



TEXAS PROFESSIONAL SURVEYING, LLC.

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

FIELD NOTE DESCRIPTION

18.778 ACRES

**IN THE JACOB EBERLEY SURVEY, ABSTRACT NUMBER 196
AND IN THE JOHN WILKERSON SURVEY, ABSTRACT NUMBER 630
MONTGOMERY COUNTY, TEXAS**

BEING an 18.778 acre tract of land situated in the Jacob Eberley Survey, Abstract Number 196, and in the John Wilkerson Survey, Abstract Number 630, Montgomery County, Texas, being a portion of that certain called 24.950 acre tract described in instrument to Sara McDonald, recorded under Clerk's File Number 2016050963, of the Official Public Records of Montgomery County, Texas (O.P.R.M.C.T.), said 18.778 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found in the northwesterly margin of Seven Coves Road, for the common easterly corner of said 24.950 acre tract and that certain called 10.000 acre tract described in instrument to John Pamer Sebastian and Gwyndolen Sebastian, recorded under Clerk's File Number 2022097041, O.P.R.M.C.T., being the southeasterly corner of the herein described 18.778 acre tract, said **POINT OF BEGINNING** having a Texas State Plane Coordinate value of **N: 10,144,312.22, E: 3,839,505.02**, Central Zone (4203), grid measurements;

THENCE South 86°36'08" West, 1,186.73 feet, with the common line between said 24.950 acre tract and said 10.000 acre tract, to a 1/2 inch iron rod found in the easterly margin of Farrell Road, for the common westerly corner of said 24.950 acre tract and said 10.000 acre tract, being the southwestly corner of the herein described 18.778 acre tract;

THENCE with the easterly margin of said Farrell Road, the westerly line of said 24.950 acre tract, the following four (4) courses and distances;

1. North 04°42'39" West, 182.51 feet, to 5/8 inch iron rod with cap found for corner;
2. North 01°25'52" West, 59.99 feet, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set for corner;
3. North 00°18'27" West, 456.59 feet, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set for corner;
4. North 03°03'18" West, 35.91 feet, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set for the northwesterly corner of the herein described 18.778 acre tract, from which a 1/2 inch iron rod found for reference bears, North 03°03'18" West, 289.78 feet;

THENCE severing over and across said 24.950 acre tract the following seven (7) courses and distances;

1. South 86°32'30" East, 80.06 feet, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set for corner;
2. North 88°52'48" East, 58.58 feet, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set for corner;
3. South 82°39'09" East, 63.60 feet, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set for corner;
4. South 69°54'06" East, 94.07 feet, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set for corner;
5. South 78°15'45" East, 74.26 feet, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set for corner;
6. South 64°32'26" East, 93.26 feet, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set for corner;
7. South 87°55'28" East, 530.01 feet, to a 1/2 inch iron rod found for a common corner of said 24.950 acre tract and that certain called 15.5382 acre tract described in instrument to Wes Schubert and Stephanie Schurbert, recorded under Clerk's File Number 2012085128, O.P.R.M.C.T., being a northerly corner of the herein described 18.778 acre tract, from which a 1/2 inch iron rod found for reference bears, North 34°57'43" West, 585.99 feet;

THENCE South 76°35'33" East, 585.53 feet, with the common line between said 24.950 acre tract and said 15.5382 acre tract, to a 1/2 inch iron rod found in the northwesterly margin of said Seven Coves Road, for the common easterly corner of said 24.950 acre tract and said 15.5382 acre tract, being the most easterly corner of the herein described 18.778 acre tract;

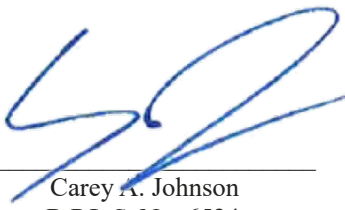
THENCE South 39°44'11" West, 532.73 feet, with the northwesterly margin of said Seven Coves Road, the southeasterly line of said 24.950 acre tract, to the **POINT OF BEGINNING** and containing a computed area of 18.778 acres of land within this Field Note Description.

This Field Note Description was prepared from a survey performed on the ground on May 27, 2021, by Texas Professional Surveying, LLC., Registered Professional Land Surveyors and is referenced to Survey Drawing Project 5124_18.778AC.

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).

January 3, 2022
Date




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