



# TEXAS PROFESSIONAL SURVEYING, LLC.

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FIRM REGISTRATION No. 100834-00

**FIELD NOTE DESCRIPTION**  
**TRACT 6**  
**10.100 ACRES**  
**IN THE ANTONIO MARIA ESNAURIZAR SURVEY, ABSTRACT NUMBER 20**  
**GUADALUPE COUNTY, TEXAS**

BEING a 10.100 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 10.100 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 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 10.100 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, 81.98 feet, said **POINT OF BEGINNING** having a Texas State Plane Coordinate value of **N: 13,815,194.02, E: 2,291,365.00**, South Central Zone, (4204), grid measurements;

THENCE North 89°31'53" East, 454.37 feet, with the common line between said 79.722 acre tract and said 116.804 acre tract, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set for the northeasterly corner of the herein described 10.100 acre tract, from which a 3/8 inch iron rod found for reference bears North 89°31'53" East, 433.15 feet;

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

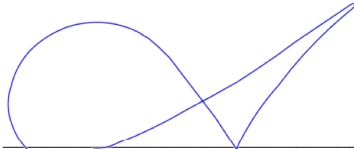
1. South 04°37'08" East, 1015.83 feet, to a ½ inch iron rod with cap stamped "TPS 100834-00" set for corner;
2. South 23°55'43" West, 220.80 feet, to a ½ inch iron rod with cap stamped "TPS 100834-00" set for corner;
3. South 45°07'52" West, at a distance of 128.39 feet, pass a ½ inch iron rod with cap 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;
4. North 13°07'02" West, 1379.55 feet, to the **POINT OF BEGINNING** and 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 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