



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
0.161 ACRES
IN THE WILLIAM R. BARKER SURVEY, ABSTRACT NUMBER 82
MONTGOMERY COUNTY, TEXAS

BEING a 0.161 acre tract of land situated in the William R. Barker Survey, Abstract Number 82, Montgomery County, Texas, being all of that certain tract described as the West 50 feet of Lot 96, of Holiday Oaks, Section 3, as shown on the map or plat thereof, recorded in Volume 626, Page 791, of the Deed Records of Montgomery County, Texas (D.R.M.C.T.), in instrument to Mary Amanda Brewton (West Brewton Tract), recorded under Clerk's File Number 2010113110, of the Official Public Records of Montgomery County, Texas (O.P.R.M.C.T.), said 0.161 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod with cap stamped "TPS 100834-00" set in the northerly right of way of Double X (50 feet wide), for the common southerly corner of said West Brewton tract and that certain tract described as the East 50 feet of Lot 95 of said Holiday Oaks, in instrument to Alejandro Rivera Agundiz (Agundiz Tract), recorded under Clerk's File Number 2018099021, O.P.R.M.C.T., being the southwesterly corner of the herein described 0.161 acre tract, said **POINT OF BEGINNING** having a Texas State Plane Coordinate value of **N: 10,085,861.58, E: 3,936,225.21**, grid measurements;

THENCE North 02°50'27" West, 139.63 feet, with the common line between said West Brewton tract and said Agundiz tract, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set for the common corner of said West Brewton tract, said Agundiz tract, Lot 86 of said Holiday Oaks, in instrument to Larry E. Hightower, recorded under Clerk's File Number 2022101796, O.P.R.M.C.T., and that certain tract described as the East 50 feet and West 50 feet of Lot 85 of said Holiday Oaks, in instrument to Larry E. Hightower (Hightower Tract), recorded under Clerk's File Number 2022101796, O.P.R.M.C.T., being the northwesterly corner of the herein described 0.161 acre tract;

THENCE North 87°09'33" East, 50.16 feet, with the common line between said West Brewton tract and said Hightower tract, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set for the common northerly corner of said West Brewton tract and that certain tract described as the East 50 feet of Lot 96 of said Holiday Oaks, in instrument to Mary Amanda Brewton (East Brewton Tract), recorded under Clerk's File Number 2010113110, O.P.R.M.C.T., being the northeasterly corner of the herein described 0.161 acre tract;

THENCE South 02°50'27" East, 139.63 feet, with the common line between said West Brewton tract and said East Brewton tract, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set in the northerly right of way of said Double X, for the common southerly corner of said West Brewton tract and said East Brewton tract, being the southeasterly corner of the herein described 0.161 acre tract;

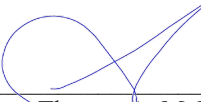
THENCE South 87°09'33" West, 50.16 feet, with the northerly right of way of said Double X, the southerly line of said West Brewton tract, to the **POINT OF BEGINNING** and containing a computed area of 0.161 acres of land within this Field Note Description.

This Field Note Description was prepared from a survey performed on the ground on May 08, 2024, by Texas Professional Surveying, LLC., Registered Professional Land Surveyors and referenced to Survey Drawing Project 36894.

All coordinates, bearings, distances, and areas shown hereon are grid measurements on GPS observations and referenced to the North American Datum 1983 (NAD83), Texas State Plane Coordinate System, Central Zone, U.S. Survey Feet.

May 13, 2024
Date





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