



# TEXAS PROFESSIONAL SURVEYING, LLC.

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

**FIELD NOTE DESCRIPTION**  
**0.282 ACRES**  
**IN THE J.J. FOSTER SURVEY, ABSTRACT NUMBER 204**  
**MONTGOMERY COUNTY, TEXAS**

BEING a 0.282 acre tract of land situated in the J.J. Foster Survey, Abstract Number 204, Montgomery County, Texas, being all of that same tract described as Lots 149 and 150 of Hidden Forest Estates (unrecorded subdivision), in instrument to Colony Ridge Land, LLC. (Colony tract), recorded under Clerk's File Number 2023098406, of the Official Public Records of Montgomery County, Texas (O.P.R.M.C.T.), said 0.282 acre tract being more particularly described by metes and bounds as follows:

**BEGINNING** at a 1/2 inch iron rod found in the westerly margin of Sweetgum Drive in the arc of a non-tangent curve to the left, for the common easterly corner of said Colony Tract and that certain tract described as Lot 151 of said Hidden Forest Estates, in instrument to Alton Hayes and Shuanna Ramsey, recorded under Clerk's File Number 2017113617, O.P.R.M.C.T., being the northerly northeast corner of the herein described 0.282 acre tract, said **POINT OF BEGINNING** having a Texas State Plane Coordinate value of **N: 10,167,399.15, E: 3,765,341.59**, Central Zone, (4203), grid measurements;

THENCE Southeasterly, 63.42 feet, with the arc of said non-tangent curve to the left, having a radius of 40.00 feet, a central angle of 90°50'50", and a chord that bears South 47°44'36" East, 56.99 feet, to a 1/2 inch iron rod found for the common northerly corner of said Colony tract and that certain tract described as Lot 10 of said Hidden Forest Estates, in instrument to Colony Ridge Land, LLC., recorded under Clerk's File Number 2023067400, O.P.R.M.C.T., being the easterly northeast corner of the herein described 0.282 acre tract, from which a 1/2 inch pinch top pipe found for reference bears, North 42°16'42" East, 56.78 feet (chord bearing and distance);

THENCE South 01°58'23" East, 60.07 feet, with the common line between said Colony tract and said Lot 10, to a pinch top pipe found in the northerly line of that certain tract described as Lot 12 of said Hidden Forest Estates, in instrument to Nina Mann and Robert C. Olmstead, recorded under Clerk's File Number 2022055607, O.P.R.M.C.T., for the common southerly corner of said Colony tract and said Lot 10, being the southeasterly corner of the herein described 0.282 acre tract;

THENCE South 87°34'35" West, 135.51 feet, with the northerly line of said Lot 12, that certain called 0.18 acre tract described as Lot 141 of said Hidden Forest Estates, recorded under Clerk's File Number 2021124467, O.P.R.M.C.T., and that certain tract described as Lots 139 and 140 of said Hidden Forest Estates, in instrument to Ward Family Investment Properties, LLC., recorded under Clerk's File Number 2020138539, O.P.R.M.C.T., common to the southerly line of said Colony tract, to a 1/2 inch iron rod found for the common southerly corner of said Colony tract and that certain tract described as Lot 137 of said Hidden Forest Estates, in instrument to Belkin Jeaneth Cardenas and Daniel Adrian Cardenas, recorded under Clerk's File Number 2018073107, O.P.R.M.C.T., being the southwesterly corner of the herein described 0.282 acre tract;

THENCE North 02°08'39" West, 99.96 feet, with the easterly line of said Lot 137, that certain tract described as Lot 136 of said Hidden Forest Estates, in instrument to Steven Smith and Alexandra Smith, recorded under Clerk's File Number 2022050992, O.P.R.M.C.T., common to the westerly line of said Colony tract, to a 1/2 inch iron rod found for the common corner of said Colony tract, said Lot 136, said Lot 151, and that certain tract described as Lot 135 of said Hidden Forest Estates, in instrument to Ricardo Amaya, recorded under Clerk's File Number 2018071959, O.P.R.M.C.T., being the northwesterly corner of the herein described 0.282 acre tract;

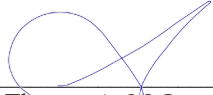
THENCE North 87°28'17" East, 94.97 feet, with the common line between said Colony tract and said Lot 151, to the **POINT OF BEGINNING** and containing a computed area of 0.282 acres of land within this Field Note Description.

This Field Note Description was prepared from a survey performed on the ground on November 6, 2023, by Texas Professional Surveying, LLC., Registered Professional Land Surveyors and referenced to Survey Drawing Project 31053.

Bearings recited hereon are based on GPS observations and referenced to the North American Datum (NAD) 1983, Texas State Plane Coordinate System, Central Zone, (4203), grid measurements.

November 7, 2023  
Date



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