



# TEXAS PROFESSIONAL SURVEYING, LLC.

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

## FIELD NOTE DESCRIPTION

### TRACT 7

10.438 ACRES

### IN THE WILLIAM McDONALD SURVEY, ABSTRACT NUMBER 30, WALKER COUNTY, TEXAS

BEING a 10.438 acre tract of land, situated in the William McDonald Survey, Abstract Number 30, Walker County, Texas, and being a portion of that certain called 599.83 acre tract described as "Tract 1" in instrument to Maurice Estlinbaum, recorded in Volume 1353, Page 692 of the Official Records of Walker County, Texas (O.R.W.C.T.), said 10.438 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 for the southwesterly corner of the herein described 10.438 acre tract, from which a 1/2 inch iron rod with cap found for the common southerly corner of said 599.83 acre tract and that certain called 33.42 acre tract described in instrument to Lex Forgason and Stacey Forgason, recorded under Instrument Number 63823 O.R.W.C.T., bears, South 87°21'11" West, 3547.96 feet, said **POINT OF BEGINNING** having a Texas State Plane Coordinate value of N: 10,234,761.91, E: 3,790,037.66. Texas Central Zone (4203), grid measurements;

THENCE North 02°38'49" West, severing, over and across said 599.83 are tract, at a distance of 885.49 feet, pass a 1/2 inch iron rod with cap stamped "TPS 100834-00" set for reference in the southerly margin of Robinson Creek Road, in all, a total distance of 915.48 feet, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set in the approximate centerline of said Robinson Creek Road for the northwesterly corner of the herein described 10.438 acre tract, from which a 4 inch by 4 inch concrete monument found for reference bears, North 87°21'11" East, 144.90 feet;

THENCE southeasterly with the approximate centerline of said Robinson Creek Road the following seven (7) courses and distances:

1. South 79°20'45" East, 152.44 feet, to a calculated point for corner;
2. South 73°14'52" East, 103.08 feet, to a calculated point for corner;
3. South 71°14'26" East, 104.06 feet, to a calculated point for corner;
4. South 69°05'02" East, 104.22 feet, to a calculated point for corner;
5. South 65°08'14" East, 102.34 feet, to a calculated point for corner;
6. South 60°59'15" East, 104.64 feet, to a calculated point for corner;
7. South 59°36'09" East, 3.57 feet, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set for the common northerly corner of said 599.83 acre tract and that certain tract shown to be owned by Roosevelt Herndon per Walker County Appraisal District (W.C.A.D.) Number 13209, being the northerly northeast corner of the herein described 10.438 acre tract;

THENCE South 23°27'58" West, with the fenced and recognized line between said 599.83 acre tract and said Herndon tract, at a distance of 30.00 feet, pass a 1/2 inch iron rod with cap stamped "TPS 100834-00" set for reference, at a distance of 34.47 feet, pass a fence corner post found for reference, in all, a total distance of 181.41 feet, to a fence corner post found for a recognized common corner of same, being an interior corner of the herein described 10.438 acre tract;

THENCE South 58°46'54" East, 137.95 feet, continuing with the fenced and recognized line between said 599.83 acre tract and said Herndon tract, to a fence corner post found in the westerly margin of Farm to Market Road 1374 (FM 1374), for the recognized common easterly corner of same, being the easterly northeast corner of the herein described 10.438 acre tract;

THENCE southwesterly, with the westerly margin of said FM 1374, the easterly line of said 599.83 acre tract, the following three (3) courses and distances:

1. South 29°14'26" West, 309.85 feet, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set for corner;
2. South 28°41'24" West, 70.74 feet, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set for corner;
3. South 27°46'35" West, 114.95 feet, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set for the southeasterly corner of the herein described 10.438 acre tract;

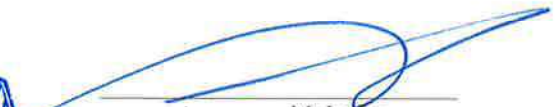
THENCE South 87°21'11" West, 396.85 feet, continuing over and across said 599.83 acre tract, to the **POINT OF BEGINNING** and containing a computed area of 10.438 acres of land within this Field Note Description.

This Field Note Description was prepared from a survey performed on the ground on April 22, 2022 by Texas Professional Surveying, LLC., Registered Professional Land Surveyors and is referenced to Survey Drawing Project Number 24595.

Bearings and distances recited herein are based on GPS observations and reference the North American Datum of 1983 (NAD83), Texas State Plane Coordinate System, Texas Central Zone (4203), grid measurements.

May 20, 2022  
Date



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