



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 UTILITY EASEMENT TRACT 9 IN THE KARNES COUNTY SCHOOL LAND SURVEY, ABSTRACT NUMBER 187 WILSON COUNTY, TEXAS

BEING a 15.00 feet wide Utility Easement (U.E.) situated in the Karnes County School Land Survey, Abstract Number 187, Wilson County, Texas, being over and across of that certain called 197.718 acre tract described in instrument to Windsor Chase, LLC, recorded under Instrument Number 118725 of the Official Public Records of Wilson County, Texas (O.P.R.W.C.T.), said 15.00 feet wide U.E. being more particularly described as being a 15.00 feet wide strip, inside (right), adjacent and parallel to the following described courses:

COMMENCING at a concrete monument found for a cut back at the intersection of Farm-to-Market Road 3161 with the southerly right-of-way of State Highway 97, for the northerly corner of said 197.718 acre tract;

THENCE South 63°38'57" West, 2018.28 feet, with the southeasterly right-of-way of said State Highway 97, the northwesterly line of said 197.718 acre tract, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set for the **POINT OF BEGINNING**, being the northeasterly corner of the herein described 15.00 feet wide U.E., said **POINT OF BEGINNING** having a Texas State Plane Coordinate value of N: 13,573,982.35, E: 2,210,348.04, Texas South Central Zone (4204), grid measurements;

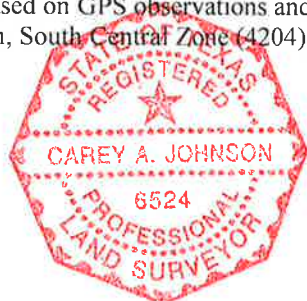
THENCE over and across said 197.718 acre tract the following three (3) courses and distances:

1. South 26°22'11" East, 1111.27 feet, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set for corner;
2. South 63°38'57" West, 395.90 feet, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set for corner;
3. North 26°22'11" West, 1111.27 feet, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set in the southeasterly right-of-way of State Highway 97, the northwesterly line of said 197.718 acre tract, for the northwesterly corner of the herein described 15.00 feet wide U.E., from which a 2 inch steel fence corner post found for the common northerly corner of said 197.718 acre tract and that certain called 168.73 acre tract described in instrument to William R. Carr and Edith J. Carr, recorded in Volume 1334, Page 130 O.P.R.W.C.T., bears South 63°38'57" West, 3167.23 feet;

THENCE North 63°38'57" East, 395.90 feet, with the southeasterly right-of-way of said State Highway 97, the northwesterly line of said 197.718 acre tract, to the **POINT OF BEGINNING**, containing a computed area of 1.017 acres of land within this Field Note Description.

This Field Note Description was prepared from a survey performed on the ground on April 1, 2022 by Texas Professional Surveying, LLC., Registered Professional Land Surveyors and is referenced to Survey Drawing Project Number 22789_TR9.

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.



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

August 9, 2022
Date