



# 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 4**  
**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:

**COMMENCING** at a fence corner post found in the westerly westerly margin of Farm to Market Road 155 (FM 155) for the common easterly corner of said 64.827 acre tract and the remainder of that certain called 66-2/3 acre tract described as "First Tract" in instrument to Barbera Eicher, et al, recorded in Volume 1346, Page 533, O.R.F.C.T., being the northeasterly corner of the herein described 10.804 acre tract, from which a 2 inch iron pipe found for reference bears, North 02°00'36" West, 1,021.01 feet, said **POINT OF COMMENCEMENT**, having a Texas State Plane Coordinate value of N: 13,842,509.859, E: 2,667,275.331, Texas South Central Zone, (4204), grid measurements;

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 02°09'26" East, 168.00 feet, to a ½ inch iron rod with cap stamped "TPS 100834-00" found for corner;
2. South 02°19'26" East, 893.15 feet, to a ½ inch iron rod with cap stamped "TPS 100834-00" set the **POINT OF BEGINNING**, being the northeasterly corner of the herein described 10.804 acre tract;

THENCE continuing with the westerly margin of said FM 155, the easterly line of said 64.827 acre tract, the following three (3) courses and distances:

1. South 02°19'26" East, 206.85 feet, to a ½ inch iron rod with cap stamped "TPS 100834-00" found for corner;
2. South 05°11'26" East, 300.40 feet, to a ½ inch iron rod with cap stamped "TPS 100834-00" found for corner;
3. South 02°19'26" East, 80.76 feet, to a ½ inch iron rod with cap stamped "TPS 100834-00" set for the southeasterly corner of the herein described 10.804 acre tract;

THENCE severing, over and across said 64.827 acre tract, the following six (6) courses and distances:

1. South 87°40'34" West, 50.00 feet, to a ½ inch iron rod with cap stamped "TPS 100834-00" set for corner;
2. South 88°05'42" West, 260.57 feet, to a ½ inch iron rod with cap stamped "TPS 100834-00" set for corner;
3. South 56°58'40" West, 62.41 feet, to a ½ inch iron rod with cap stamped "TPS 100834-00" set for corner;
4. South 88°05'42" West, 428.82 feet, to a ½ inch iron rod with cap stamped "TPS 100834-00" set for corner;
5. North 01°54'18" West, 611.09 feet, to a ½ inch iron rod with cap stamped "TPS 100834-00" set for corner;

6. North 87°25'32" East, 773.55 feet, to the **POINT OF BEGINNING** and containing a computed area of 10.804 acres of land within this Field Note Description.

TOGETHER with the following access easement:

**FIELD NOTE DESCRIPTION  
ACCESS EASEMENT  
IN THE SPENCER PUGH SURVEY, ABSTRACT NUMBER 85  
FAYETTE COUNTY, TEXAS**

BEING an access easement (easement) situated in the Spencer Pugh Survey, Abstract Number 85, Fayette County, Texas, being over and across that certain called 64.827 acre tract described in instrument to 43RD Place Developers, L.L.C., recorded under Instrument Number 21-08323 of the Official Records of Fayette County, Texas (O.R.F.C.T.), said easement 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 westerly margin of said FM 155, for the southeasterly corner of said 10.804 acre tract and the herein described easement;

THENCE over and across said 64.827 acre tract, the following three (3) courses and distances:

1. South 87°40'34" West, 50.00 feet, to a ½ inch iron rod with cap stamped "TPS 100834-00" set for corner;
2. North 02°19'26" West, 30.00 feet, to a calculated point for corner;
3. North 87°40'34" East, 50.00 feet, to a calculated point 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 easement;

THENCE South 02°19'26" East, 30.00 feet, with the westerly margin of said FM 155, the easterly line of said 64.827 acre tract, to the **POINT OF BEGINNING** and containing a computed area of 0.034 acres within this Field Note Description.

TOGETHER with the following 20 foot access easement:

**FIELD NOTE DESCRIPTION  
20 FOOT ACCESS EASEMENT  
IN THE SPENCER PUGH SURVEY, ABSTRACT NUMBER 85  
FAYETTE COUNTY, TEXAS**

BEING a 20 foot access easement (easement) situated in the Spencer Pugh Survey, Abstract Number 85, Fayette County, Texas, being over and across that certain called 64.827 acre tract described in instrument to 43RD Place Developers, L.L.C., recorded under Instrument Number 21-08323 of the Official Records of Fayette County, Texas (O.R.F.C.T.), said easement being more particularly described by metes and bounds as follows:

**BEGINNING** at a fence corner post found for the westerly northwesterly corner of the herein described easement, from which a fence corner post found for the northwesterly corner of said 64.827 tract bears, North 24°43'04" West, 1,540.09 feet;

THENCE over and across said 64.827 acre tract, the following three (3) courses and distances:

1. North 87°58'52" East, 116.97 feet, to a calculated point for corner;
2. North 01°54'18" West, 138.65 feet, to a calculated point for corner;
3. North 87°58'52" East, 615.11 feet, to a calculated point in the westerly margin of said FM 155, the easterly line of 64.827 tract, being the northeasterly corner of the herein described easement;

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 05°11'26" East, 285.53 feet, to a ½ inch iron rod with cap stamped "TPS 100834-00" found for corner;
2. South 02°19'26" East, 80.76 feet, to a ½ inch iron rod with cap stamped "TPS 100834-00" set for a southeasterly corner of the herein described easement;

THENCE over and across said 64.827 acres tract, the following seven (7) courses and distances:

1. South 87°40'34" West, 20.00 feet, to a calculated point for corner;
2. North 02°19'26" West, 50.76 feet, to a calculated point for corner;
3. North 05°11'45" West, 265.61 feet, to a calculated point for corner;
4. South 87°58'52" West, 576.22 feet, to a calculated point for corner;
5. South 01°54'18" East, 138.65 feet, to a calculated point for corner;
6. South 87°58'52" West, 141.03 feet, to a calculated point for corner;
7. North 09°32'37" East, 20.41 feet, to the **POINT OF BEGINNING**;


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