



TEXAS PROFESSIONAL SURVEYING, LLC.

3032 N. FRAZIER STREET, CONROE, TEXAS 77303
(936)756-7447 FAX (936)756-7448
FIRM REGISTRATION No. 100834-00

FIELD NOTE DESCRIPTION TRACT 6 10.804 ACRES IN THE SPENCER PUGH SURVEY, ABSTRACT NUMBER 85 FAYETTE COUNTY, TEXAS

BEING a 10.804 acre tract of land situated in the Spencer Pugh Survey, Abstract Number 85, Fayette County, Texas, being a portion of that certain called 64.827 acre tract described in instrument to 43RD Place Developers, LLC., recorded under Instrument Number 21-08323 of the Official Records of Fayette County, Texas (O.R.F.C.T.), said 10.804 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a fence corner post found in the westerly margin of Farm to Market Road 155 (FM 155) for the common easterly corner of said 64.827 acre tract and that certain called 50 acre tract described in instrument to Horbert F. Banse and Teresa A. Banse, recorded in Volume 419, Page 309 of the Deed Records of Fayette County, Texas (D.R.F.C.T.), being the southeasterly corner of the herein described 10.804 acre tract, said **POINT OF BEGINNING**, having a Texas State Plane Coordinate value of N: 13.840.3697.217, E: 2.667.418.917, Texas South Central Zone, (4204), grid measurements:

THENCE South 87°58'52" West, 1392.86 feet, with the common line between said 64.827 acre tract and said 50 acre tract, to a 8 inch fence corner post found for the common southerly corner of said 64.827 acre tract and that certain called 50-2/3 acre tract described as "Third Tract" in instrument to Barbera Eicher, et al, recorded in Volume 1346, Page 533, O.R.F.C.T., being the southwesterly corner of the herein described 10.804 acre tract;

THENCE North 01°54'18" West, 344.84 feet, with the common line between said 64.827 acre tract and said 50-2/3 acre tract, to a ½ inch iron rod with cap stamped "TPS 100834-00" set for the northwesterly corner of the herein described 10.804 acre tract;

THENCE North 87°58'52" East, 1347.96 feet, severing, over and across said 64.827 acre tract, to a ½ inch iron rod with cap stamped "TPS 100834-00" set in the westerly margin of said FM 155, the easterly line of said 64.827 acre tract for the northeasterly corner of the herein described 10.804 acre tract;

THENCE with the westerly margin of said FM 155, the easterly line of said 64.827 acre tract, the following two (2) courses and distances:

1. South 04°30'11" East, 90.34 feet, to a fence corner post found for the beginning of a curve to the left;
2. southeasterly, 257.88 feet, having a radius of 2347.52 feet, a central angle of 06°17'39", and a chord that bears South 11°00'51" East, 257.75 feet, to the **POINT OF BEGINNING** and containing a computed area of 10.804 acres of land within this Field Note Description.

This Field Note Description was prepared from a survey performed on the ground on March 11, 2022 by Texas Professional Surveying, LLC., Registered Professional Land Surveyors and is referenced to Survey Drawing Project Number 20630.

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 measurements.

March 30, 2022
Date



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