



**FIELD NOTES DESCRIPTION
OF A
6.846 ACRE TRACT
WILLIAM MUNSON LEAGUE SURVEY, ABSTRACT 90
WASHINGTON COUNTY, TEXAS**

A FIELD NOTES DESCRIPTION OF 6.846 ACRES IN THE WILLIAM MUNSON LEAGUE SURVEY, ABSTRACT 90, IN WASHINGTON COUNTY, TEXAS, BEING ALL OF LOTS 9 AND 11, AND PART OF LOT 12 OF THE CHAPPELL HILLS SUBDIVISION, SECTION 1, FILED IN PLAT CABINET 92A AND 92B, PLAT RECORDS OF WASHINGTON COUNTY, TEXAS (PRWCT), BEING DESCRIBED IN A DEED TO JAMES SCOTT MALLOCH AND LEIGH MASON MALLOCH IN VOLUME 925, PAGE 125 OF THE OFFICIAL RECORDS OF WASHINGTON COUNTY, TEXAS (ORWCT); SAID 6.846 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, at a 5/8 inch iron rod with orange plastic cap stamped 'CARLOMAGNO RPLS 1562' found in the south line of Dairy Farm Road (right-of-way width varies), being the northwest corner of said Malloch tract, same being the northeast corner of Lot 10A, being a boundary line adjustment described in a deed to Thomas Oquinn and Kari Oquinn in Document No. 2023-5470 (ORWCT);

THENCE, with the north lines of said Malloch tract, same being the south lines of said Dairy Farm Road for the following three (3) courses and distances:

- 1) **N 82° 05' 12" E**, a distance of **19.35 feet** to a 1/2 inch iron rod found;
- 2) **N 85° 18' 55" E**, a distance of **295.48 feet** to a 1/2 inch iron rod with blue plastic cap stamped 'KERR SURVEYING' set;
- 3) **N 42° 50' 19" E**, a distance of **66.35 feet** to a 1/2 inch iron rod with blue plastic cap stamped 'KERR SURVEYING' set in a southeast line of said Dairy Farm Road, being the north corner of said Malloch tract, same being the southwest corner of a called 13.643 acre tract being the residue of Lot 12 of said Chappell Hills Subdivision, being described in a deed to Cary Rutland and wife, Alyson H. Rutland in Volume 677, Page 596 (ORWCT);

THENCE, with the common lines of said Malloch tract and said Rutland tract for the following four (4) courses and distances:

- 1) **S 43° 50' 24" E**, a distance of **38.88 feet** to a 1/2 inch iron rod found;
- 2) **S 27° 49' 55" E**, a distance of **302.21 feet** to a 1/2 inch iron rod found;
- 3) **S 24° 51' 07" E**, a distance of **213.69 feet** to a 1/2 inch iron rod found;

- 4) **S 09° 47' 06" W**, a distance of **140.08 feet** to a point for corner being the north corner of a 'park' of said Chappell Hills Subdivision, being the southeast corner of said Malloch tract, same being a western corner of said Rutland tract;

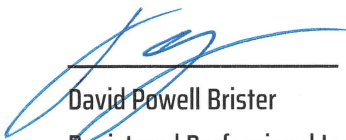
THENCE, with the common line of said Malloch tract and said 'Park' tract, **S 70° 10' 28" W**, a distance of **86.67 feet** to a point for corner in the southeast line of said Malloch tract, being a northern corner of said 'Park' tract, same being an eastern corner of Park Lane (called 50' wide right-of-way, Plat Cabinet 92A and 92B, PRWCT);

THENCE, with the southeast line of said Malloch tract, same being the northwest right-of-way line of said Park Lane, **S 70° 43' 57" W**, a distance of **269.32 feet** to a 5/8 inch iron rod with orange plastic cap stamped 'CARLOMAGNO RPLS 1562' found in the northwest right-of-way line of said Park Lane, being the south corner of said Malloch tract, same being the southeast corner of said Lot 10A;

THENCE, with the common lines of said Malloch tract and said Lot 10A for the following two (2) courses and distances:

- 1) **N 32° 43' 12" W**, a distance of **378.94 feet** to a 5/8 inch iron rod with orange plastic cap stamped 'CARLOMAGNO RPLS 1562' found;
- 2) **N 08° 27' 09" W**, a distance of **355.10 feet** to the **POINT OF BEGINNING** and containing **6.846 acres of land**, more or less.

Surveyed on the ground November 2023 under my supervision. See plat prepared December 2023 for other information. The bearing basis for this survey is based on the Texas State Plane Coordinate System of 1983 (NAD83), Central Zone, Grid North as established from GPS observation using the Leica Smartnet NAD83 (NA2011) Epoch 2010 Multi-year CORS Solution 2 (MYCS2). Distances described herein are surface distances. To obtain grid distances (not grid areas) divide by a combined scale factor of 1.00002393555542 (calculated using GEOID12B). Reference drawing: 23-1113-TITLE.



12/11/23

David Powell Brister

Registered Professional Land Surveyor No. 6537



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