasterly corner of the herein described 3.445 acre tract;

THENCE South 03°38'12" East, 333.80 feet, with the apparent common line between said Stewart Survey and said Shaffold Survey, the westerly line of said Lot 57, and Lot 58 of said Highland Ranch, common to the easterly line of said 4.946 acre tract, to a 1/2 inch iron rod found for the common easterly corner of said 4.946 acre tract and that certain called 1.375 acre tract described in instrument to SATX Assets, LLC., Series 3, recorded under Clerk's File Number 2020075966, O.P.R.M.C.T., being the southeasterly corner of the herein described 3.445 acre tract;

THENCE South 86°23'25" West, 653.12 feet, with the northerly line of said 1.375 acre tract and said remainder of 2.878 acre tract, common to the southerly line of said 4.946 acre tract, to the **POINT OF BEGINNING** and containing a computed area of 3.445 acres of land within this Field Note Description.

This Field Note Description was prepared from a survey performed on the ground on April 21, 2022, by Texas Professional Surveying, LLC., Registered Professional Land Surveyors and is referenced to Survey Drawing Project Number 4652_3.445AC.

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 Central Zone (4203), grid measurements.

May 4, 2022
Date



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